



ROLLING HILLS

AVAILABLE FOR LEASE

New State of the Art Business Park centrally Located off of Hwy. 41. & Ave.11



PROPERTY FEATURES:

New State of the Art Business Park centrally Located off of Hwy. 41. & Ave.11

Prominent Signage Highly Visible w/ over 55,000 Cars daily

LOCATION:	W. Side of Hwy. 41 North of Ave. 11 Madera, Ca 93636
LEASE RATE:	Negotiable based on Tenant credit, term length, and tenant improvements
TENANT IMPROVEMENTS:	Negotiable
BROKER COMMISSION:	Up to 6%
BUILDING SIZE:	A. 8,280 Sq. Ft. Retail/Office B. 8,280 Sq. Ft. Office C. 6,000 Sq. Ft. Flex
LOT SIZE:	+/- .84.084 Sq. Ft. 1.93 Acres
ZONING:	CRM/MHA

Contact: 559.246.0255 or skyparkdevelopment@gmail.com



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LOCATION

TRAFFIC COUNTS:

Collection Street:	Cross Street	Traffic Volume	Count Year
Hwy 41S	Hwy. 41 N	31,306	2020
Ave. 12	Hwy. 41 E	20,644	2020

DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
Population:	1,419	64,440	409,012
Avg HH Income	\$129,818	\$113,251	\$82,276
Median Household Income	\$402,041	\$372,162	\$297,632

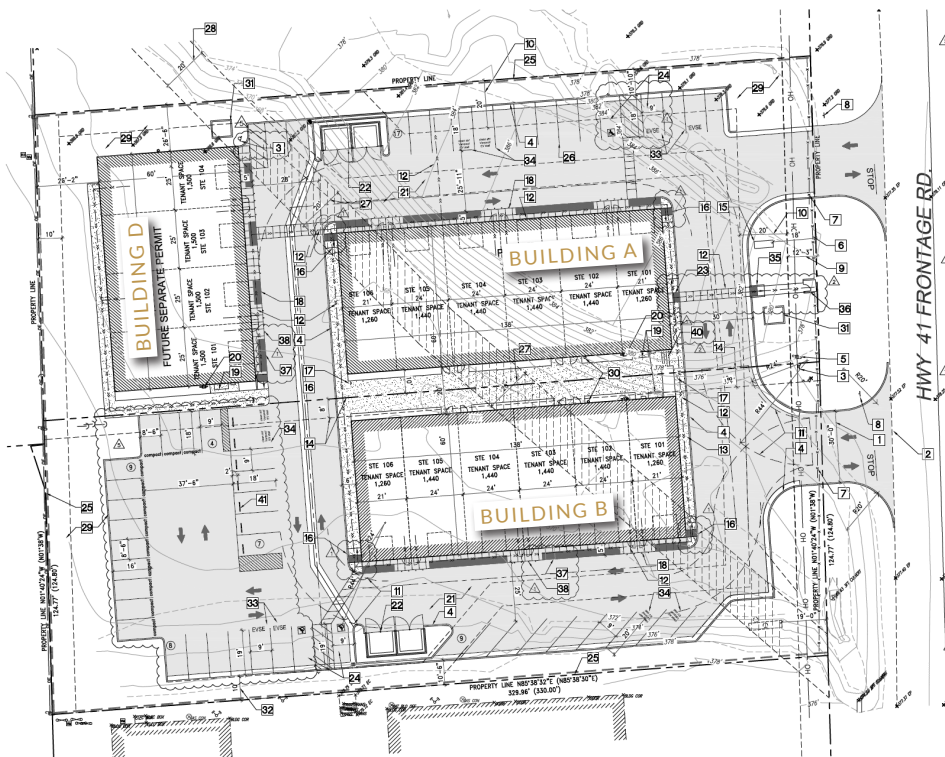


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SITE PLANS



Building A: 8,280 sqft. Building can be divided up to six (6) individual tenant spaces, utilities are individually metered.

Building B: 8,280 sqft. Building can be divided up to six (6) individual tenant spaces, utilities are individually metered.

Building C: 6,000 sqft. Building can be divided up to four (4) individual tenant spaces, utilities are individually metered.

BUILDING INFO

Type of Construction: V-B
Exterior Height: 30'
Fire Sprinklers: Yes
Gas: Yes

Clear height: +\ -23'
Slab thickness: +\ - 4"
Large Roll up door: 10' x 10'
or 10' X 14'
Ada Restroom

Electrical: 1200 AMP, 120/208V,
3P, 4W
Mechanical: 252-288 sqft / 1 ton
one (1) 5 ton unit at 100,000 btu per
unit, a total of 600,000 btu per bldg.



