

LEASE INFORMATION

COMMERCIAL PROPERTY

311 S PINE ST
MADERA CALIF 93637



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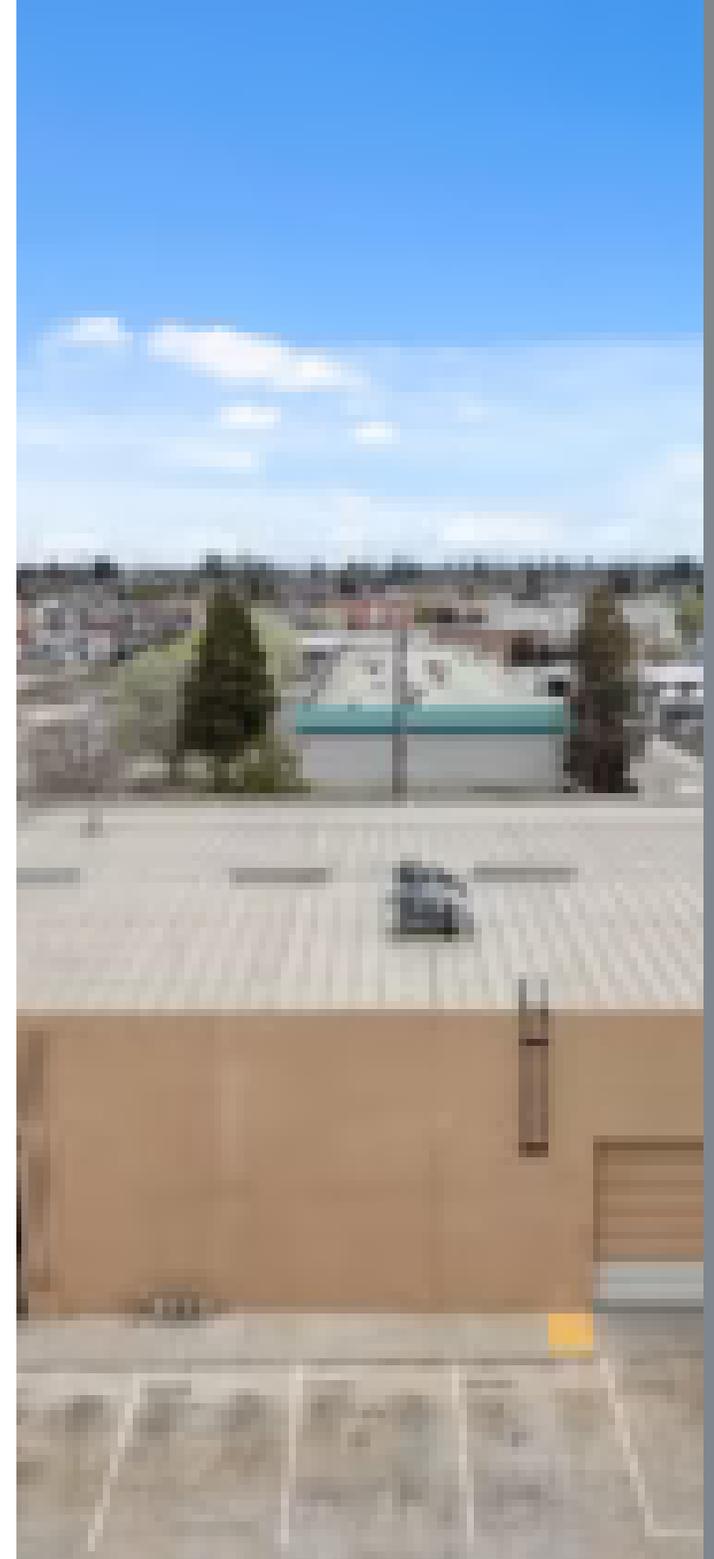


