



**SCHUIL & ASSOCIATES**  
DIVERSIFIED REAL ESTATE

**FOR LEASE 6,500 SF**

## **AG INDUSTRIAL BUILDING**

**Reedley CA**



**Location:** 43016 Road 68, Reedley, CA

**Property Type:** Light Manufacturing

**Zoning:** AE-20, Exclusive Agricultural Zone

**Legal:** APN 012-250-056 Tulare County

**Building 2:** 6,500 square feet of gross building area. Prefabricated steel structural building with open steel skeleton frame, Built approximately in 1993. Includes sliding doors, two roll-up overhead doors, insulated metal panel roof cover with skylights, concrete floor, florescent lighting. Ceiling height is 20 feet to eave and 22 feet to the center. And a five ton bridge crane. Roof is extended to cover a 1,200 square foot outdoor recessed loading dock. Two ceiling attached radiant heating units.

**Other Structures:** Paint booth .

**Site Improvements:** 14,960 square feet of concrete paving, 12,160 square feet of asphalt paved parking area, 780 linear feet of chain link fence, loading dock, Domestic well and septic system.

**Rent:** **\$0.40 per square foot / \$2,600 a month.**

**Contact:** Arnel Koster Cell: 559-805-6347 BRE#00886351

**5020 W. Mineral King Avenue, Visalia, CA 93291**  
**559-734-1700 www.schuil.com**



# Location