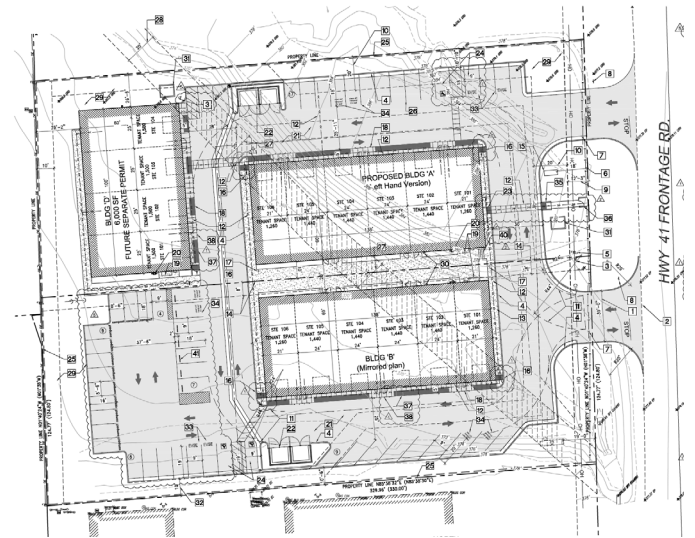
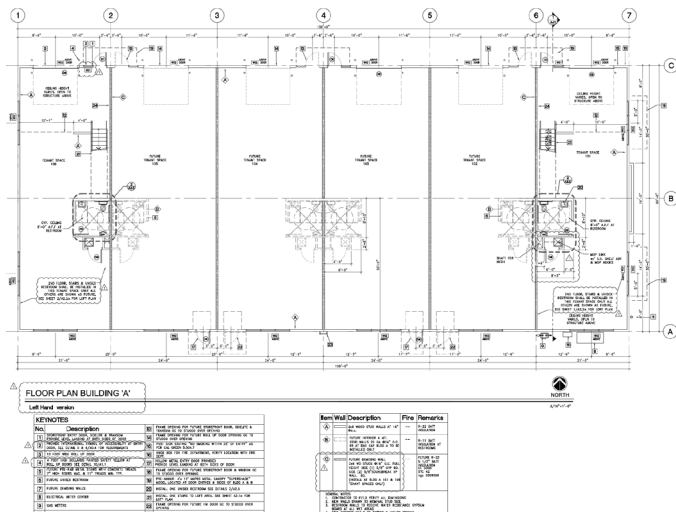
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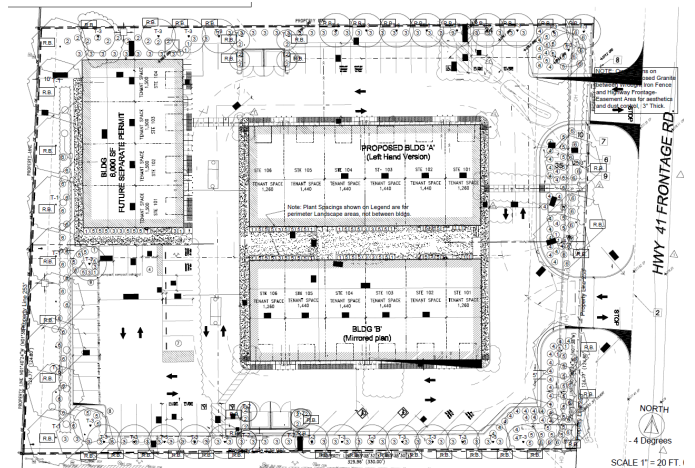
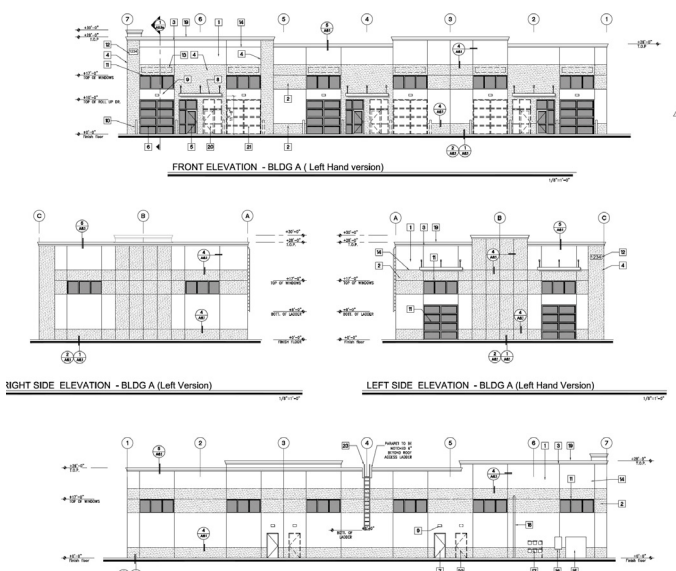
FLOOR PLAN

SITE PLANS



ELEVATION PLAN

LANDSCAPE PLAN





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221**

CLASS-LEADING YAMAHA TR-10 MARINE ENGINE
This award-winning, lightweight 2-cylinder engine brings a fun ride with maximum fuel economy.

**RLO
R205**

ENGINE
delivers class-leading fuel efficiency



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