

# INDUSTRIAL-WAREHOUSE

Easy access to HWY 99

**\$4,000,000**

**FOR SALE**



**39400 Clarkson Drive, Kingsburg, CA 93631**

Lease Office space \$1.45 per sq. ft. - Monthly Gross...

Lease Warehouse space(s) \$1.00 per sq. ft - Monthly Gross plus utilities.

Freestanding buildings individually approx. 30,000 sq. ft. – 7 Acres

WAREHOUSES CAN BE DIVIDED YOU DECIDE “HOW LARGE OR SMALL” OF A SPACE THAT IS NECESSARY FOR YOUR NEEDS. USE ALL OR SUB-DIVIDE FOR RENTING OPPORTUNITIES. 30 foot Ceilings, Pallet racking, Truck parking, and Fork-lifts, 2 Rail-sidings for 22 Rail Cars, and Covered Parking.

GREAT FOR SERVICE BUSINESSES; PARTY RENTAL LOCATION; EXCELLENT SITE FOR MANUFACTURING, CONTRACTORS; PAINTERS; PLUMBERS; HVAC CONTRACTORS AND/OR SUPPLIERS..

(See Other side for Plot map, additional pictures, floorplans on reverse side)

For more information contact:

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Whitlatchre.com



# INDUSTRIAL-WAREHOUSE

Storage Facility and Office –  
Union Pacific RR Spur -  
Easy access to HWY 99



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**39400 Clarkson Dr.  
Kingsburg, Tulare County, CA**



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# Covered Warehouse

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B-1, B-2,  
B-3, B-4, B-5  
Offices available  
(see floor plan)

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## Office spaces entrances



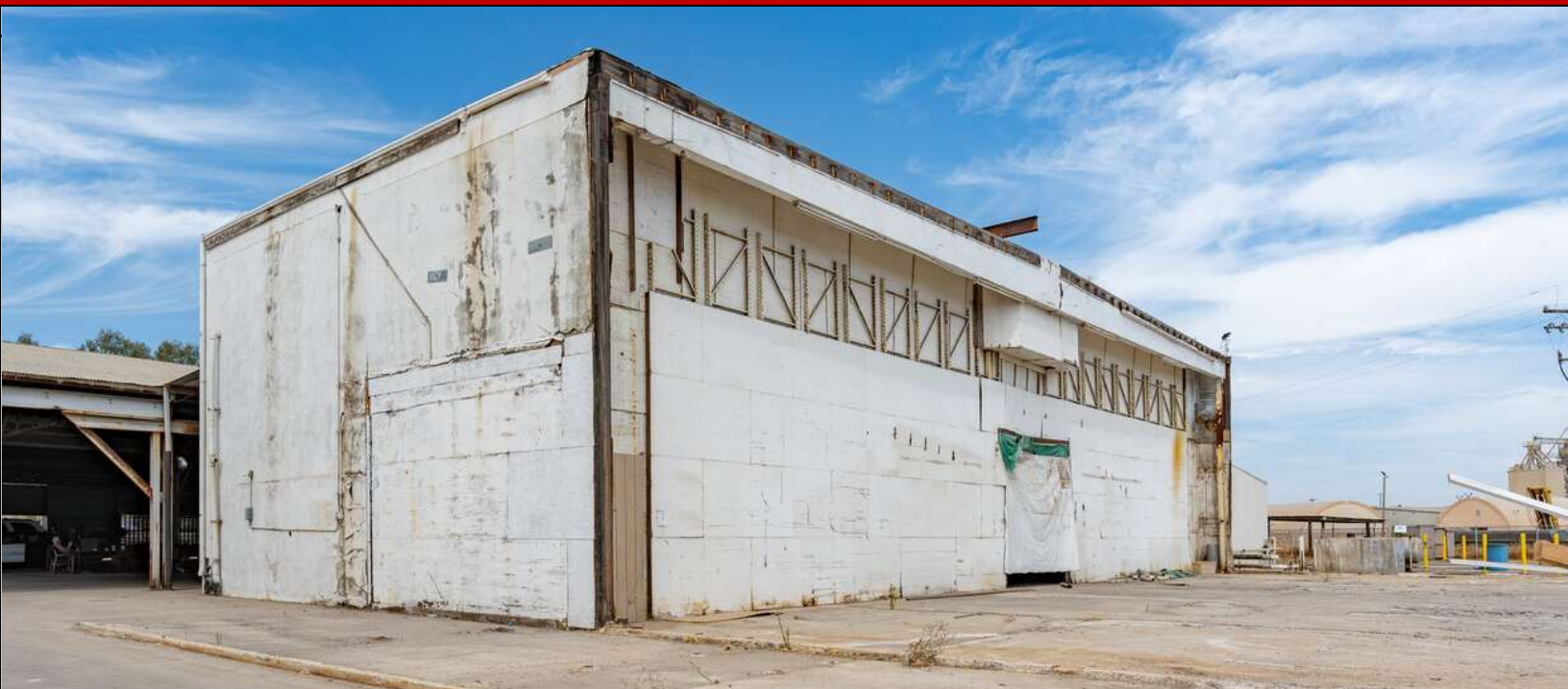
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Warehouse G View of covered entrance and outside entrance



