

# 378 N. MINNEWAWA

CLOVIS, CA

±4,592 SF

# FOR LEASE

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## 378 N. MINNEWAWA

Welcome to **378 N. Minnewawa Avenue**, in the heart of Clovis, California. This well-maintained facility offers a **4,592 SF warehouse** featuring **two roll-up doors**.

Situated on a **large 1-acre lot** with **additional fenced yard space**, this property provides ample room for equipment, vehicle storage, or future expansion.

The **Herndon Avenue frontage** ensures excellent visibility and accessibility, making it a strategic location for businesses looking to establish or grow their presence in the Central Valley.

### PROPERTY INFORMATION

|                 |                                     |
|-----------------|-------------------------------------|
| LEASE RATE:     | \$15,000 a month                    |
| LEASE TYPE:     | Modified Gross                      |
| BUILDING SF:    | ±4,592 SF                           |
| LAND AREA:      | ±51,169 SF (1.17 AC)                |
| YEAR BUILT:     | 1971                                |
| YEAR RENOVATED: | 2024                                |
| PARKING:        | Large lot for parking & fenced yard |
| ZONING:         | M-1                                 |

- Clovis location
- Herndon Avenue frontage
- Well maintained
- Easy access to Hwy 168
- Rare industrial zoned Clovis property
- Fenced Yard, plus additional lot space.

AERIAL – SITE PLAN

HERNDON AVENUE





# NEIGHBORHOOD AERIAL MAP





PHOTO GALLERY





PHOTO GALLERY







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