

AVAILABLE FOR SALE
FREE-STANDING 30,059± SF OFFICE/WAREHOUSE BUILDING

10084 AVENUE 416
DINUBA, CA

PRICE REDUCTION!



NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
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10084 AVENUE 416

DINUBA, CA

PROPERTY

INFORMATION

Building Size:	30,059± SF
Parcel Size:	3.79± Acres
Ceiling Height:	18'
Year Built:	1984
Construction Type:	Pre-engineered, steel frame
Zoning:	IL (<i>Light Industrial</i>)
APN:	021-170-014 (<i>Tulare County</i>)

PROPERTY DESCRIPTION

Free-standing 30,059± square foot office/warehouse building on 3.79± acres near Dinuba, CA. The property is a functional, clear span warehouse that has ample area for outdoor storage or vehicle parking. The building has 800 AMPS/480V/3-phase electrical service and natural gas. The office area, which is 2,000± square feet, features a reception, several private offices and a restroom. The warehouse area, which is 28,000± square feet, has several restrooms, grade level doors and a two-spot truck well.

HIGHLIGHTS

- Completely Fenced
- Motorized Gate Entry
- Two-Spot Exterior, Depressed Truck Well
- Ample, Asphalt Paved Yard Area for Outdoor Storage or Vehicle Parking



~~\$2,900,000~~ \$2,400,000

ASKING PRICE

10084 AVENUE 416
DINUBA, CA

PROPERTY
IMAGES





For information, please contact:

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- 13± Miles from CA-99
- 30± Miles from Fresno, CA
- 18± Miles from Visalia, CA

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