



2300 W INDUSTRIAL AVE

MADERA, CA

FOR SALE | ±268,100 SF INDUSTRIAL MANUFACTURING FACILITY ON ±21.5 ACRES



PROPERTY HIGHLIGHTS

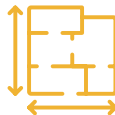
Positioned in Madera's established industrial corridor, **2300 W Industrial Ave** delivers a rare combination of scale, infrastructure, and specialized improvements tailored for advanced manufacturing and heavy assembly users. The property offers immediate functionality with extensive crane capacity, robust power, and rail access, making it ideally suited for users seeking operational efficiency without redevelopment timelines.



±190,100 SF
MANUFACTURING /
ASSEMBLY



±21,000 SF
WAREHOUSE AREA



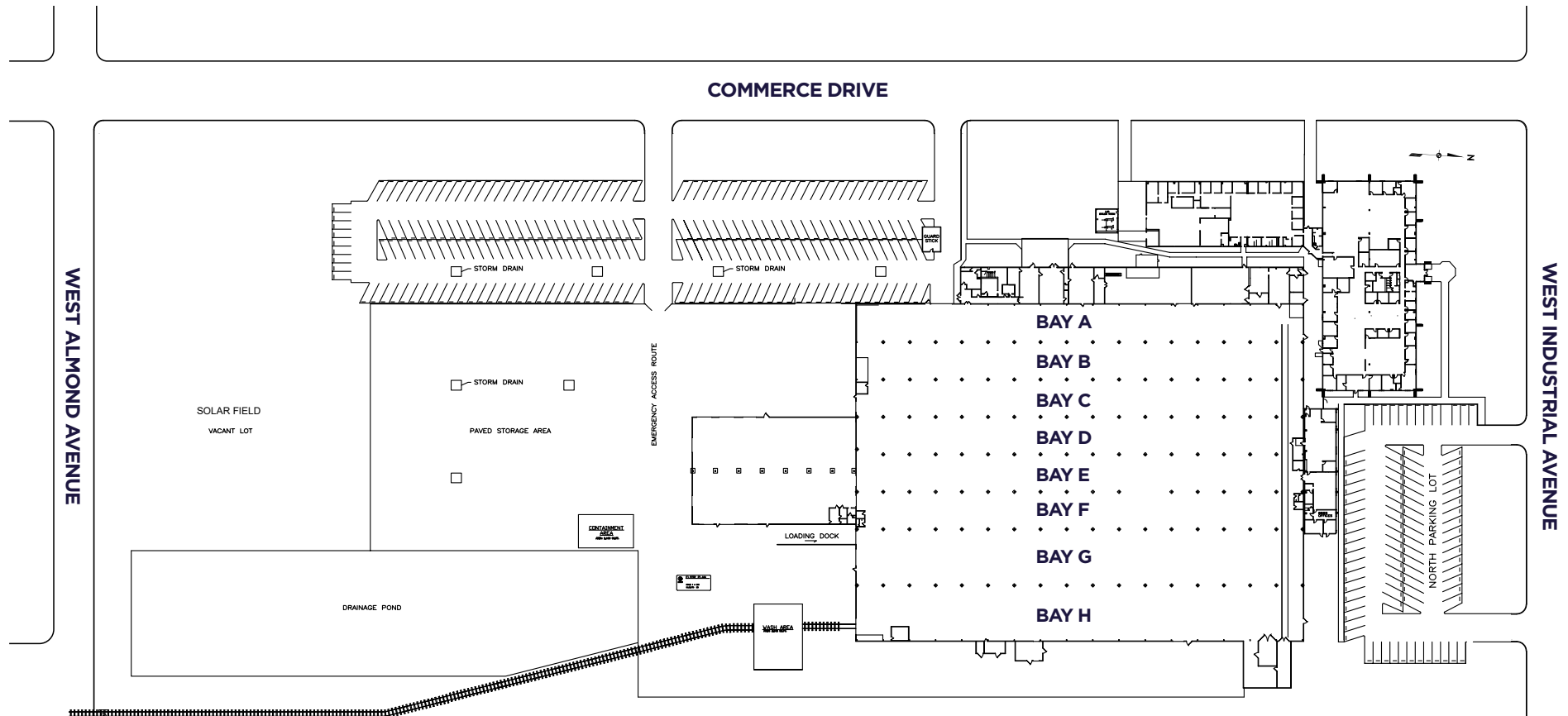
±57,000 SF
OFFICE / LAB AREA

±268,100 SF TOTAL BUILDING AREA ON ±21.5 ACRES



- Clear height: 35'-45' (±23' under crane hook)
- Column spacing: ±50'
- Rail Served by UPRR
- Heavy Power: Two 3,000 amp/277/480v main service panels
- Solar power generation system
- 3 oversized grade-level doors (20'x20')
- On-site stormwater retention
- Industrial Park zoning city of Madera
- Built for metal fabrication & heavy manufacturing
- Compressed air throughout
- Sanitary Sewer and Water - City of Madera

SITE PLAN



CRANE SERVED BAYS
8 BAYS TOTAL

BAY A - (3) 15 TON
BAY B - (4) 15 TON
BAY C - NO CRANE

BAY D - NO CRANE
BAY E - NO CRANE
BAY F - (1) 5 TON

BAY G - (2) 5 TON
BAY H - (2) 5 TON

AERIAL



COMMERCE DR

WEST ALMOND AVE

W INDUSTRIAL AVE

Property line is approximate

FACILITY DESIGN

The facility is currently configured to support full-cycle manufacturing, from fabrication and machining to assembly, finishing, and distribution.