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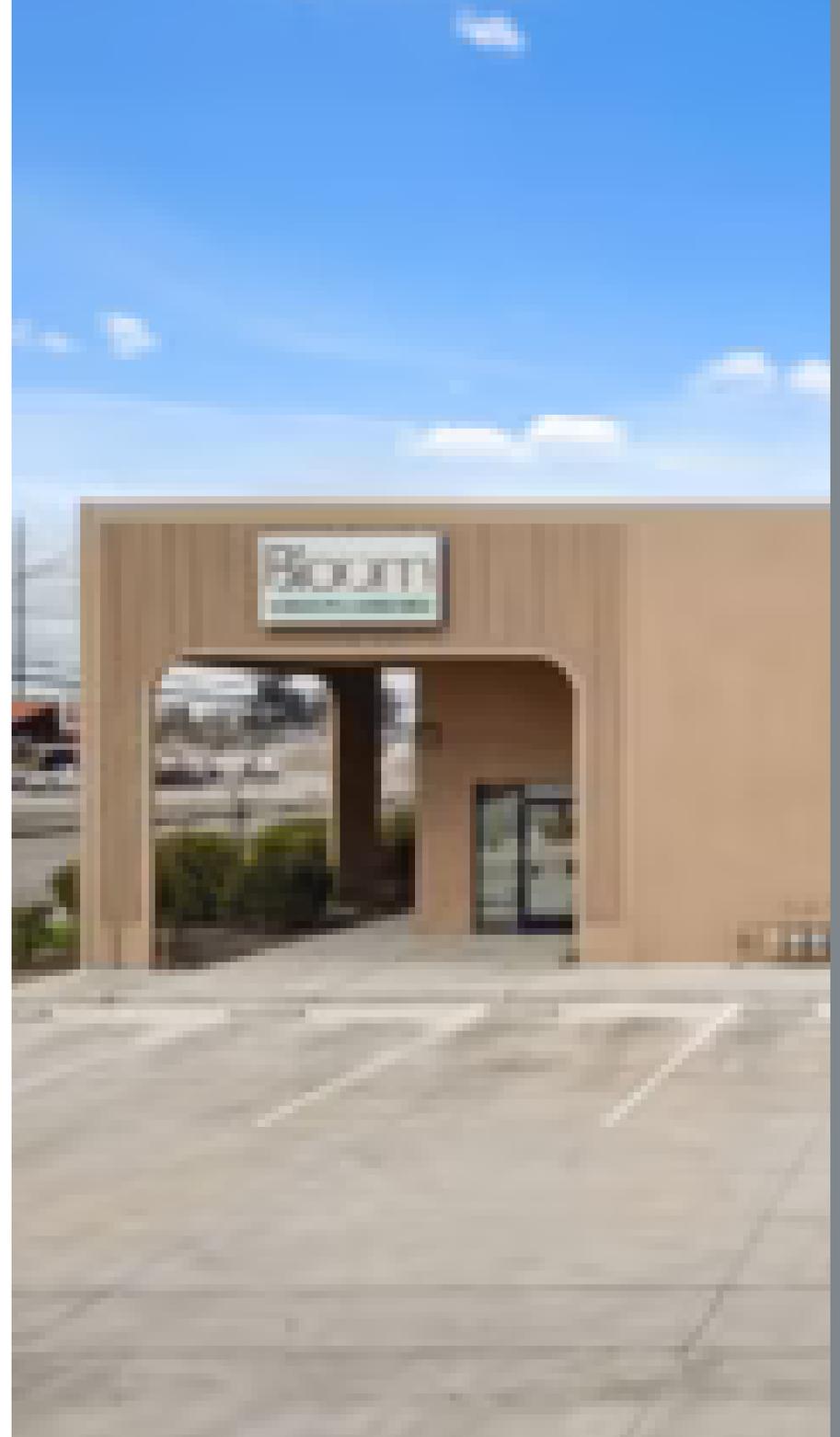


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PROPERTY INFORMATION

LEASE INFORMATION

PROPERTY SUMMARY

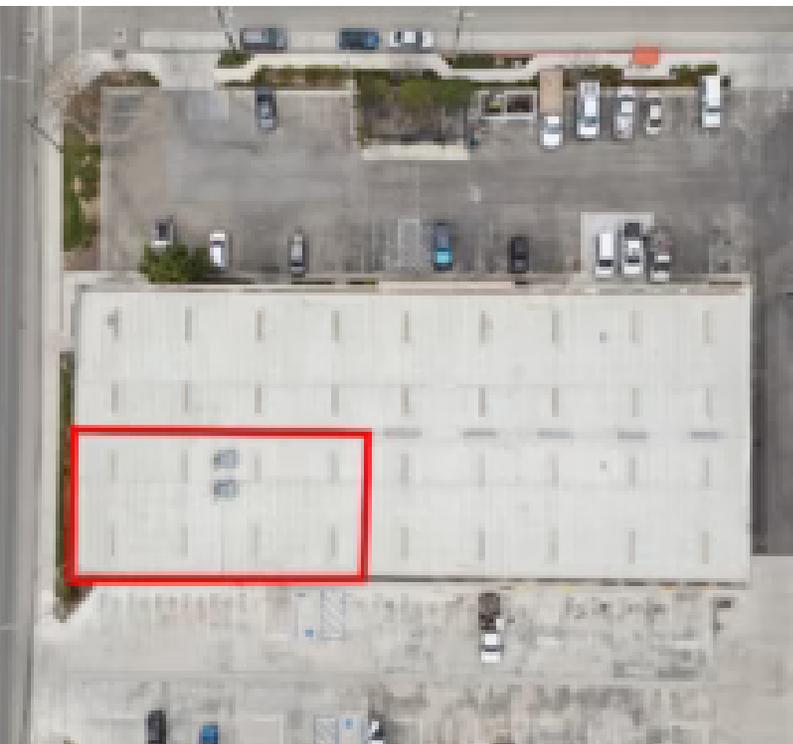


LEASE INFORMATION

Available now leasing: 4,350 SF at 311 S Pine St in Madera. Features include an open floor plan, open showroom, equipped warehouse, and ample parking. Prime location near offices and retail. Ideal for warehouse, retail, or service use.

