

AVAILABLE FOR LEASE
16,758± SF AVAILABLE | FREEDOM INDUSTRIAL PARK

1945 INDEPENDENCE DRIVE

MADERA, CA



NEWMARK
PEARSON COMMERCIAL

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1945 INDEPENDENCE DRIVE

MADERA, CA

PROPERTY INFORMATION



Lease Rate:	\$0.85 PSF Shell
Lot Size:	4.21± Acres
Total Building Size:	50,274± SF
Available:	16,758± SF (<i>Divisible</i>)
Minimum Divisible SF:	5,586± SF
Construction Type:	Concrete Tilt-Up
Clear Height:	28'± (<i>Minimum</i>)
Column Spacing:	57' x 57'
Concrete Walls:	8"
Concrete Slab:	6" Reinforced Concrete 4,000 PSI Laser Screed
High Dock Doors:	22
Grade Level Doors:	6
Fire Sprinkler System:	ESFR
Electrical:	Three-phase Power Available
APN(s):	009-331-002; 003 (<i>Madera, CA</i>)

PROPERTY DESCRIPTION

The subject property features new Class A construction in the Freedom Industrial Park located in Madera, CA. The 50,274± square foot building has 16,758± SF available and is divisible to a minimum of 5,586± square foot. The tilt up concrete building has twenty-two (22) high doors and six (6) grade level doors in the remaining available space. Build-to-suit office space offer flexibility to the tenant's needs. The building also offers ESFR sprinklers and 28'± minimum clear height.

HIGHLIGHTS

- 50,274± SF Building
- Class A Warehouse Space
- Dock High & Ground Level Loading
- ESFR Fire Sprinklers
- 28'± Minimum Clear Height
- Office-to-Suit

MASTER SITE DEVELOPMENT PLAN



- Minimum Divisible Suite
 Available 16,758± SF
 Leased



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