FACILITY COMPONENTS

Machining Shop

Fabrication Shop

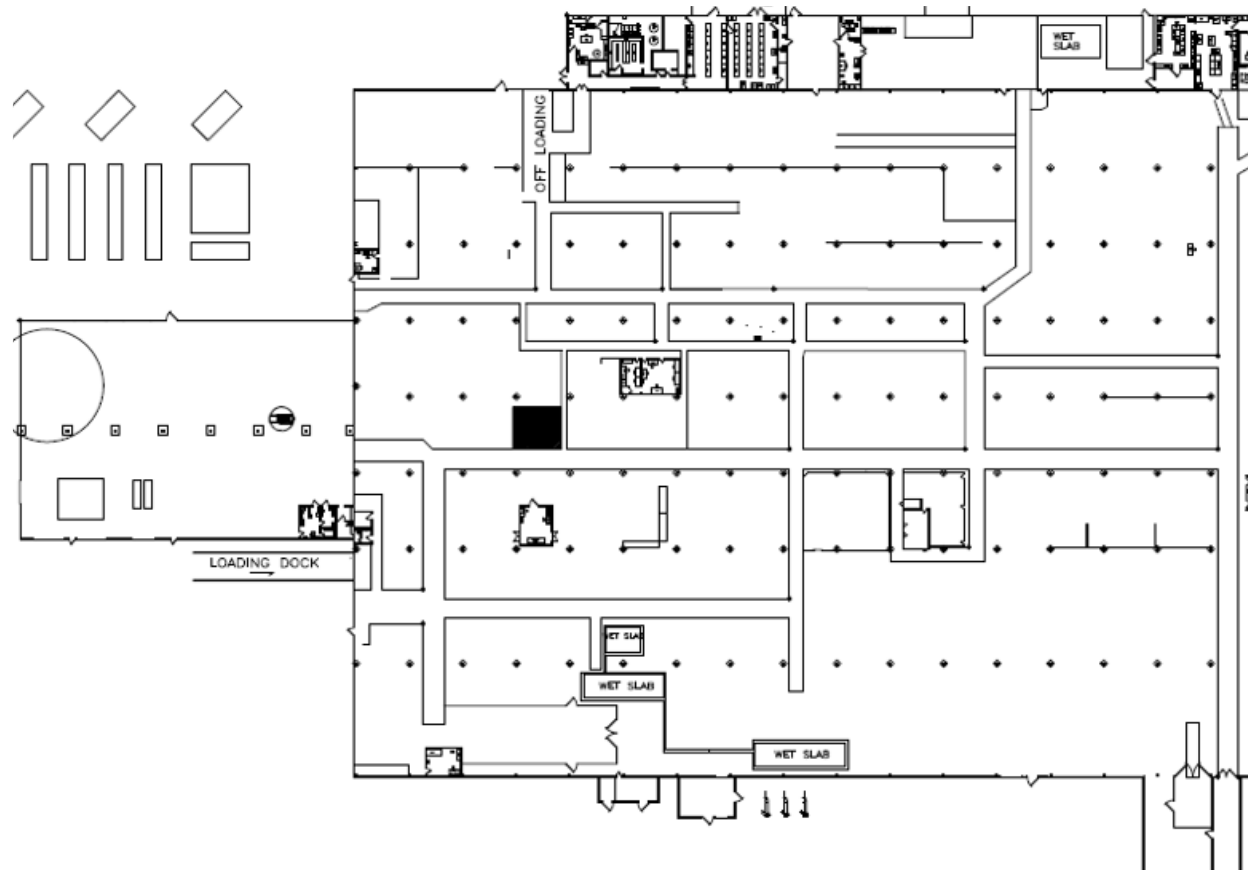
Assembly & Finishing Shop

Parts Warehouse

Food Lab + Specialized Areas

Paint Booth

CURRENT FACILITY DESIGN



PHOTOS



AMENITIES MAP



Located in Madera, CA, the property benefits from proximity to Highway 99 and Central Valley distribution corridors, enabling efficient regional and statewide logistics.

LOCATION HIGHLIGHTS

- Close proximity to CA-99
- Central location between Fresno & Merced
- Established Industrial Market
- Access to skilled labor base

DINING

