

# INDUSTRIAL FOR SALE

±21,121 SF HIGH EXPOSURE INDUSTRIAL BUILDING ON 1.05 ACRES

301 N M St, Dinuba, CA 93618



Sale Price

**\$995,000**

## PROPERTY HIGHLIGHTS

- ±21,121 SF Freestanding Building on ±1.05 Acres
- 480/277 Volt, 3-Phase Power
- Dock High Loading | Ground Level Ramp
- Fully Fenced Yard | Fully Improved w/ Concrete
- Flexible Hard To Find Zoning That Allows Many Uses
- Prime Alternative to New Construction
- Clean Industrial Space Located in Dinuba, CA
- Ready For Immediate Occupancy | Semi Access Available
- Current Tenant | Call Agent For More Info
- Close Proximity to Major Traffic Generators
- Excellent Presence Surrounded with Quality Tenants
- Cold Storage Interior Wall & Cooler Units

## OFFERING SUMMARY

Building Size:	21,121 SF
Available SF:	21,121 SF
Lot Size:	1.05 Acres
Price / SF:	\$47.11
Year Built:	1928
Zoning:	M-1 (Light Industrial)
Docks:	5
Market:	Visalia/Porterville
Submarket:	Dinuba
Cross Streets:	S Alta Ave & N M St
Power:	480 V/3 Phase
APN:	017-010-002

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7520 N. Palm Ave #102  
Fresno, CA 93711

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## PROPERTY DESCRIPTION

±21,121 SF of a freestanding Industrial building on ±1.05 acres with Ave 416 visibility in Dinuba, CA. The building features a functional layout with consists of office, warehouse and cold storage. The office is +/- 500 square feet which consists of reception area, private office and large open area. The building and warehouse offers dock high loading (5), dock platform, ground level ramp, yard is fully fenced and improved with concrete. The warehouse has 480 Volt 3 phase power and is improved with cold storage interior walls and cooling units or it can be used for general warehouse. The flexible industrial zoning allows for many uses in this centrally located area.

## LOCATION DESCRIPTION

The property is located off S Alta Ave & N M Street in Dinuba, CA. The building is located North of M St, South of W Merced Street, West of S Alta Ave and East of N L St. The subject property is located between Fresno & Visalia. Surrounding national tenants include McDonalds, Starbucks, Walmart, Taco Bell, Grocery Outlet, Dominos, A&W, Bank of the Sierra, Me n Eds, Jack in the Box, Wimpys, Dutch Bros, Big 5 Sporting Goods, Dominos Pizza, Dollar Tree, Tractor Supply, Family Dollar, Togos, Bank of the West, At&t, IHop, Round Table Pizza, Circle K, and many others!



