

INDUSTRIAL FOR SALE

±31,200 SF CLEAR SPAN INDUSTRIAL BUILDINGS ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



Sale Price

\$2,100,000

PROPERTY HIGHLIGHTS

- ±24,000 SF Consisting of (2) ±12,000 SF Industrial Warehouse Buildings
- Two Story Office Totaling 4,000 SF
- Additional ±7,200 SF Open Structure On Pad
- Prime Alternative To New Construction
- Clear Span Construction | 26' Clear Height
- 2,000 Amps 3 Phase Power | LED Lighting Throughout
- Ready For Immediate Occupancy | ±15.81 Acre Lot
- Clean Industrial Space Located in Chowchilla, CA
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- Flexible Zoning | Building Equipped w/ HVAC In Office

OFFERING SUMMARY

Building Size:	±31,200 SF
Building #1	±12,000 SF
Building #2	±12,000 SF
Office (Two Story):	±4,000 SF
Open Structure:	±7,200 SF
Lot Size:	15.81 Acres
Zoning:	ARE-20
A.P.N:	027-202-049
Year Built:	1983
Cross Streets:	CA-99 & Ave 21 1/2
Market:	Chowchilla
Ground Level Doors:	(2) Two
Clear Height:	26'

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PROPERTY DESCRIPTION

±31,200 SF clear-span freestanding industrial buildings on ±15.81 acres of land with CA-99 exposure. 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 consisting of ±24,000 clear span industrial buildings and ±7,500 SF of open structure is like-new offering an ideal configuration offering direct CA-99 exposure.

Building #1 is ±12,000 SF of clear span warehouse, ground level roll up door, fully insulated, LED lighting, electrical throughout, and skylights. The office is ±2,000 SF downstairs which offer's reception, waiting, open work space, three (3) private office, Two (2) ADA Restroom and 2,000 SF upstairs office consisting of large open area and two (2) private offices.

Building #2 is ±12,000 SF of clear span warehouse, ground level roll up door, fully insulated, LED lighting, electrical throughout & skylights.

The open structure is ±7,500 SF of open framed structure with roof position on concrete pad.

Property is located near CA-99 and Ave 21 1/2 creating convenient access to CA-99. Flexible Zoning also allows for many uses.

LOCATION DESCRIPTION

The property is well located on off Ave 21 1/2 and CA-99 in Chowchilla, CA. The property is North of Ave 21 1/2, South of Ave 22, West of RD 19 and East of Rd 20 1/2. Chowchilla is a rural city in Central California, with one of its greatest features being its location. The community is located between Fresno and Merced, with nearby pulls to the Sierra Nevada Mountains, the Pacific Coastline, Yosemite National Forest, and the Bay Area.



