

INDUSTRIAL FOR SALE

FREESTANDING ±5,100 SF WAREHOUSE + LAND

602 E Myer Ave, Exeter, CA 93221



TOTAL SALE PRICE: \$365,000

LOT SIZE: 1.08 Acres

BUILDING SIZE: 5,100 SF

ZONING: Industrial Zoning

CROSS STREETS: S Kaweah Ave/HWY 65

PROPERTY FEATURES

- ±5,100 SF Turn Key Clear-Span Freestanding Building
- Clean Industrial Space Located in Exeter, CA
- Freestanding Fully Fenced ±1.08 Acre Lot
- Hard to find, Heavy Industrial Zoning in County
- Clean & Quite Location - Semi Access Available
- (7) Over-sized Ground Level Doors
- 480/277 Volt, 3-Phase 4-Wire 400 Amp Electric Service
- Located Near CA-65 With Direct Access
- Flexible Zoning | Building Equipped w/ HVAC In Office

KW COMMERCIAL
7520 N. Palm Ave #102
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PROPERTY OVERVIEW

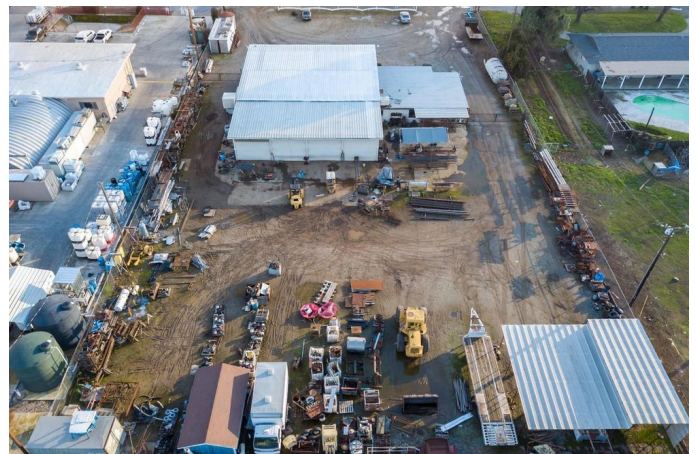
±5,100 SF clear-span freestanding Industrial building on ±1.08 acres of land near a high traffic area. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. This move-in ready deal is like-new offering an ideal configuration offering CA-65 exposure. Building features a functional layout offering a wide-open warehouse and an office with 2 private offices and restroom. 7 over-sized ground level roll up doors, fully fenced yard, 480/277 Volt, 3-Phase 4-Wire 400 Amp Electric Service, and economical City Utility Services. Property is located near CA-65 and Myer Ave creating convenient access. Flexible Zoning also allows for many uses allowed.

LOCATION OVERVIEW

Located in the Heavy Industrial zoned area in Exeter, Ca right off HWY 65. This area is considered the most desirable industrial submarket in Exeter. Subject is directly off HWY 65 with easy access and great freeway visibility located east of HWY 65, north of Myer Ave, south of E List Ave. Strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties.

Exeter is a city in Tulare County, California, United States. It is situated in the San Joaquin Valley near the foothills of the Sierra Nevada mountains. The population was 10,334 at the 2010 census. Exeter is located on State Highway 65, 2 miles (3.2 km) south of Highway 198 and 15 miles (24 km) east of Highway 99. Exeter is within a 3 to 4 hour drive of both Los Angeles and San Francisco, and 30 minutes from the entrance to Sequoia National Park.

The public school system in Exeter consists of: Exeter Union High School (9-12), the Wilson Middle School (6-8), Rocky Hill Elementary (K-5), Lincoln Elementary (K-5) and Kaweah High School (a continuation high school). The 1999-2000 enrollment was: grades K-8, 1,936 and grades 9-12, 1101 students.



