

Executive Summary



LEASE RATE **\$6,500.00 PER MONTH**

OFFERING SUMMARY

Available SF:	9,400 SF
Lease Rate:	\$6,500.00 per month (MG)
Lot Size:	2.06 Acres
Year Built:	2018
Building Size:	9,400 SF

PROPERTY OVERVIEW

3 year old 9400sf building with 4800sf of shop & office with additional 600sf mezzanine office and storage with 4000sf of covered concrete space with water, power and compressed air plumbed. Four 14' roll up doors with drive thru options. 2.06 ac of gravel/graded fenced yard with power gate and fuel tanks if required. Excellent farming, trucking or agricultural related business facility.

PROPERTY HIGHLIGHTS

- Hard to find shop with large fenced yard.
- Clean steel building with shop/office
- Four 14' roll up doors.

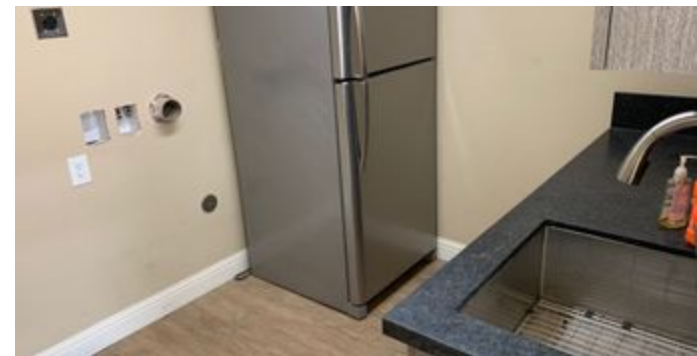
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12262 17TH AVE | LEMOORE, CA 93245

Additional Photos



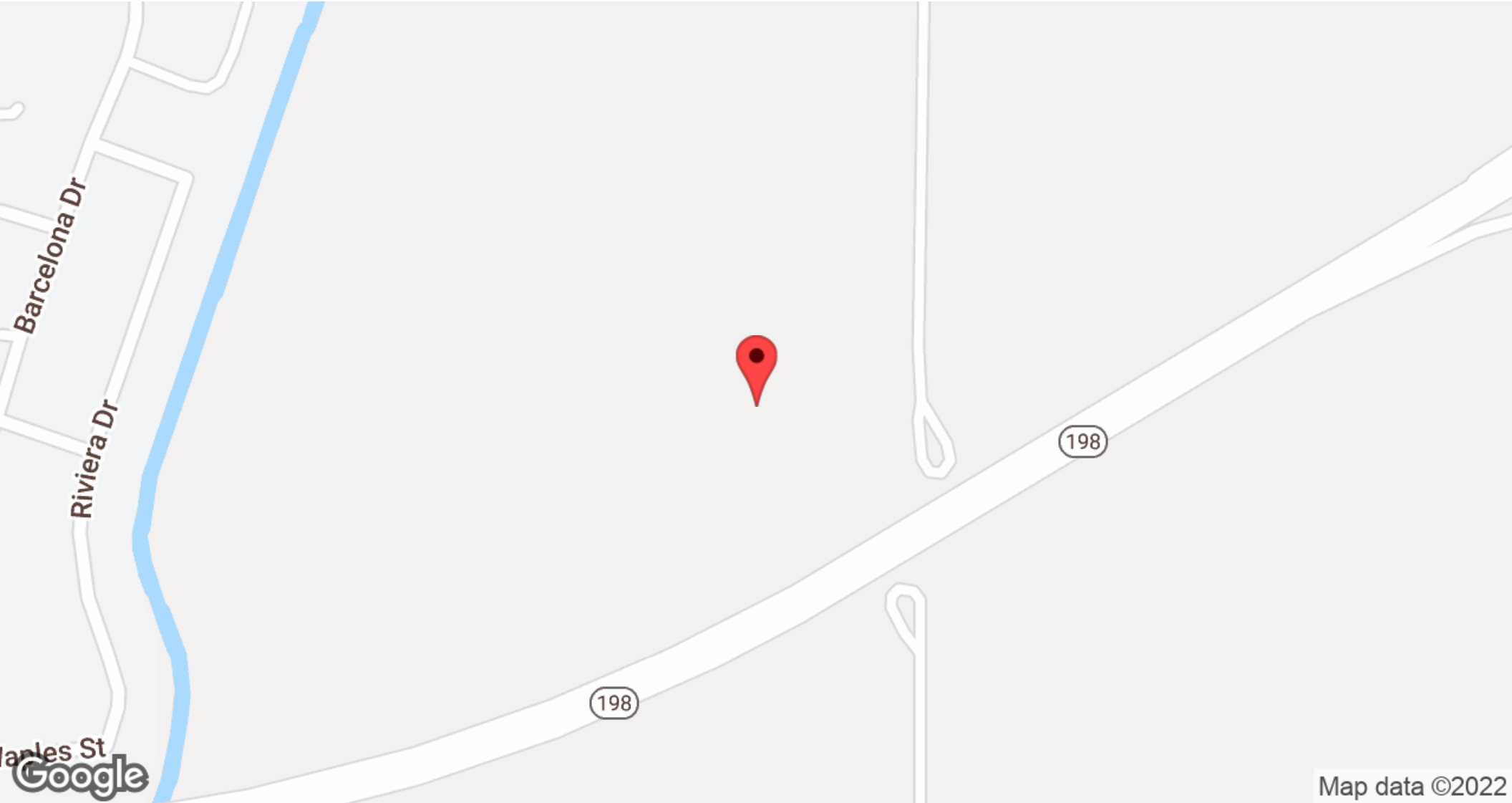
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Location Map



