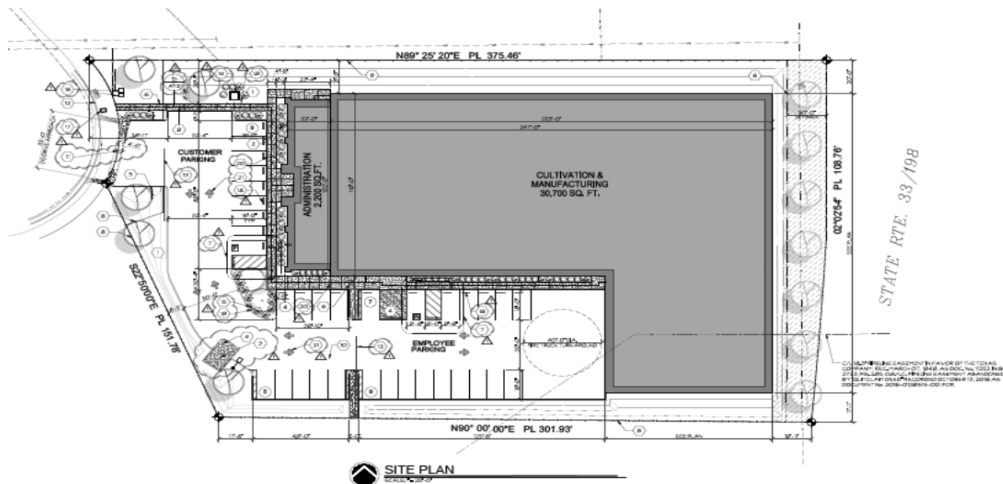


Industrial Property For Lease – Motivated Landlord

9840 Cody Street, Coalinga, CA 93210



- +/- 33,450 sf prefab metal building on +/- 1.6 acres of lot area (tenant to verify)
- Located in zoning area open to a variety of industrial & commercial uses
- Ideal for agriculture industry users, transportation tenant or 'dead storage'
- Owner open to tenant improvement allowance for long-term user
- Flexible metal warehouse that can accommodate a variety of users
- Up to 4,000 amps available via PGE (to be verified)
- All utilities available
- Up to 20-foot clear height
- Ideally located between large Northern & Southern California markets
- Business friendly City of Coalinga ready to assist



Jason W. Cox, CCIM, Broker (lic#01201316)

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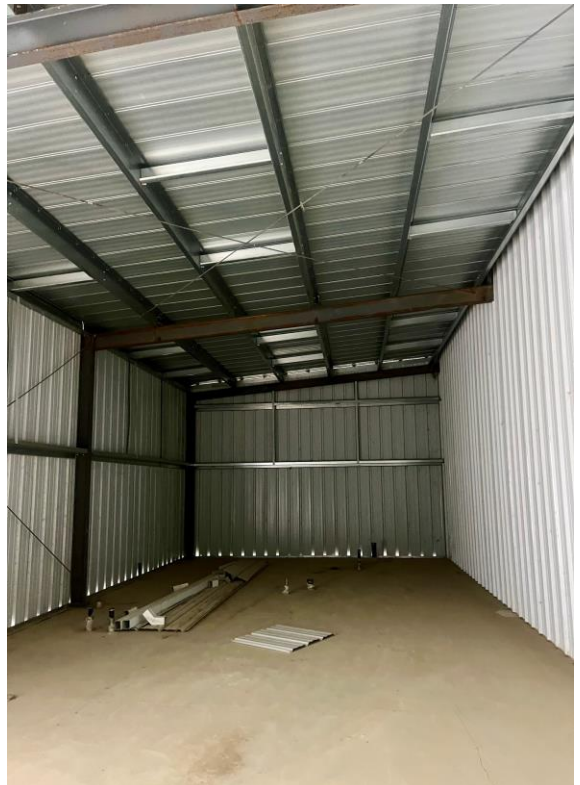
Site Pictures



Ground level loading with easy access into warehouse from parking or storage lot area



Flexible metal construction



Warehouse in shell condition

Although we do not doubt this information, CCRA Inc does not warrant or represent its accuracy and strongly suggest those reviewing this property to perform their own independent investigations.