

# ±19,200 SF SITUATED ON ±2.51 ACRES OF LAND (TAKE ALL OR PART - 2 PARCELS) 2000 Walters Court, Farifield, CA



### **Property Features**

- ±19,200 SF building (120'X160')
   with 12,000 SF CMB Fenced Yard (100'X120')
   situated on 1.77 acres
- ▶ 4,800 SF of Office and Show Room
- 600 Amps @ 120/208 Volt 3 Phase
- ► Two (2) Grade Level Load:

**14' X 16' oversized door** and 12' X 12' door

- ► Four (4) Restrooms
- ▶ ±18' Minimum Clearance
- ► Columns 24'x50'
- Sprinklered Density: .33/3,000 SF
- ► Improvements to Suit (Amortized into Lease)
- Zoning: Commercial Service CS https://bit.ly/2PQRYL1
- Adjacent .74 Arce Lot (Rod Iron/Chained Linked Fenced w/Lite Yard)



#### **CHRIS PETRINI**

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#### PETRINI COMMERCIAL

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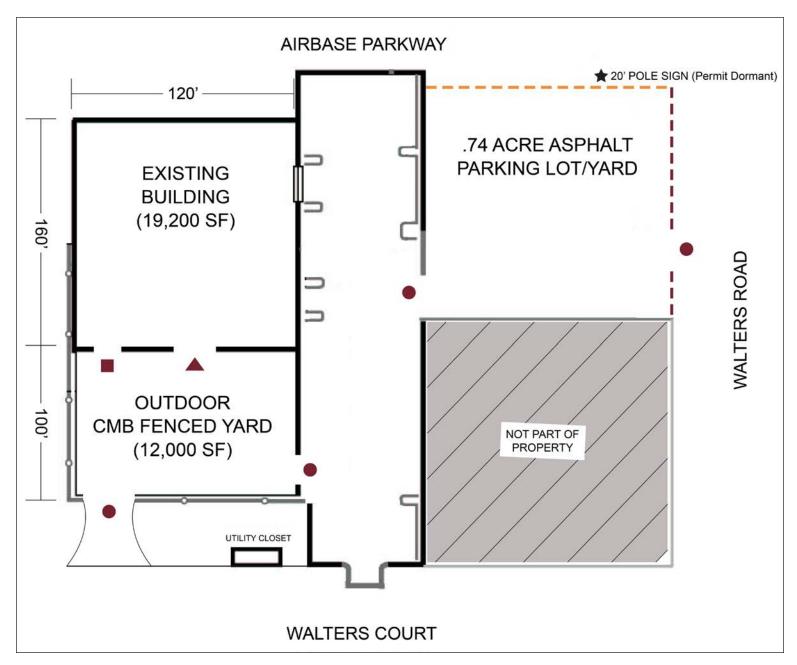
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### Legend:

- ROLLING ROD IRON GATE
  - 14' X 16' ROLL UP DOOR
    - 12' X 12' ROLL UP DOOR
- --- ROD IRON GATE
- --- CHAIN LINKED FENCE

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**WAREHOUSE** 



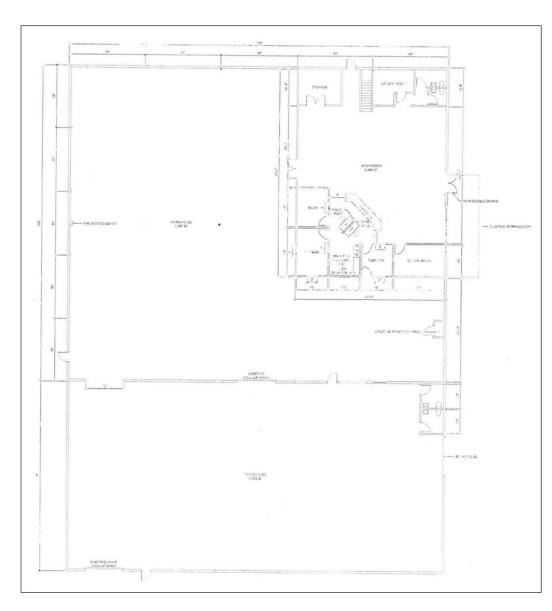
**OFFICE** 



YARD WITH OVERSIZED DOOR



**FENCED YARD** 



FLOOR PLAN NOT EXACT/NOT TO SCALE

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