



## FOR LEASE

Office/Warehouse Space  
with Large Yard

### CONTACT US

CHAD MCCARDELL  
559 256 0157  
chad.mccardell@colliers.com  
License No. 01313658

JACOB RIVAS  
559 256 0155  
jacob.rivas@colliers.com  
License No. 02214118

7485 N. Palm Avenue, Suite 110  
Fresno, CA 93711  
+1 559 221 1271

## 2850 Falcon Drive Madera, CA

### PROPERTY HIGHLIGHTS

- 11,096 SF Hard to Find Office/Warehouse Space
- Total Lot Size is 2.29 Acres
- Back Part of Lot is Unpaved
- Fire Sprinklered

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved. Colliers Tingey International, Inc.

# Property Summary **Office/Warehouse Space**



Location: 2850 Falcon Drive, Madera, CA

Lease Rate: \$0.75 PSF, per month, NNN

Enclosed Building Size: ±11,096 SF

Total Building Foot Print: ±13,420 SF

Total Lot Size: 2.29 acres

Office Space: ±936 SF downstairs and ±936 SF of loft area upstairs with sink (break room)

Over Hang Area: 3,300 SF over hang (30' x 110') in the rear with 22' clear height

Restroom: Two

Power: 600 amp/3 phase/480v

Zoning: I (Industrial), City of Madera

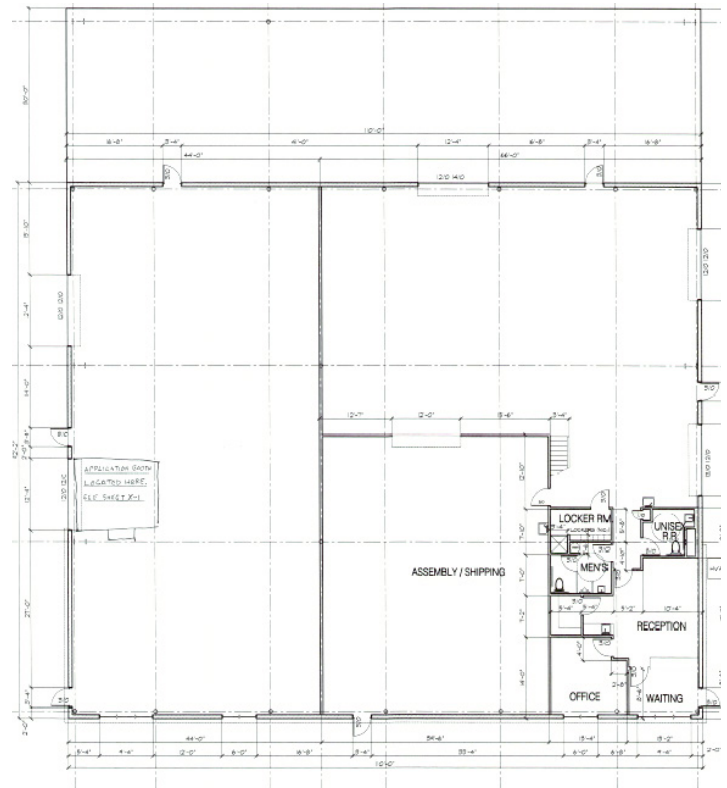
Clear Height: Warehouse is 16' - 22'

Roll-Up Doors: 1 @ 14' x 14' and 3 @ 12' x 12'

Construction: Masonary block/metal

Coolers/Heaters: Warehouse has three evaporative coolers, one reznor heater

## Floor Plan ±11,096 SF



For Lease  
**2850 Falcon Drive**  
**Madera, CA**

# Property Photos Office/Warehouse Space



## CONTACT US

**CHAD MCCARDELL**  
559 256 0157  
chad.mccardell@colliers.com  
License No. 01313658

**JACOB RIVAS**  
559 256 0155  
jacob.rivas@colliers.com  
License No. 02214118

7485 N. Palm Avenue, Suite 110  
Fresno, CA 93711  
+1 559 221 1271

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.