

# **FOR SALE or LEASE**

**16969 Hill Drive, Madera, CA**

**Approx. 3,720 square feet of office/warehouse space**



**Excellent Owner/User Opportunity**

**Sale Price: \$550,000**

**Lease rate: \$1.05/sf (modified gross)**

**Russell G. Smith, Inc.**

For Further Information, Please Contact:

**Justin Tancredi**

BRE #: 01372876

[justin@russellgsmithinc.com](mailto:justin@russellgsmithinc.com)

**(559) 449-2424**

We assume the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions

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**PROPERTY HIGHLIGHTS**

- **Well maintained office/warehouse building located in central Madera**
- **Excellent Owner/User Opportunity**
- **Affordable purchase price**
- **Highly identifiable location near Ave. 17 exit**
- **Billboard style signage available for use by Buyer or Tenant**
- **Located in close proximity to the new Madera High School (under construction) and many other ancillary services**
- **Large, gated yard area provides secure outdoor storage ability**

# RUSSELL G. SMITH, INC.

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## **EXECUTIVE SUMMARY**

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Offering Price:	\$550,000
Gross Square Feet: (Unverified)	3,720 square feet
Price Per Gross Square Foot:	\$147.85
Land Area:	Approx. 13,034 sq. ft.
Building design:	Two- story office building with attached single story warehouse.
Construction:	Stick frame construction and metal siding.
Assessor's Parcel Number:	032-553-004
Address:	16969 Hill Drive Madera, CA 93638
Zoning:	Industrial
Utilities:	Water- City of Madera Sewer- City of Madera Electrical- PG&E Gas- PG&E

## **LEASE TERMS:**

Approx. square footage:	3,720 square feet
Asking Rent:	\$3,906.00 per month, Modified Gross
Price/sf:	\$1.05/sf
*Tenant is responsible for their share of utilities and janitorial fees	
Improvements:	Landlord is willing to provide a reasonable amount of Tenant Improvements to a qualified Tenant.
Availability:	Suite is currently occupied but can be available within 30-60 days.

**SITE DESCRIPTION**

Property Overview:

16969 Hill Drive is a well-maintained, owner-occupied office warehouse located in central Madera.

The building is currently occupied by an HVAC mechanical contractor, however the efficient building design lends itself well to a variety of industrial users including all types of general contractors, agriculture related businesses, automobile services and much more. The space needs minimal improvements and can even be utilized “as-is”.

Location

The property is located on Hill Drive Street, just south of Ave. 17. It is formally identified as 16969 Hill Drive, Madera, CA 93638

A.P.N.

The project has an APN number of: 032-553-004

Size and Shape

The subject site is rectangular in shape and contains approximately 13,034 square feet of land area. The office portion of the space is approximately 1,720 square feet and the warehouse portion is approx. 2,000 square feet.

Off-Site Improvements

Off-Site improvements consist of concrete curb, gutter and sidewalks and street lighting along the street alignment.

Utilities

Water and Sewer is available through the City of Madera, Gas and Electrical service is available through PG&E.

Access and Exposure

The property has excellent accessibility. Located just south of Avenue 17, it is only minutes away from Highway 99 and has great exposure with one ingress and egress point on Hill Drive. Tall billboard style signage is visible from Ave. 17. There is also nearby access to Road 26, another main road traveling north/south through Madera.

Zoning

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The property is zoned Industrial.

## **IMPROVEMENTS DESCRIPTION**

### Foundation and Flooring

The foundations are concrete slab floors.

### Building Shell

The shell is made of stick frame construction with metal siding exteriors.

### Roof

The roof is a metal roof.

### Electrical

There is ample electrical power for the building and all office areas have adequate electrical outlets to meet general office requirements.

### On-Site Improvements

On-site improvements include landscaped areas, concrete walkways, asphalt paving and lighting on the exterior of the building.

### Parking

There are approximately seven (7) parking stalls outside the gated yard, with plenty of additional room for secured parking behind the gated area. On-street parking is also available.

### CASp Survey

The property has not been inspected by a Certified Access Specialist.

**~Interior Photos~**



**~Warehouse/Yard Photos~**