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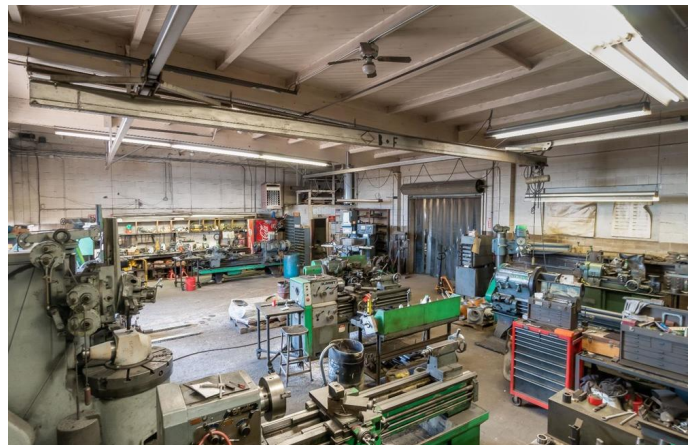
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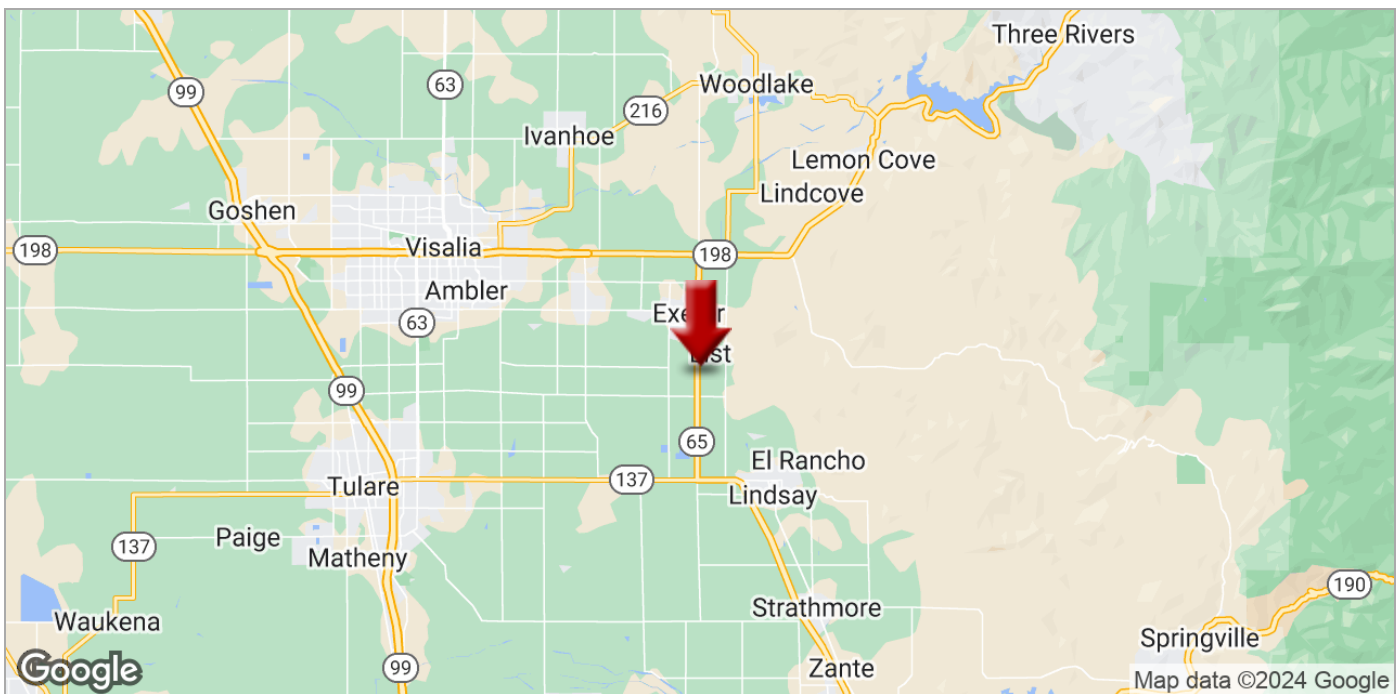
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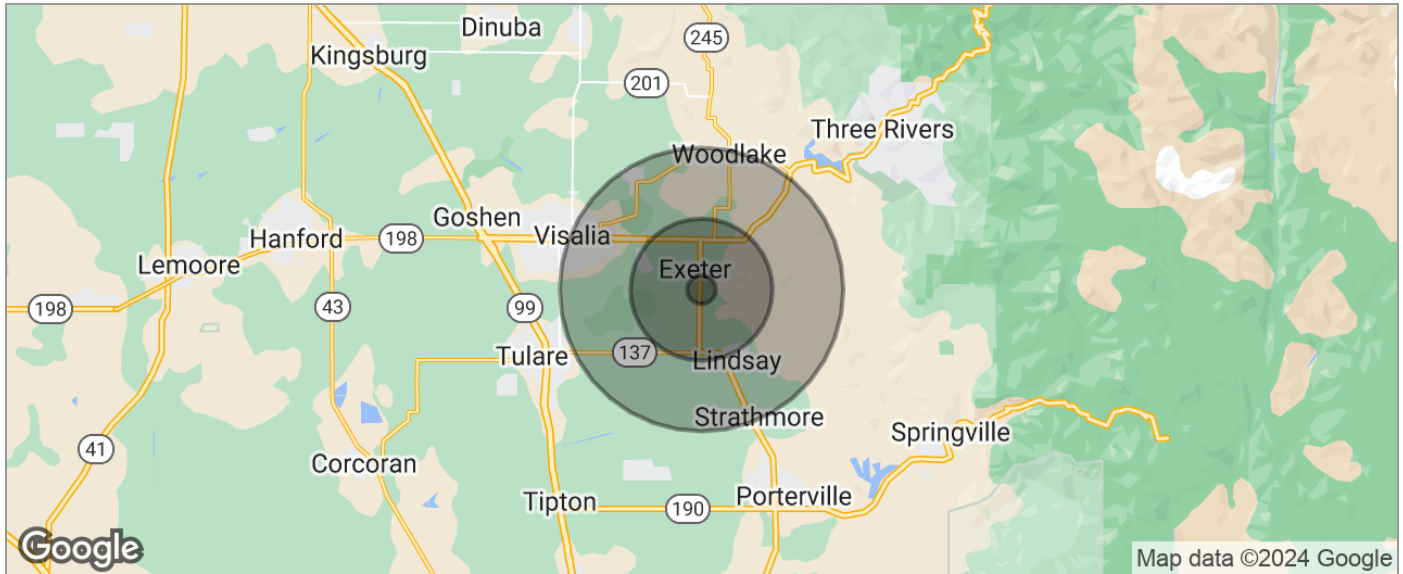
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	689	92,247	423,841
MEDIAN AGE	32.2	27.2	28.7
MEDIAN AGE (MALE)	29.9	27.0	28.0
MEDIAN AGE (FEMALE)	33.3	26.9	29.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	207	24,906	129,959
# OF PERSONS PER HH	3.3	3.7	3.3
AVERAGE HH INCOME	\$40,469	\$44,522	\$47,607
AVERAGE HOUSE VALUE	\$140,175	\$220,718	\$240,349
RACE	1 MILE	5 MILES	10 MILES
% WHITE	44.7%	38.8%	48.6%
% BLACK	2.2%	7.1%	6.9%
% ASIAN	7.7%	14.4%	12.2%
% HAWAIIAN	0.7%	0.5%	0.2%
% INDIAN	0.0%	0.7%	1.1%
% OTHER	40.5%	35.8%	27.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	76.2%	63.2%	54.3%

* Demographic data derived from 2020 ACS - US Census

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