| | |
|------------------|------------------------|
| PROPERTY ADDRESS | 311 S Pine St |
| SQUARE FEET | 4,350 |
| LOT SIZE | 4,350 |
| ASKING PRICE | \$1.05 sq ft per month |
| TYPE OF LEASE | NNN |
| LEASE LENTH | 3-5 years |





PROPERTY SUMMARY

Prime Warehouse & Showroom Opportunity on High-Traffic Pine Street | Madera, CA

Unlock the potential of this versatile 4,350 SF commercial property, strategically positioned on bustling Pine Street in Madera, California. Offering exceptional street visibility and heavy daily traffic thanks to its close proximity to the DMV, this property is a standout for businesses seeking maximum exposure.

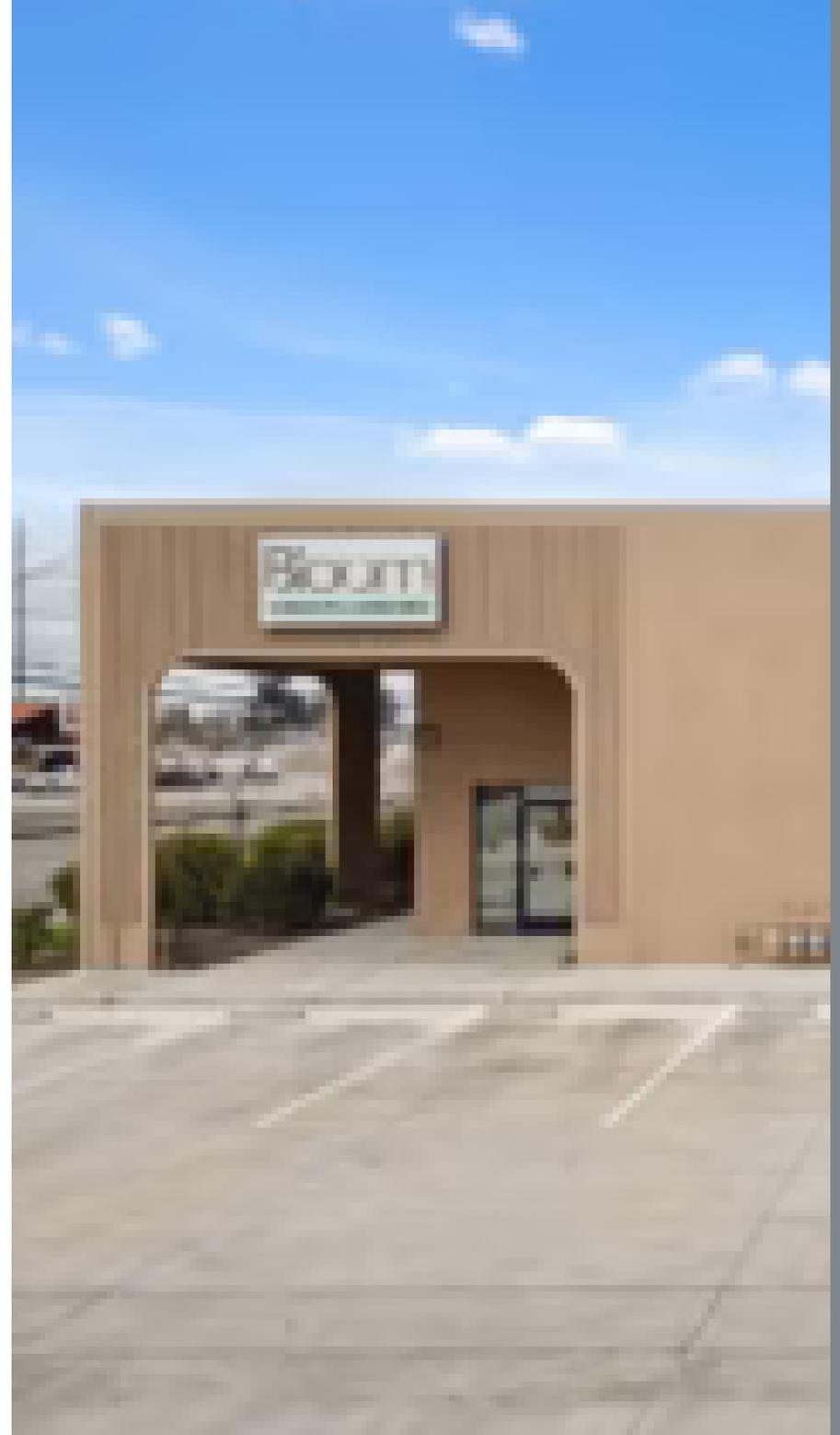
The space is intelligently divided into a 1,618 SF showroom—perfect for retail, customer-facing operations, or product displays—and a 2,732 SF warehouse equipped with a convenient roll-up door, facilitating smooth logistics and inventory management.