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Map  
data  
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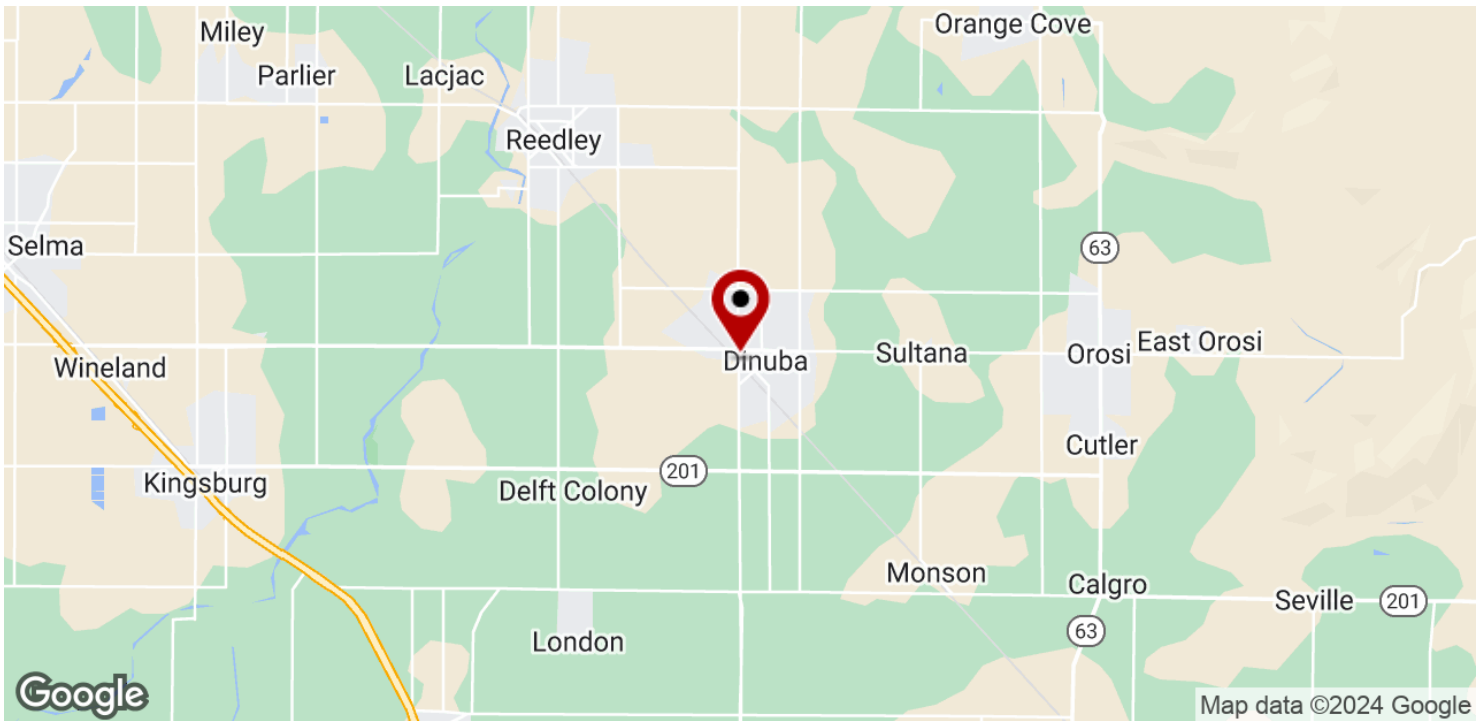
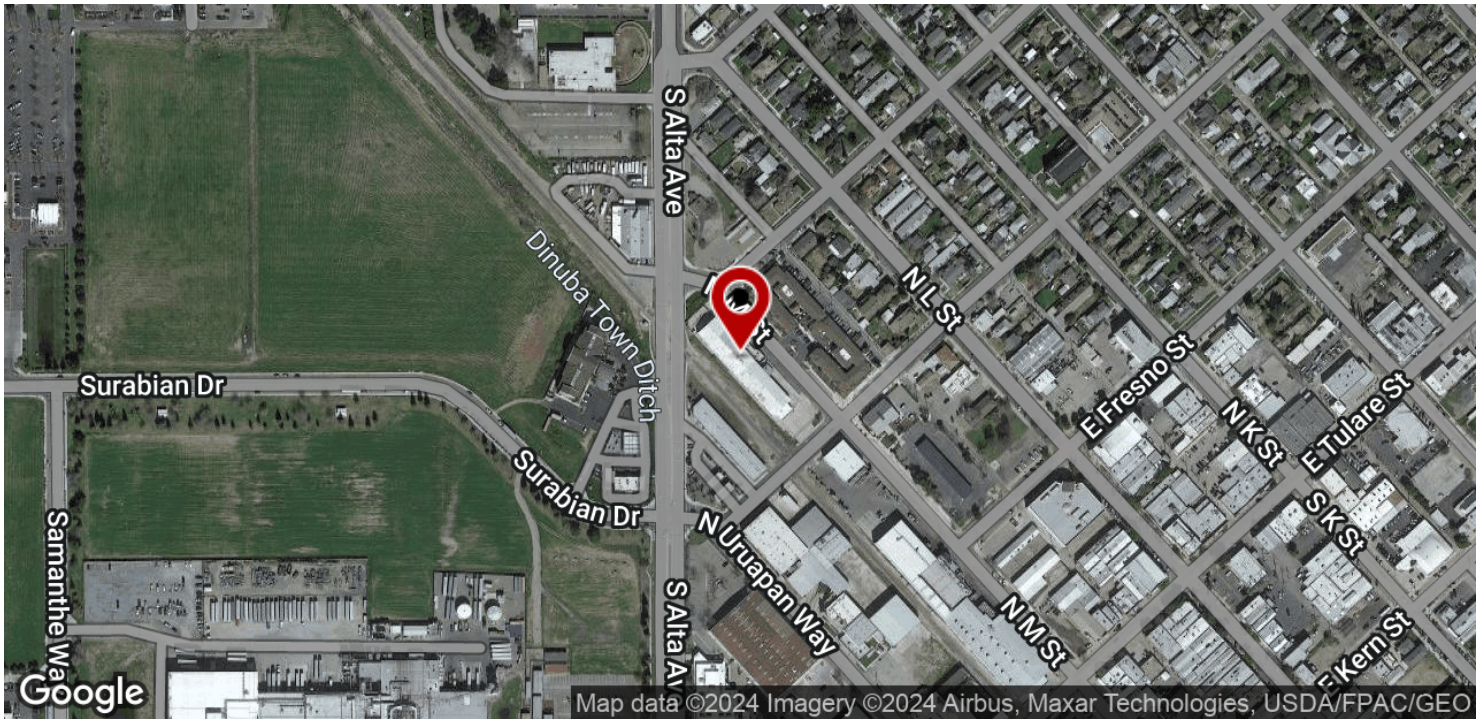
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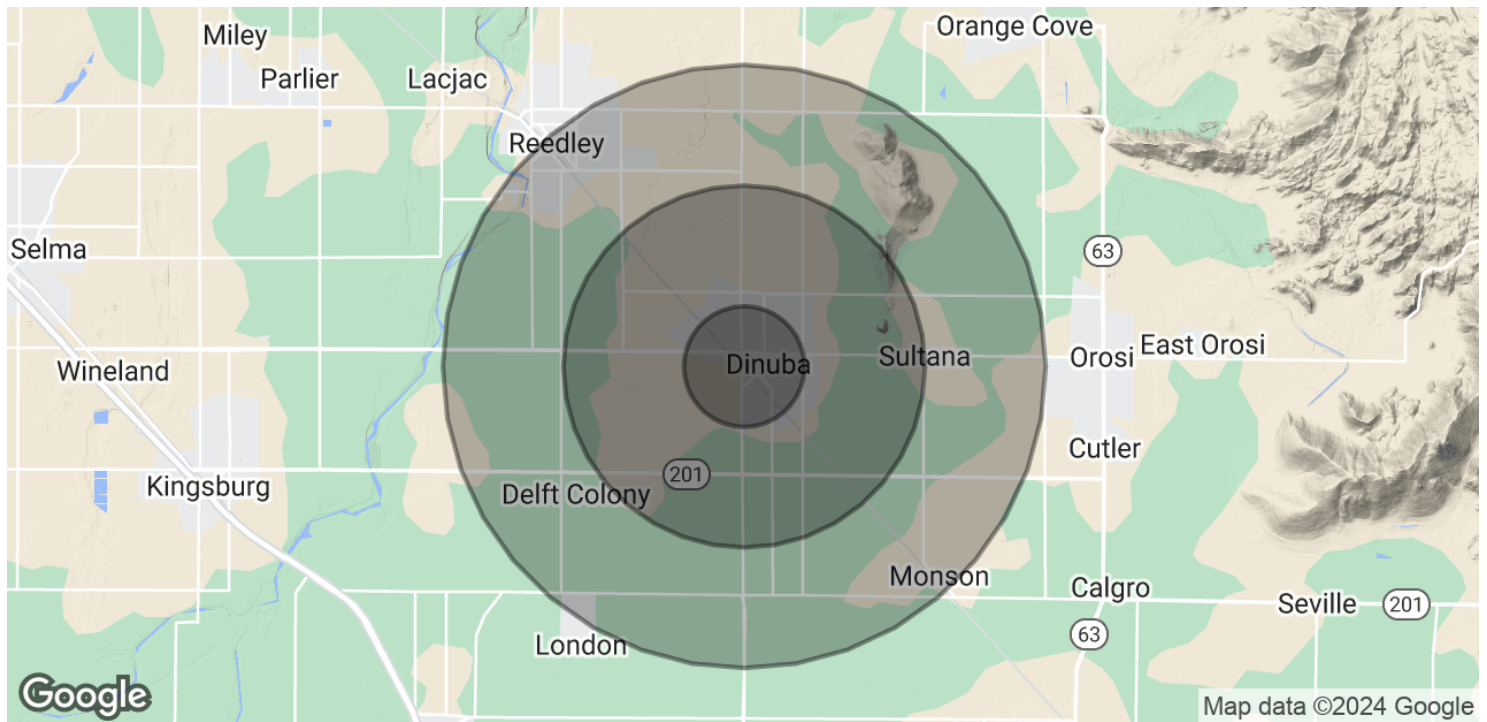
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,771	27,945	51,695
Average Age	27.2	28.1	29.7
Average Age (Male)	25.9	26.3	28.0
Average Age (Female)	28.8	29.5	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,532	7,590	14,229
# of Persons per HH	3.6	3.7	3.6
Average HH Income	\$53,140	\$62,454	\$61,248
Average House Value	\$181,669	\$207,176	\$207,181
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	86.6%	84.4%	83.2%

\* Demographic data derived from 2020 ACS - US Census

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