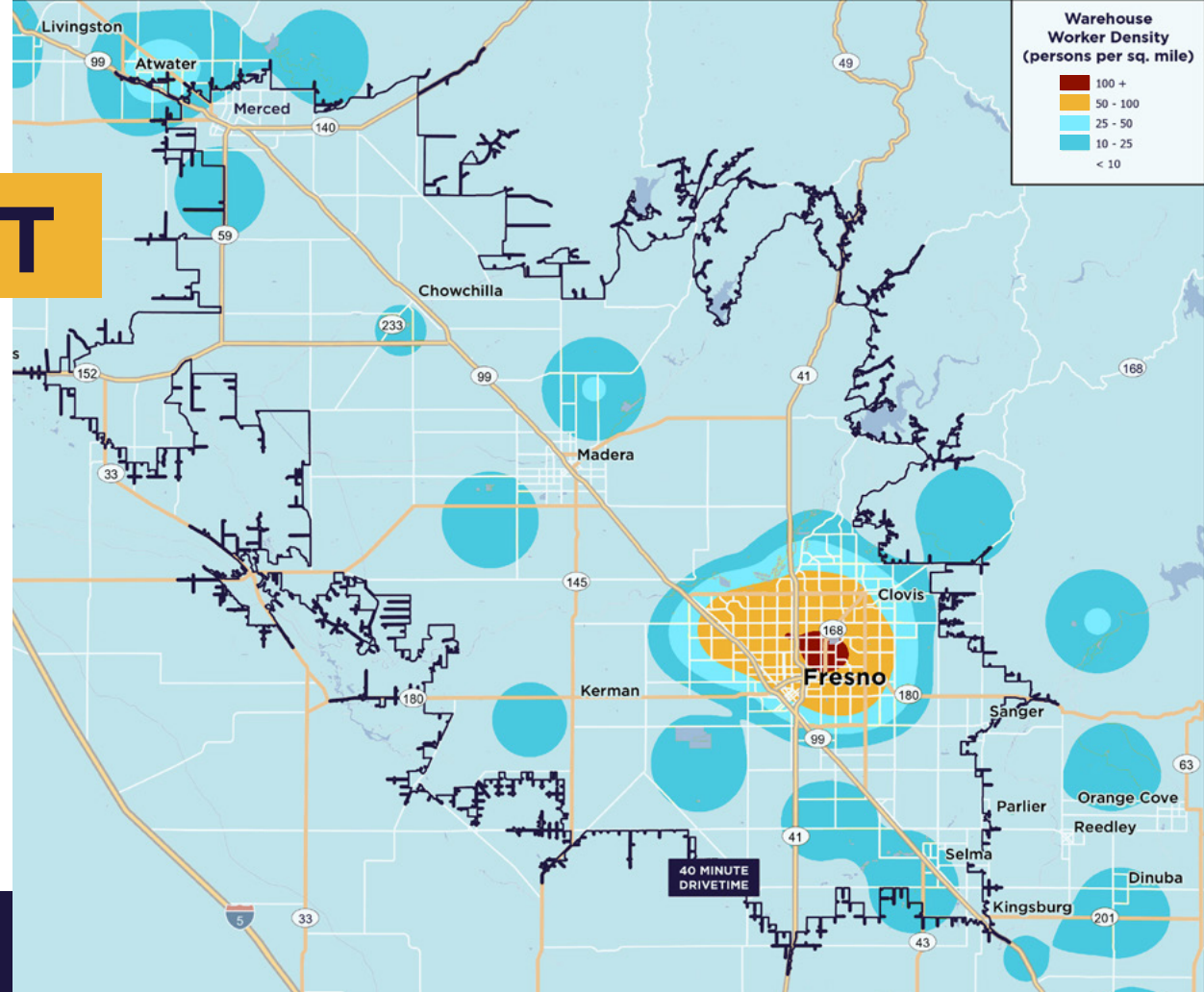
Black Bear Diner
 Burrito King Mexican Restaurant
 California Grill
 Carniceria Y Taqueria
 Cheles Taco & Grill
 Corner Grill
 Diccicos Italian Restaurant
 Diccico's Pizzeria
 Downtown Buffet
 El Patron Autentica Birria Y Comida Mexicana
 Fastway Chicken
 La Casa De Guacamole
 La Flor Oaxaquea LLC
 Liu's Village Chinese Restaurant
 Maria's Burger Bar
 Mejia Taco Shop
 Pedro's Pizza Y Panaderia
 Pho'dera
 Pita House
 Pizza Guys
 Rangla Punjab Indian Grocery & Kitchen
 Round Table Pizza
 Santo Taco
 The Vineyard Restaurant

