



1700 SCHUSTER RD
DELANO, CA

AVAILABLE FOR SALE
INDUSTRIAL WAREHOUSE

1,213,366 SF
80.46 Acres

PROPERTY HIGHLIGHTS

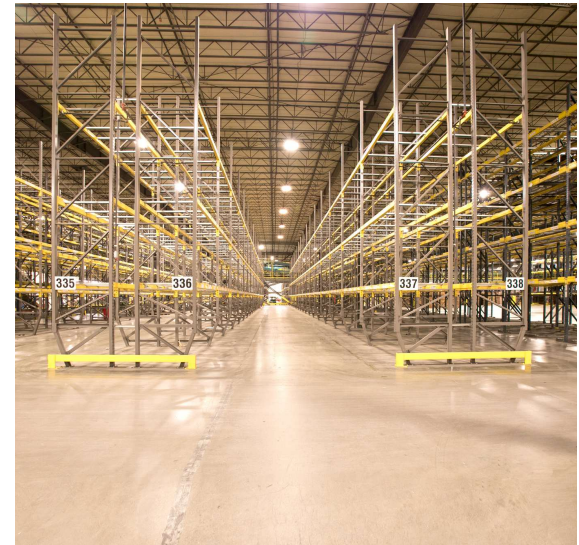
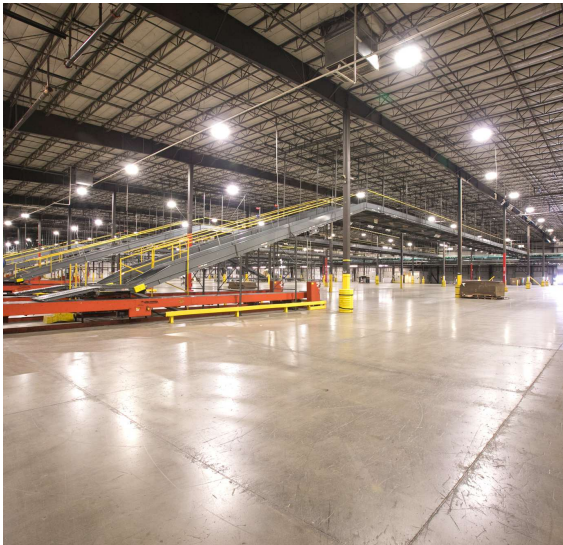
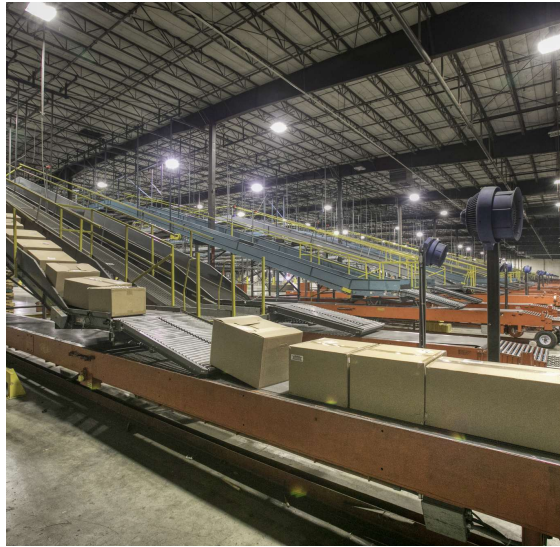
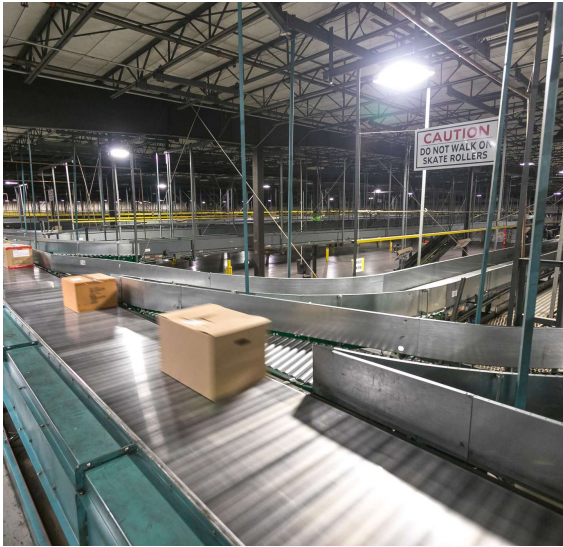
- 1,213,366 sf divisible to 239,904 sf
- 80.46 acres of expandable land space
- 19,607 sf office space including individual offices, conference room and break rooms
- Clear ceiling height from 31' - 37'
- Column spacing 51'x56'
- 185 dock high doors with dock seals, levelors and trailer lock
- 2 - 14x16 drive in doors
- Rail possible via Union Pacific
- 404 car parking spaces
- 652 concrete trailer parking spaces
- T-5 lighting with motion sensors
- Forklift charging station (200 batteries)
- All utilities