Warehouse G available for Lease

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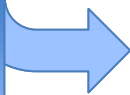
**FOR SALE**



**Rail-tracks**

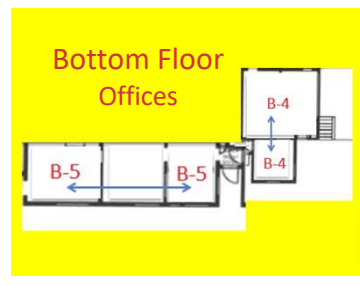
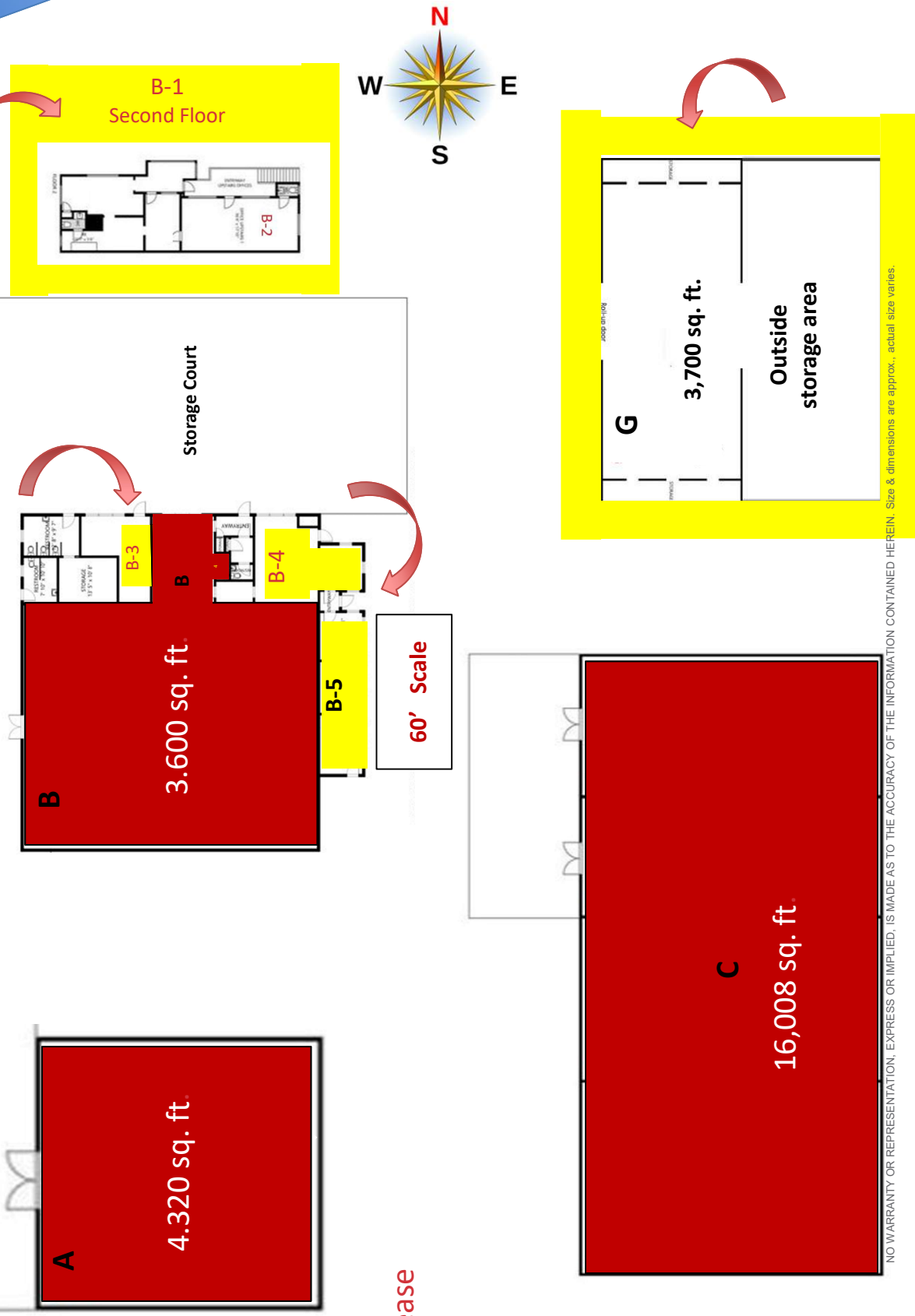


