



SCHUIL & ASSOCIATES
DIVERSIFIED REAL ESTATE

FOR LEASE 9,000 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 1: 9,000 square feet of gross building area. Prefabricated steel structural building with open steel skeleton frame, Built approximately in 1985. Includes sliding doors, insulated metal panel roof cover with skylights, concrete floor, florescent lighting. Ceiling height is 16 feet to eave and 18 feet to the center. Parts storage and office inside the steel building is approximately 1,692 square feet. Two grade-level sliding loading doors at the north wall and one sliding loading door at the east wall. One ceiling attached gas-fired unit heater and one radiant heating unit in the rear of the building.

Other Structures: Paint booth .

Site Improvements: 8,000 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, Extra open space is negotiable.

Rent: \$0.30per square foot / \$2,700 a month.

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Location

