

INDUSTRIAL FOR SALE

LIKE-NEW FREESTANDING ±4,500 SF INDUSTRIAL BUILDING - HWY 99 ACCESS

18555 Foxwood Drive, Madera, CA 93638



OFFERING SUMMARY

SALE PRICE:	\$375,000
LOT SIZE:	1 Acres
BUILDING SIZE:	4,500 SF
CEILING HEIGHT:	16"
POWER	240/120 Volt, 3-Phase 4-Wire 200 Amp
ROLLUP DOORS:	(2) 10'X14'; (2) 12'X14'
ZONING:	Light Industrial
APN:	029-281-007
MARKET:	Madera-Chowchilla MSA
SUBMARKET:	North Madera

PROPERTY HIGHLIGHTS

- Quality Metal Freestanding Building + Yard
- Back Building Furthest from Ave 18 1/2
- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Hard to find, Light Industrial Zoning in County
- City Utility Services & Large Fully Fenced Paved Yard Area
- ±4500 SF Freestanding Building w/ Flexible Zoning
- ±1.00 Acres: Fully Fenced Paved Yard Area
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- 3 Ground Level Doors w/ 16' Clear Height
- 240/120 Volt, 3-Phase 4-Wire 200 Amp Electric Service
- Clear-Span Warehouse w/ Evaporative Cooler & Reznor Heaters

KW COMMERCIAL
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PROPERTY OVERVIEW

$\pm 4,500$ SF metal freestanding Industrial building on ± 1.00 acres total. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. This move-in ready deal offers direct HWY 99 exposure and has the possibility to further expand on additional land. Building features a small office, functional layout offering (4) side roll up doors that allows for good circulation of warehouse. separate meter, semi-pull thru access, fully fenced, fully paved concrete rear yard, existing lines in building and yard, full yard lighting, ample power, and florescent lighting throughout. Zoned Light Industrial in the County, hooked up to economical well water and septic service.

****Identical Adjacent Building Also Available @ 18543 Foxwood Drive, Madera****

LOCATION OVERVIEW

Strategically located at the interchange of CA State Highway 99 & Avenue 18 1/2 in Madera, CA. Location is an intersection north of the most recent growth point of town, surrounded by future housing tracts and commercial developments. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. Located on the NEC of Avenue 18 1/2 and CA-99. in Madera, California.

Madera, California is located in Madera County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Merced of the Central San Joaquin Valley covering 2,137 square miles. It is ideally part of the Fresno-Madera Metropolitan Area with a 13,964 square mile trade area including Madera, Chowchilla, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksdale, Parkwood, Rolling Hills, Yosemite Lakes & more.



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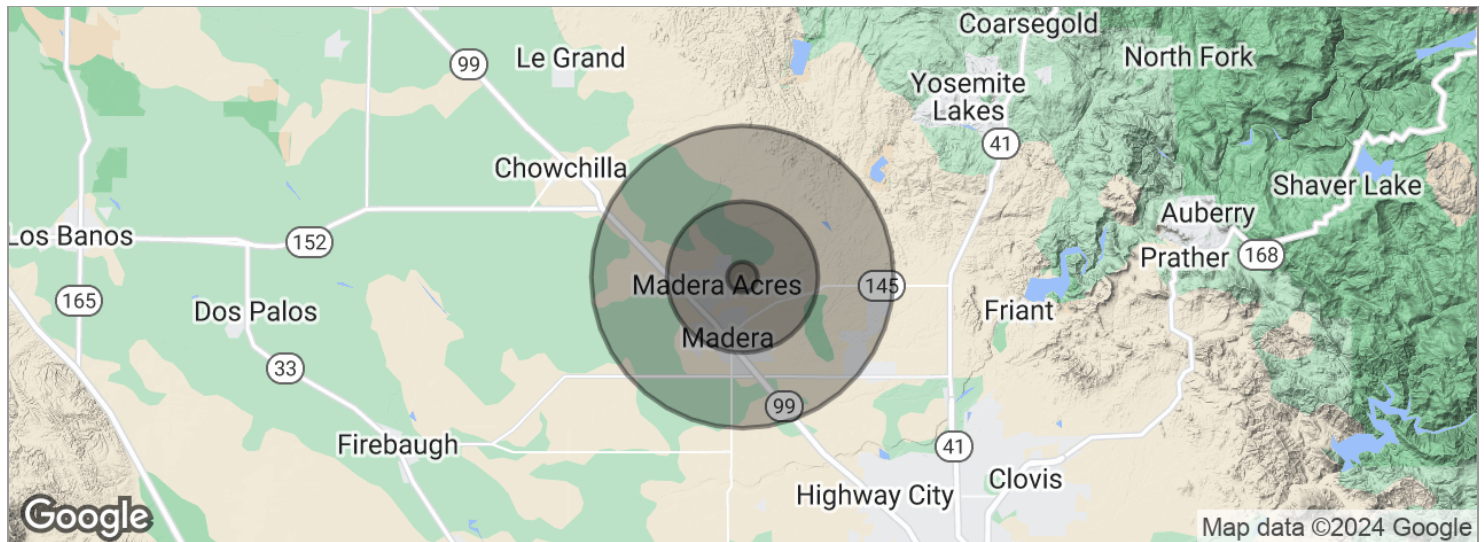
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	928	28,042	107,011
Median age	31.2	32.0	29.1
Median age (male)	30.8	30.8	27.7
Median age (Female)	33.0	33.3	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	255	7,287	26,126
# of persons per HH	3.6	3.8	4.1
Average HH income	\$72,005	\$66,090	\$56,596
Average house value		\$319,513	\$324,916
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.4%	62.1%	67.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	78.9%	75.7%	76.1%
Black	2.8%	5.3%	5.5%
Asian	1.5%	2.5%	2.1%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	1.4%	1.2%
Other	11.5%	10.6%	11.5%

* Demographic data derived from 2020 ACS - US Census

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