Clarkson Drive



**Gate entrance**

**Siding**



 = Available to Lease  
 = Leased

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# Downstairs offices



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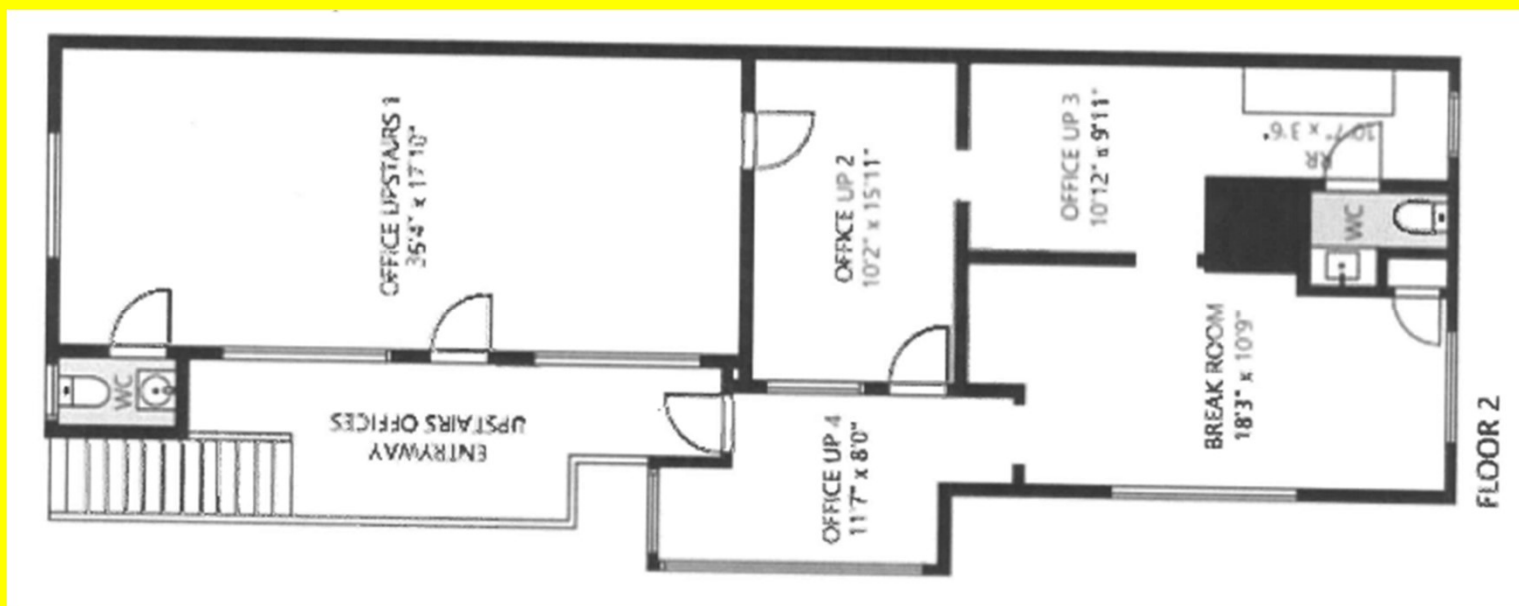
# Floor plan



# Upstairs offices

**B-2**

**B-1**



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# Floor plan

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