HIGHLIGHTS

- Two separate bathrooms to accommodate staff and customers
- 1,618 SF showroom
- A dedicated office space for administrative needs
- 2,732 SF warehouse

02

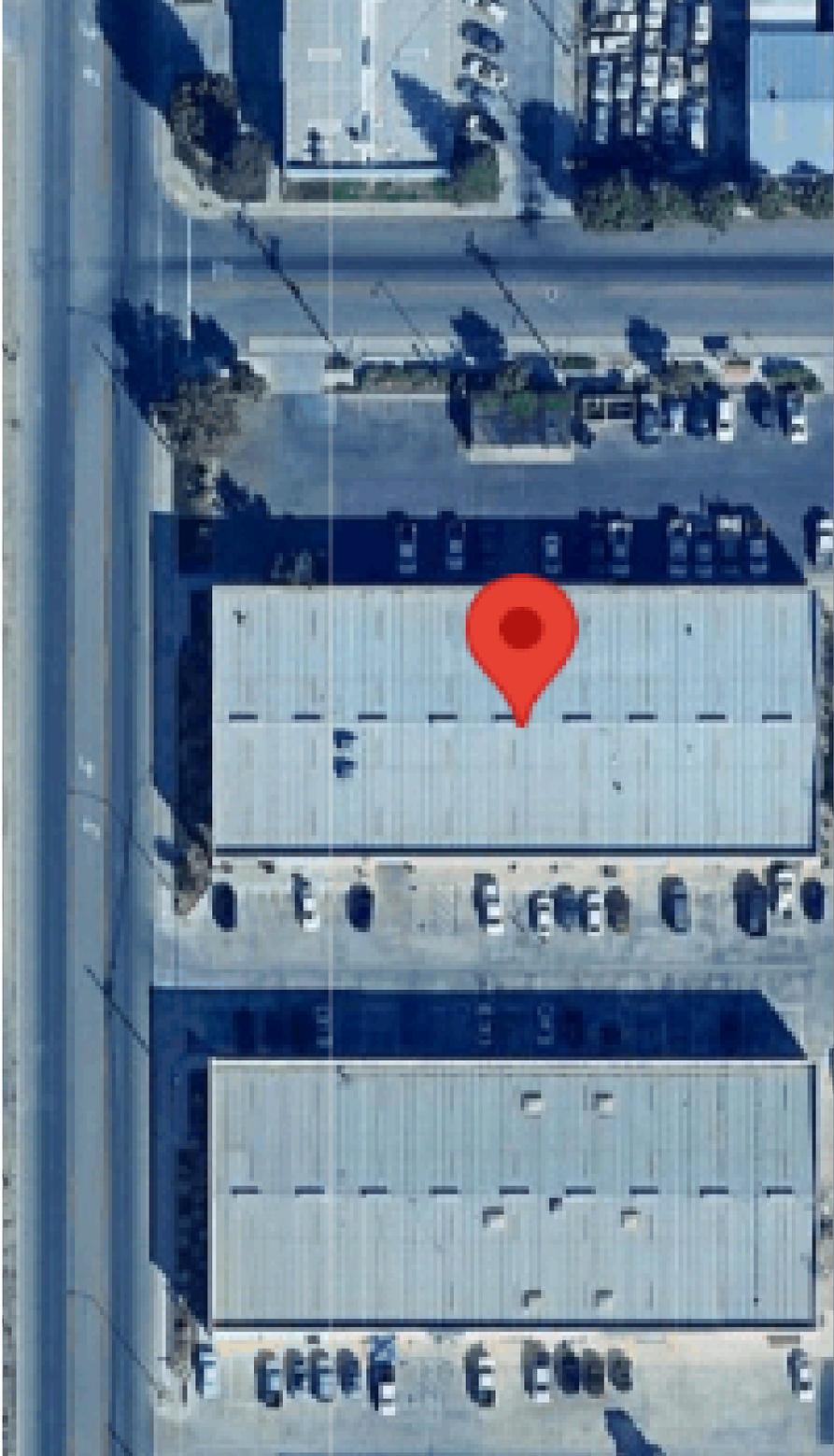
PROPERTY PHOTOS





03

AERIALS & MAPS



AERIAL

Sunset Ave

Madera

Rio Acai Bowls



Frozen Delight



The Hotdog Hub, LLC





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