RETAIL

CVS Pharmacy
 Del Valle Food
 DG Market
 Dollar General
 Dollar Tree
 Evans Feed & Livestock Supply
 Fastway Market
 General Builders Supply Co
 Madera Glass & Mirror Co
 Marlon
 Pete's Sport Shop
 Prime Time Nutrition
 S & J Lumber Inc
 Save Mart
 Sherwin-Williams
 Valley Feed
 Walgreens

LABOR MARKET

Positioned within a dense and expanding labor pool, 2300 W Industrial offers strategic access to a highly concentrated base of warehouse workers within a 40-minute commute. Supported by strong regional employment fundamentals and a growing workforce, the site provides an ideal environment for efficient staffing, scalability, and long-term operational success.



POPULATION

BLUE COLLAR WORKERS

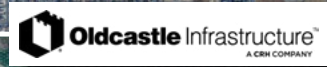
	40 MIN DRIVETIME	% CHANGE	WITHIN 10 MILES	% WITHIN 10 MILES	40 MIN DRIVETIME	SUPPL/ DEMAND	JOB	% CHANGE	WITHIN 10 MILES	UNEMPLOYMENT RATE	TOTAL	% HOUSEHOLDS EARNING < \$35K/YR
SITE @ MADERA	1,100,255	0.34	98,901	9	103,571	-3,666	99,905	5.0	12,854	8	39,528	0.248
SACRAMENTO	2,403,386	0.49	936,032	39	200,946	4,959	205,905	5.0	92,657	5.3	63,614	16.8
FRESNO	1,264,037	0.31	712,038	56	105,062	8,691	113,753	4.0	79,353	4.7	43,566	22.9
PATTERSON	742,410	0.47	38,256	5	80,961	-4,699	76,262	3.0	283	6.6	23,942	16
FAIRFIELD	1,321,997	0.15	252,439	19	24,836	-7,812	17,024	4.0	24,836	4.9	34,112	14.5
VACAVILLE	1,307,784	0.29	245,155	19	24,836	-7,812	17,024	4.0	22,089	4.7	33,071	14.9
USA	339,887,819	0.42	NA	NA	39,768,110	1	39,768,111	4.0	NA	4.3	7,559,402	20.4

CORPORATE NEIGHBORS MAP



2300 W INDUSTRIAL AVE

MADERA



DRIVE TIME MAP



DRIVING DISTANCE

MODESTO	72 MI
SACRAMENTO	147 MI
OAKLAND	158 MI
SAN JOSE	127 MI
SAN FRANCISCO	169 MI
FRESNO	23 MI
CARSON CITY	228 MI
BAKERSFIELD	131 MI
LOS ANGELES	241 MI

