

8.39 ACRES INDUSTRIAL LAND WITH BUILDINGS

1135 S GRANADA DR, MADERA, CALIF



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	11,477 SF
Available SF:	8.39 Acres
Lot Size:	8.39 Acres
Price / SF:	-
Zoning:	Industrial

PROPERTY OVERVIEW

1135 S Granada Dr, an exceptional eight-acre parcel of industrial land located in the heart of Madera, CA. This property is a rare opportunity to own a sizeable industrial site. The property is zoned for industrial use, making it ideal for manufacturing, distribution, warehousing, and more. It is located in an established industrial area, surrounded by other industrial properties and businesses. Property features an ample space for building, parking, and expansion. It is conveniently located near Highway 99 and Highway 152, making it easily accessible to major transportation routes. This property also benefits from being within close proximity to amenities such as restaurants, hotels, and shopping centers, making it an ideal location for employees and clients alike. The property also features utilities such as electricity, water, and sewer connections. This makes it easy to start development immediately without the need for additional infrastructure investments. With its eight acres of land, established industrial surroundings, convenient location, and utility connections. Property does have 4500sf retail building on Granada Dr and two warehouses at back of property (5000sf and 2500sf).

PROPERTY HIGHLIGHTS

- Excellent access freeways
- Retail building and warehouse
- 2 different street entry points
- Public water and sewer
- Back up well



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KIRK ATAMIAN

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501 North E St, Suite H
Madera, CA 93638

FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

8.39 ACRES INDUSTRIAL LAND WITH BUILDINGS

1135 S GRANADA DR, MADERA, CA 93637



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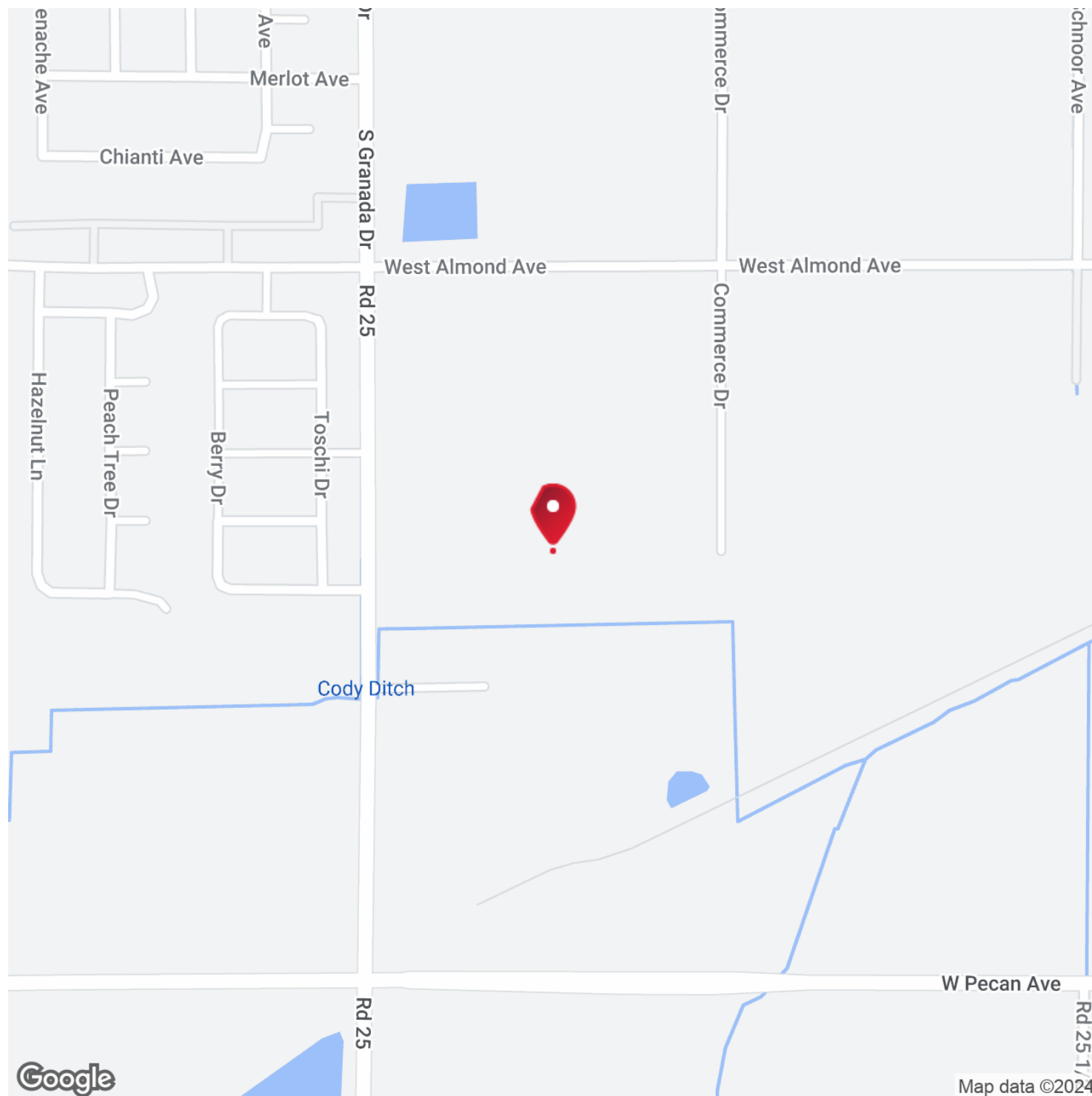
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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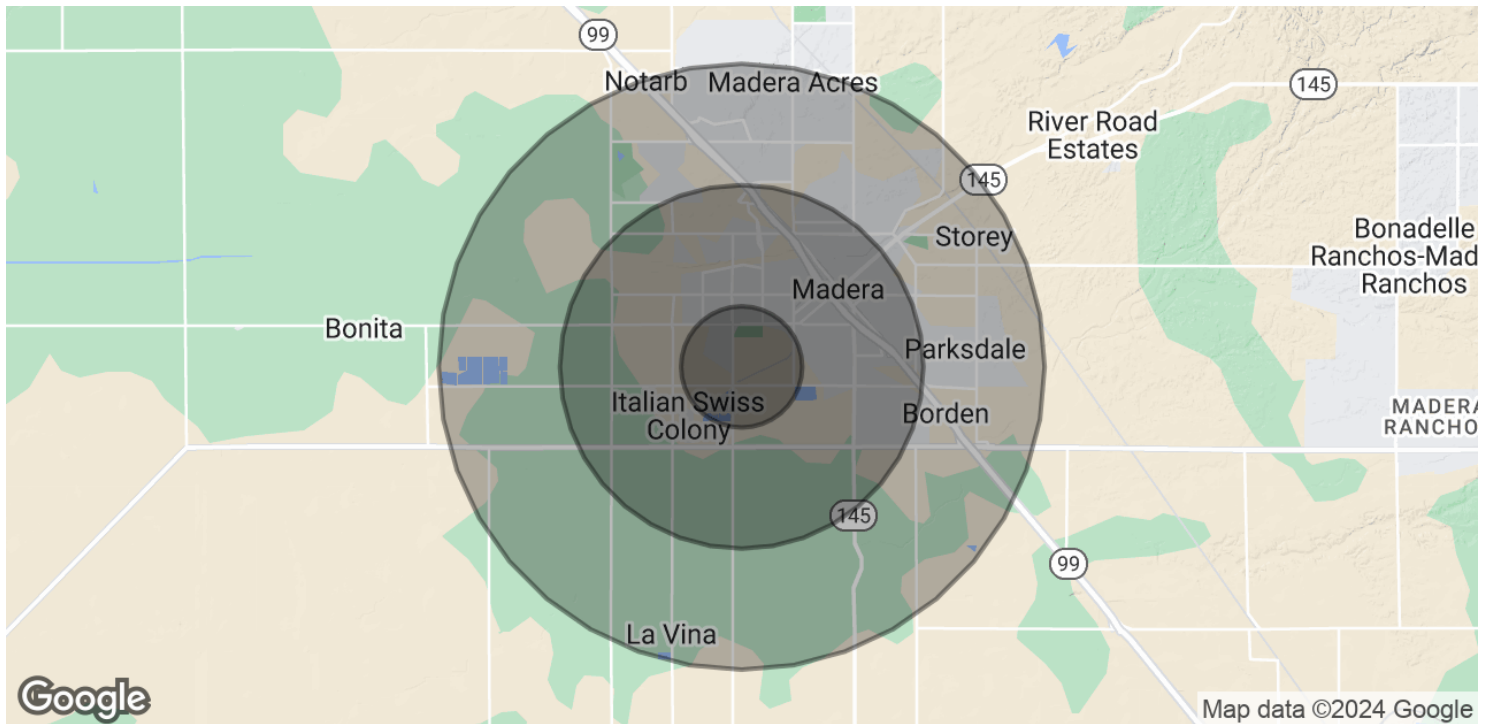
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,563	54,095	79,372
Average Age	33.8	30.4	30.3
Average Age (Male)	31.7	29.4	29.6
Average Age (Female)	37.4	32.0	31.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,053	15,849	22,477
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$89,329	\$63,989	\$63,220
Average House Value	\$273,203	\$216,908	\$218,813

* Demographic data derived from 2020 ACS - US Census



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