Map data ©2022

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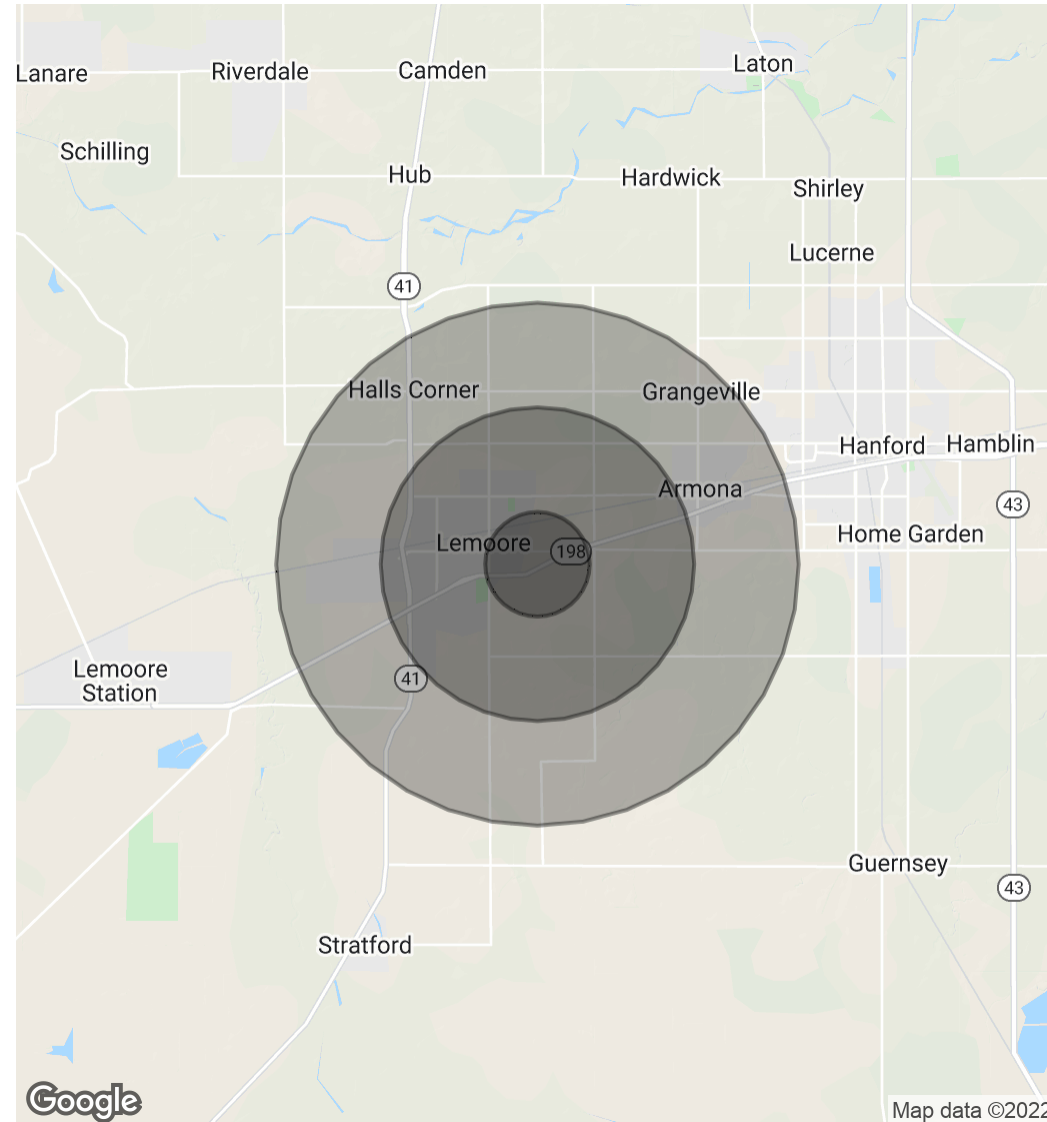
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,390	60,459	78,268
Average Age	28.8	32.1	32.6
Average Age (Male)	28.5	32.2	32.9
Average Age (Female)	28.9	32.0	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,723	19,195	24,821
# of Persons per HH	3.4	3.1	3.2
Average HH Income	\$52,636	\$65,474	\$64,407
Average House Value	\$164,734	\$219,117	\$228,600

* Demographic data derived from 2010 US Census



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