SITE PLAN



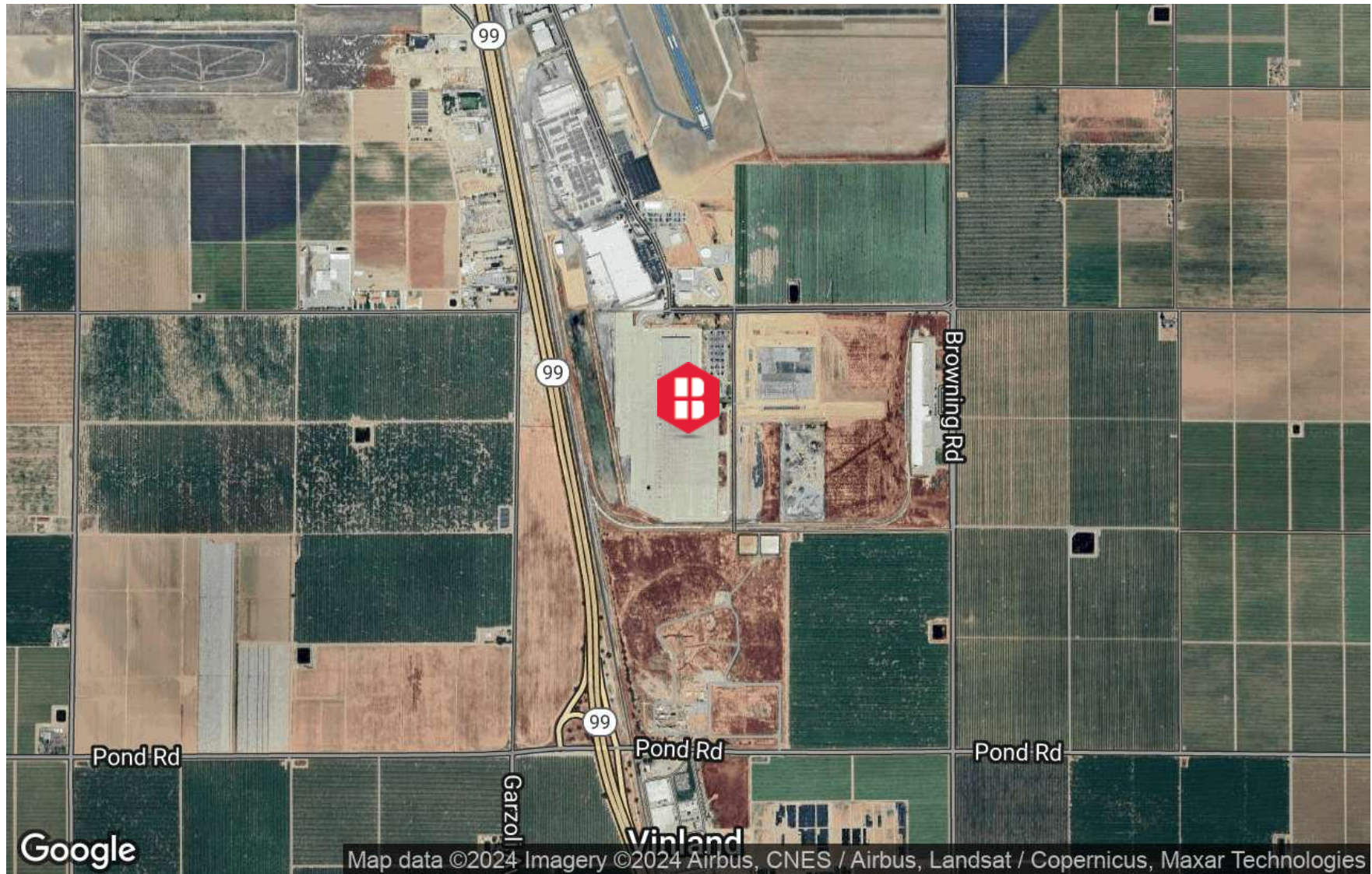
INTERIOR PHOTOS



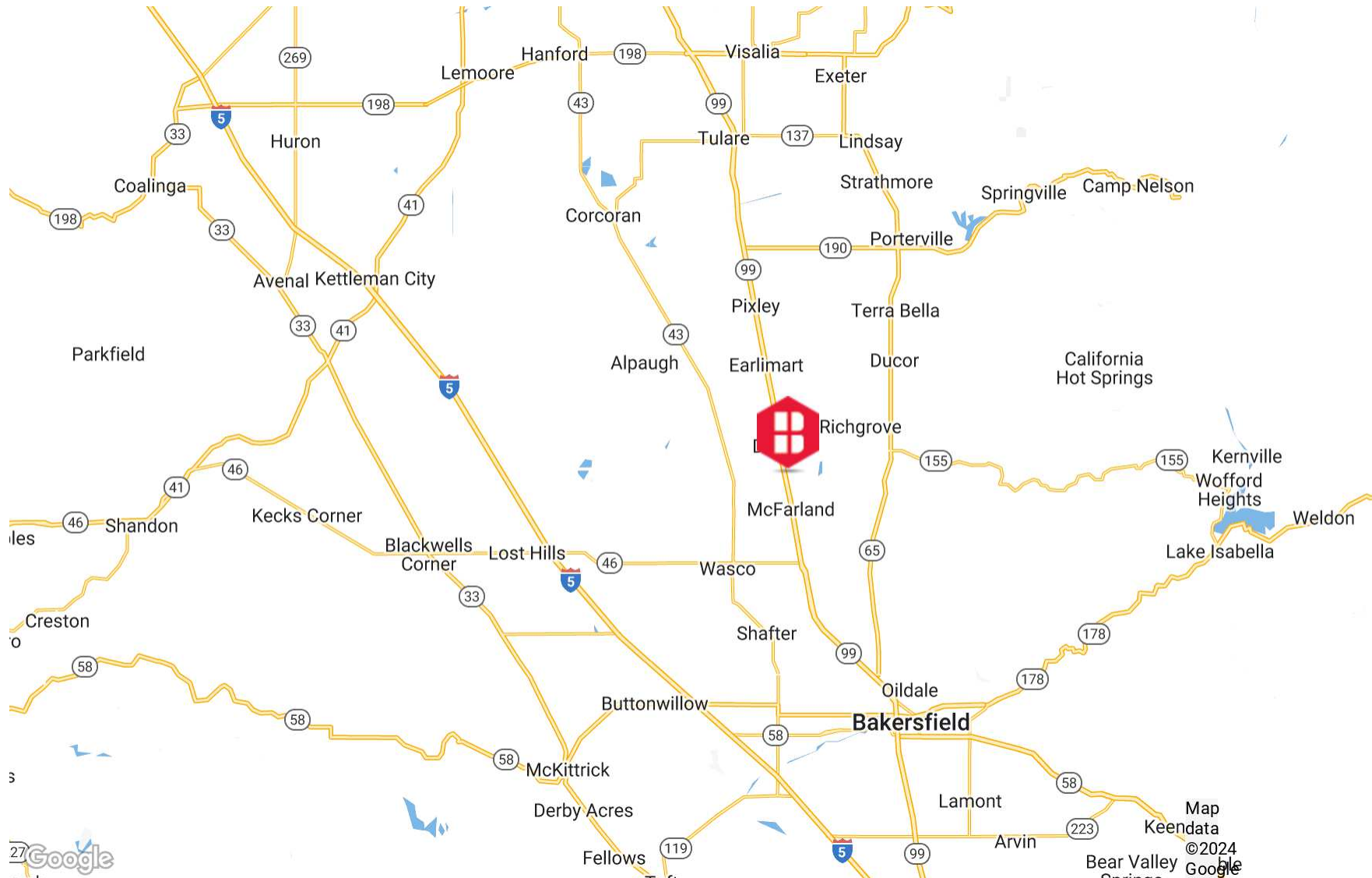
EXTERIOR PHOTOS



LOCATION MAP



AREA MAP



CONTACT



Carson Erard

Vice President

303.779.4345

cerard@binswanger.com



Eric Dienstbach

Senior Vice President

303.779.4345

edienstbach@binswanger.com



Stephen Haupt

Senior Vice President & Principal

661.631.3812

Stephen.Haupt@colliers.com

CA Lic. 00838505



6400 S Fiddlers Green Circle
Suite 100
Greenwood Village, CO 80111
Phone: 303.779.4345
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.