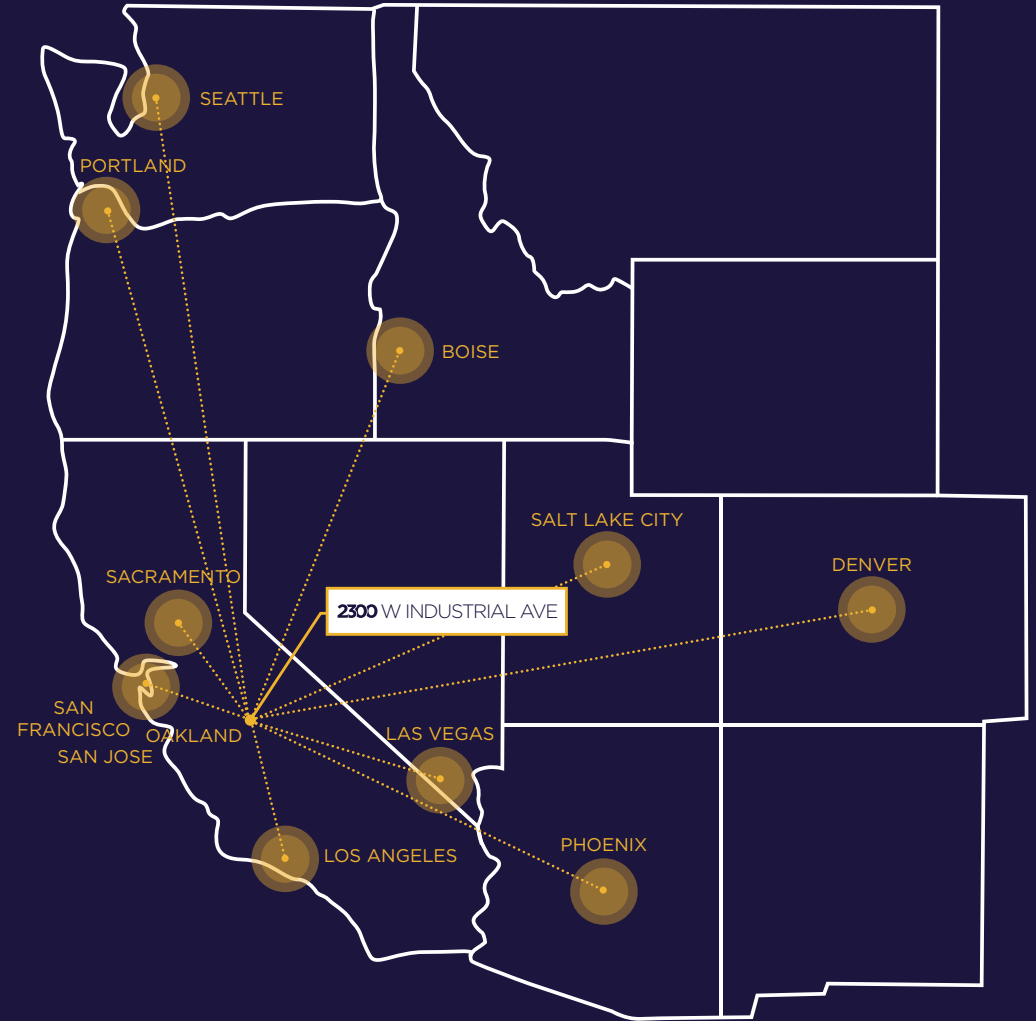
MAJOR MARKET DISTANCE

ACCESS TO MARKETS

CITY	MILES	PORTS	MILES
SACRAMENTO	147	STOCKTON	103
OAKLAND	158	OAKLAND	158
SAN JOSE	127	LA/LONG BEACH	263
SAN FRANCISCO	169	PORTLAND	726
FRESNO	23	SEATTLE	899
LOS ANGELES	241		
LAS VEGAS	417		
BOISE	697		
AIRPORTS		MILES	
PORTLAND	726	STOCKTON	97
SALT LAKE CITY	793	OAKLAND	152
PHOENIX	612	SAN JOSE	127
SEATTLE	899	SAN FRANCISCO	161
DENVER	1,163	SACRAMENTO	157

MARKET DELIVERY

LOCAL MARKET (POPULATION)		NATIONAL MARKET (POPULATION)	
3 MILES	12,591	SAME DAY	52,254,011
10 MILES	28,613	NEXT DAY	84,881,212
15 MILES	131,429	TWO-DAY	145,912,987



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MADERA, CA



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