



±40,000 SF Warehouse Space Available for Lease

40491 Brickyard Drive, Madera California



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Property Summary

40491 Brickyard Drive, Madera, California

Building Size	±40,000 SF
Land Size	±1.81 acres
Office Size	±500 SF
Lease Rate	\$0.90 PSF, Gross
Year Built	2020
Ceiling Height	30'
Dock High Roll-Up Doors	Four (4)
Grade Level Doors	Two (2)
Racking	Existing racking available

Strategically positioned in the heart of Madera County, the property offers excellent connectivity to major transportation routes, including Highway 99 and State Route 145 and is located near the Riverstone Community and Children’s Hospital. The property provides ample space for parking.



Lease Rate

\$0.90 PSF
Gross

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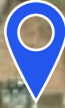
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MADERA RANCHOS

Avenue 9 Access to HWY 99



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