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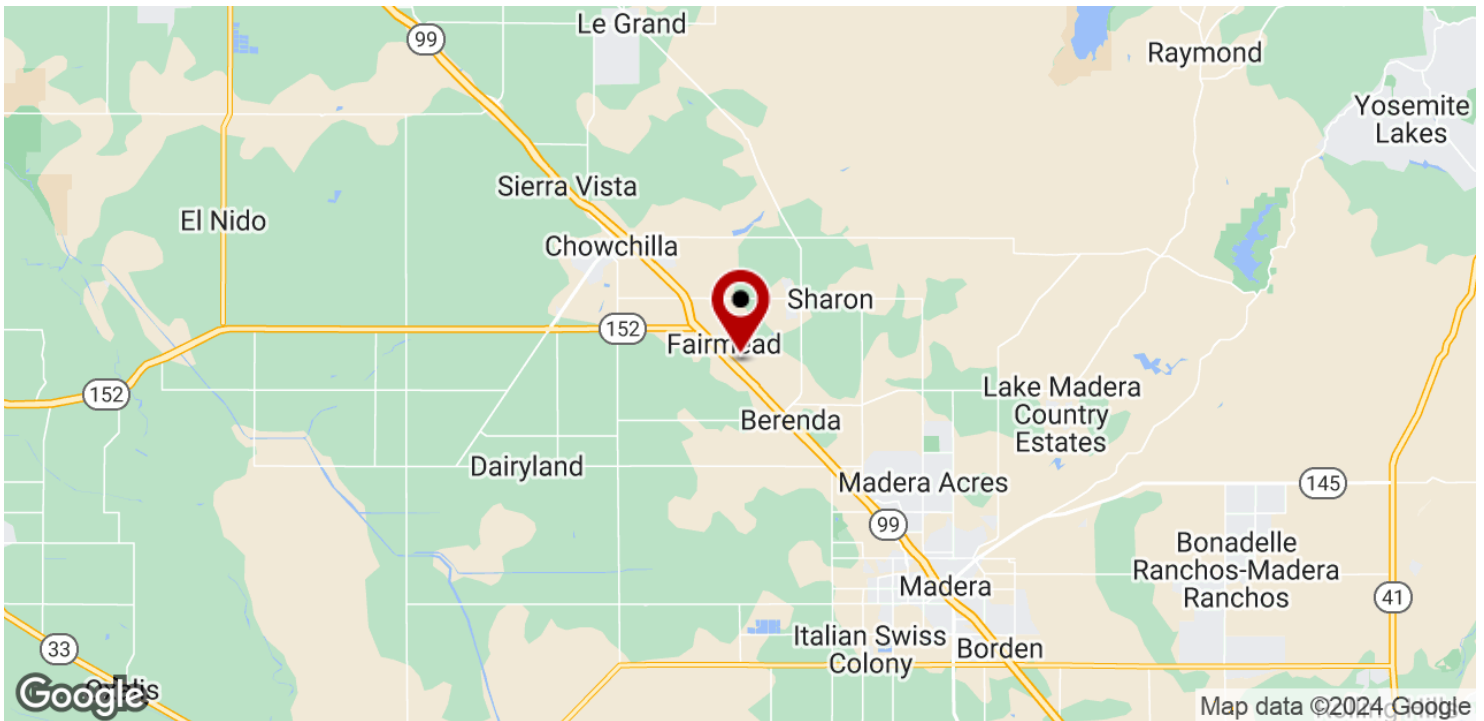
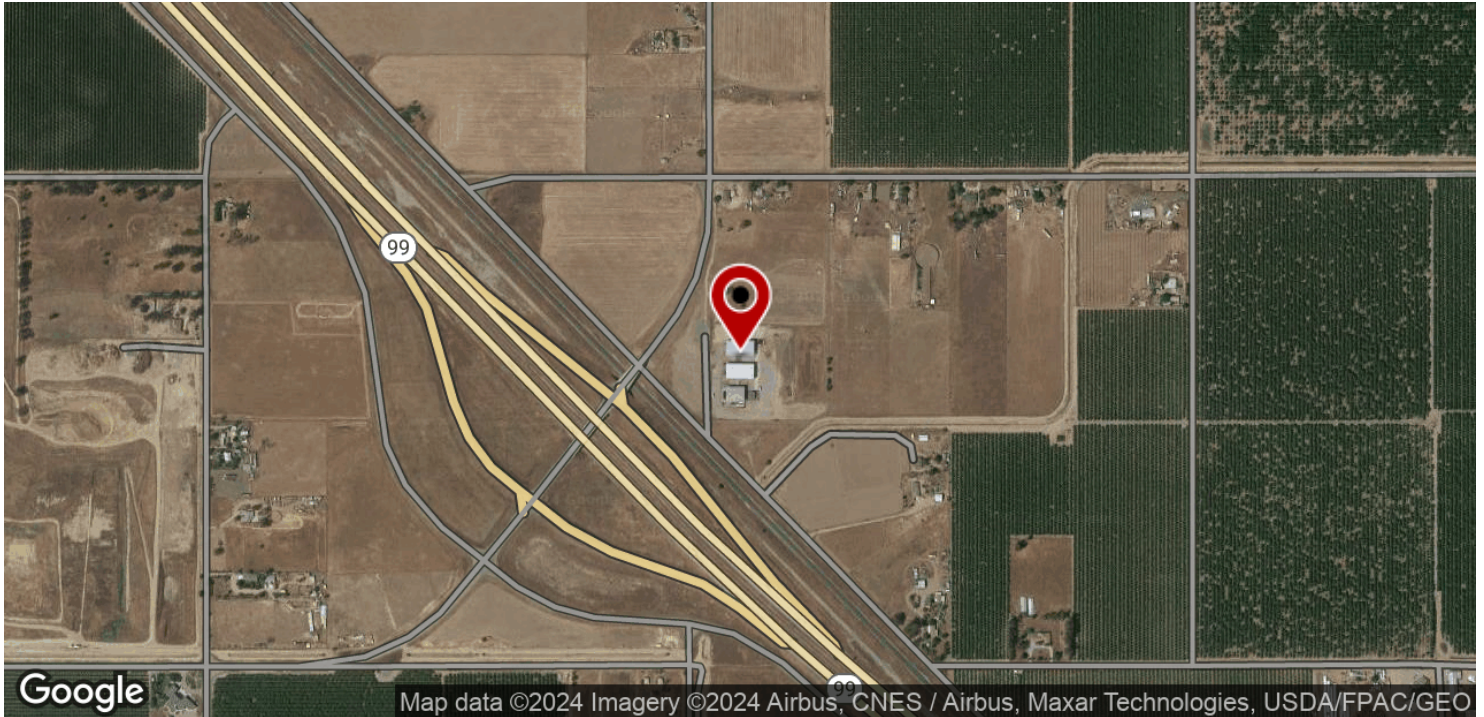
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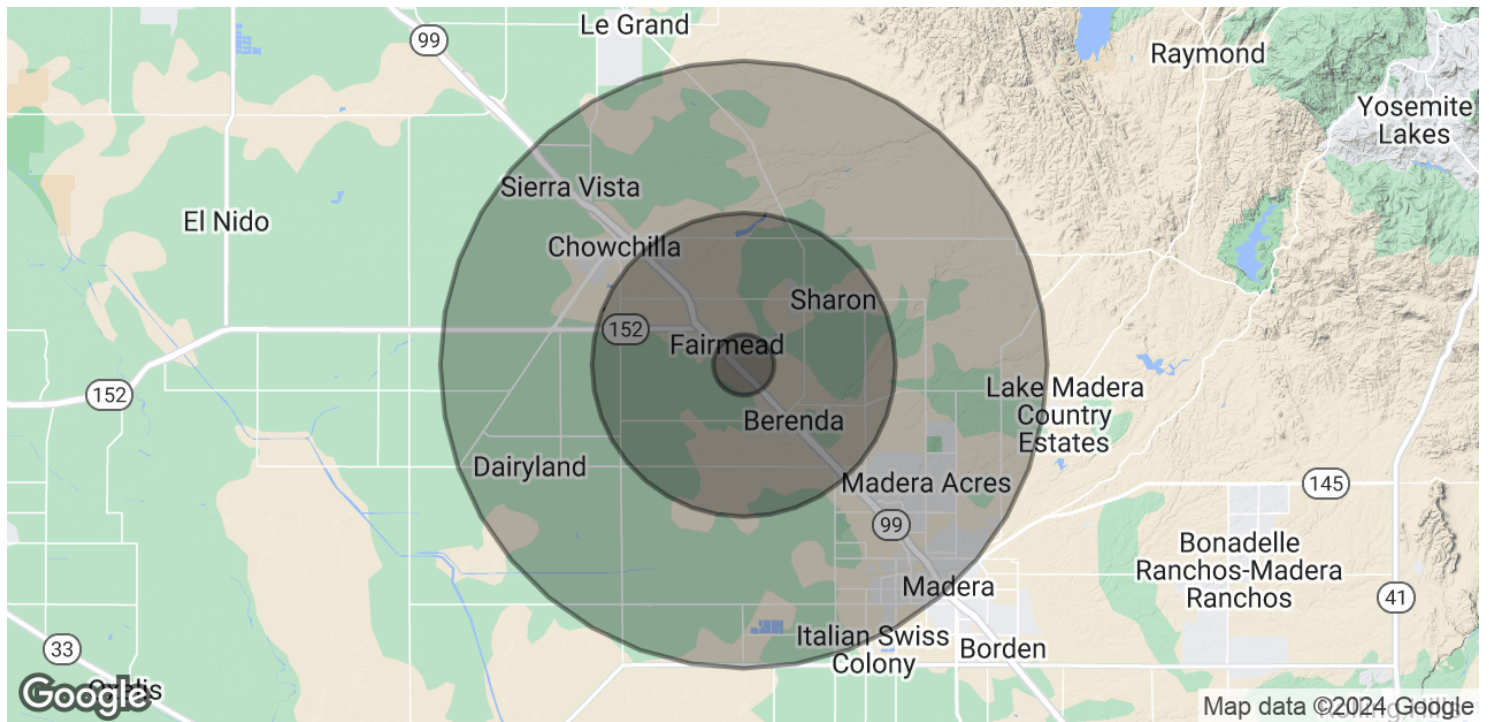
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	457	9,354	76,717
Average Age	36.9	36.3	32.8
Average Age (Male)	44.1	41.3	32.8
Average Age (Female)	34.5	34.4	33.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	31	1,489	21,541
# of Persons per HH	14.7	6.3	3.6
Average HH Income	\$59,063	\$67,778	\$67,176
Average House Value	\$309,609	\$309,461	\$251,084

* Demographic data derived from 2020 ACS - US Census

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