

WAREHOUSE BUILDING FOR SALE

**1453 SAIPAN AVE
FIREBAUGH CA**



CONTACT:



Carol Therien

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888-292-0282

CA 01187071/00909068



PROPERTY INFORMATION

- **Building size:** 5,532 sq ft
- **Parcel size:** 31,363 sq ft / .72 acre
- **Location:** Northwest of Fresno off Highway 33
- **Year Built:** 1948
- **Construction:** Concrete and metal
- **Zoning:** C3
- **Electrical:** 220 amp
- **APN:** 008-160-35
- **Price:** \$500,000.00
- Property to be delivered as-is and vacant
- Contact Broker to schedule walk-through



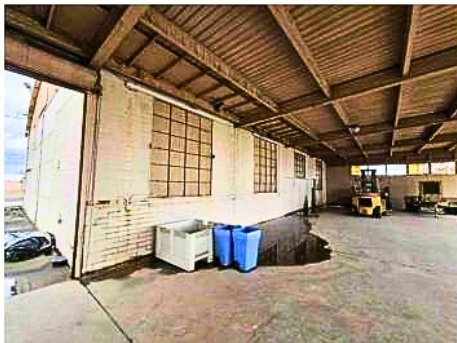
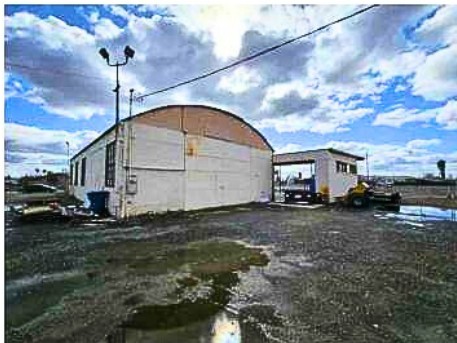
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BUILDING AND EXTERIOR PHOTOS



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INTERIOR AND EXTERIOR PHOTOS



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PARCEL MAP

APN 008-160-35

Engineered only
pursuant to legal
of the supervisor

POP. SEC'S 28 & 33, T.12 S., R.14 E., M.D.B. & M.

Trce Area

3.000
3.000

8-16



FLOOD MAP



FLOOD INFORMATION

Community: City of Firebaugh
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 06019C1430H
Panel: 06019C1430
Zone: AH
Map Date: 02-18-2009
FIPS: 06019
Source: FEMA DFIRM

LEGEND

 = FEMA Special Flood Hazard Area - High Risk
 = Moderate and Minimal Risk Areas
Road View:
 = Forest  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.



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