

INDUSTRIAL FOR SALE

±8,320 SF OF CLEAR SPAN INDUSTRIAL BUILDINGS ON ±1.15 ACRES

17747 Rd. 24, Madera, CA 93638



Sale Price

\$875,000

PROPERTY HIGHLIGHTS

- Clear Span Industrial Buildings: ±8,320 on ±1.15 AC
- (2) ±4K SF Buildings w/ ±320 SF Office + Fenced Yard
- Ready For Immediate Occupancy | Easy CA-99 Access
- Clean Industrial Space Located in Madera, CA
- Insulated w/ Skylights Throughout | Clear Height 16'
- Excellent Access To Hwy 99 Less Than 1 Minute Away
- Flexible Zoning | Water & Air Lines Throughout
- Fully Fenced | Outside Lights, Security Cameras & Concrete Apron
- New 560' Well | Septic & RV Dump | Well Lit Exterior
- Each Building is Separately Metered w/ 200 Amp Panels
- Close Proximity to Major Traffic Generators

OFFERING SUMMARY

Building Size:	8,320 SF
Office Space:	±320 SF
Roll Up Doors:	(7) 14x12
Lot Size:	1.15 Acres
Power:	400 Amps
Zoning:	IL - Industrial
Market:	Fresno
Submarket:	Madera
Cross Streets:	Rd 24 & Tropical Dr
Clear Height:	16'
APN:	032-571-011

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7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

(2) insulated clear-span freestanding industrial buildings totaling ±8,320 SF on a fully fenced 1.15 AC lot (140' x 325').

West building of ±4,320 SF includes a ±320 SF office and ±4,000 SF (40' x 100') warehouse with (3) 12' x 14' rollup doors. Move-in ready deal with an oversized concrete apron opens into a 140' x 140' yard.

East building of ±4,000 SF (40' x 100') includes (4) 12' x 14' rollup doors and is split into (3) separate spaces with great leasing potential. The one 2,000 SF unit has (2) rollup doors and the two 1,000 SF units has (1) rollup door each. Each unit has access to a common restroom and a concrete apron opening into a 90' x 135' gravel yard connected.

Served by a 560' deep well, septic, & RV dump, fully fenced yard, ample exterior lights, security cameras, skylights, & 16' clear height. Near CA-99 and Ave 18 1/2 creating convenient HWY access. Flexible Zoning allows for many uses.

LOCATION DESCRIPTION

Located @ Rd 24 & Tropical Dr, north of Golden State Hwy, South of Tropical Dr, East of Rd 24 and West of Baldwin St. The community is located in the San Joaquin Valley between Fresno & Chowchilla. Madera is near Bass Lake, Oakhurst, and Coarsegold that all offer beautiful views, tours, and trails. Nearby tenants include McDonalds, Chase, Wells Fargo, Bank of America, Starbucks, Arby's, Subway, Taco Bell, Denny's, Wendy's, Dunkin Donuts, Cricket, and many others!

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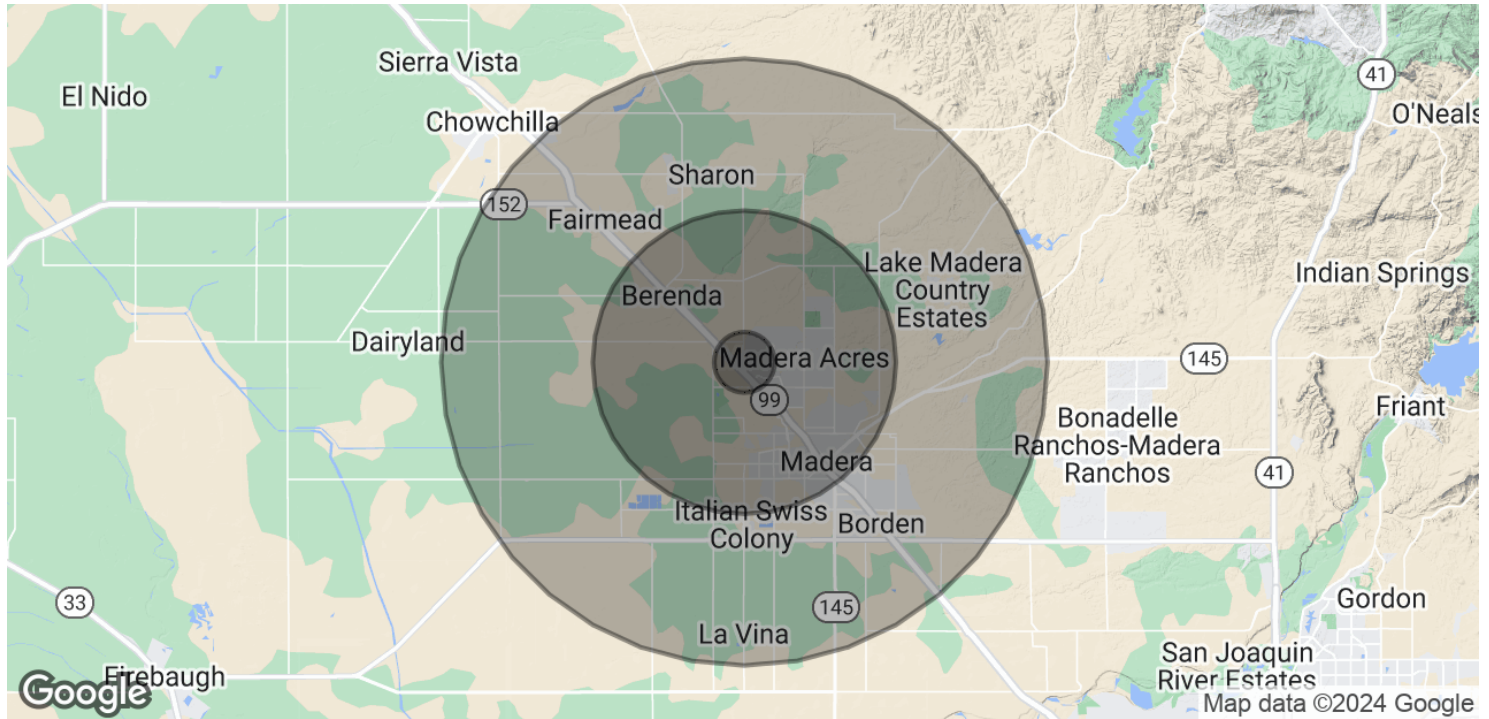
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	898	64,493	99,726
Average Age	34.3	31.6	31.6
Average Age (Male)	35.8	30.7	31.6
Average Age (Female)	33.0	32.9	32.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	282	18,494	26,517
# of Persons per HH	3.2	3.5	3.8
Average HH Income	\$80,508	\$63,736	\$65,587
Average House Value	\$276,966	\$220,587	\$234,200
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	77.4%	77.0%	73.7%

* Demographic data derived from 2020 ACS - US Census

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