

For Sale: \$695,000

3118 West Ave, Ceres CA 95307



Blank-Slate Industrial Warehouse — Custom Buildout Ready

± 6,000 SF Warehouse | 0.32 AC LOT

To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

Jordan Amarant

DRE # 01911219
209.345.8209 | Jordanamarant@gmail.com

Damien Wilson

DRE # 01965502
209.505.1530 | damienrealtor@gmail.com



Property Overview

PMZ Commercial Real Estate is pleased to bring to market 3118 West Ave, Ceres, CA 95307, a 6,000± sf warehouse building on a 13,939± sf fenced and gated lot.

Building was built in 1985 and is in good condition. Property does not include a restroom or office, but utilities are available at the street for connection and a custom interior buildout can be achieved. Quick access to Hwy 99. Fenced lot provides additional utility for a variety of businesses.

Zoned M-1 Light Industrial, allowing for a variety of uses. Well suited for warehousing, contractor's yard, distribution, or other industrial uses.

The neighboring 27,006± sf fenced lot at 3102 & 3106 West Ave is also available for purchase, providing additional storage or yard space for the property.

Please check with the City of Ceres planning department for further details on permitted uses. Call listing agent for more details and to arrange a showing.



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Property Facts

BUILDING SIZE
± 6,000 SF

LOT SIZE
0.32 AC

YEAR BUILT
1985

APN
127-028-038

Property Features

± 6,000 SF WAREHOUSE

FENCED 0.32 AC LOT

TWO 16' ROLL UP DOORS

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Aerial Photos



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1

2219 Hackett Rd | 10,000 SF Warehouse | 0.42 AC Lot
Listing Price: \$1,500,000

2

3115 Railroad Ave | 5,000 SF Warehouse | 5,000 SF Warehouse/Retail Space
1.07 AC Lot | Listing Price: \$1,850,000

3

3102 West Ave & 3106 West Ave | 0.691 AC Fenced Lot
Listing Price: \$200,000

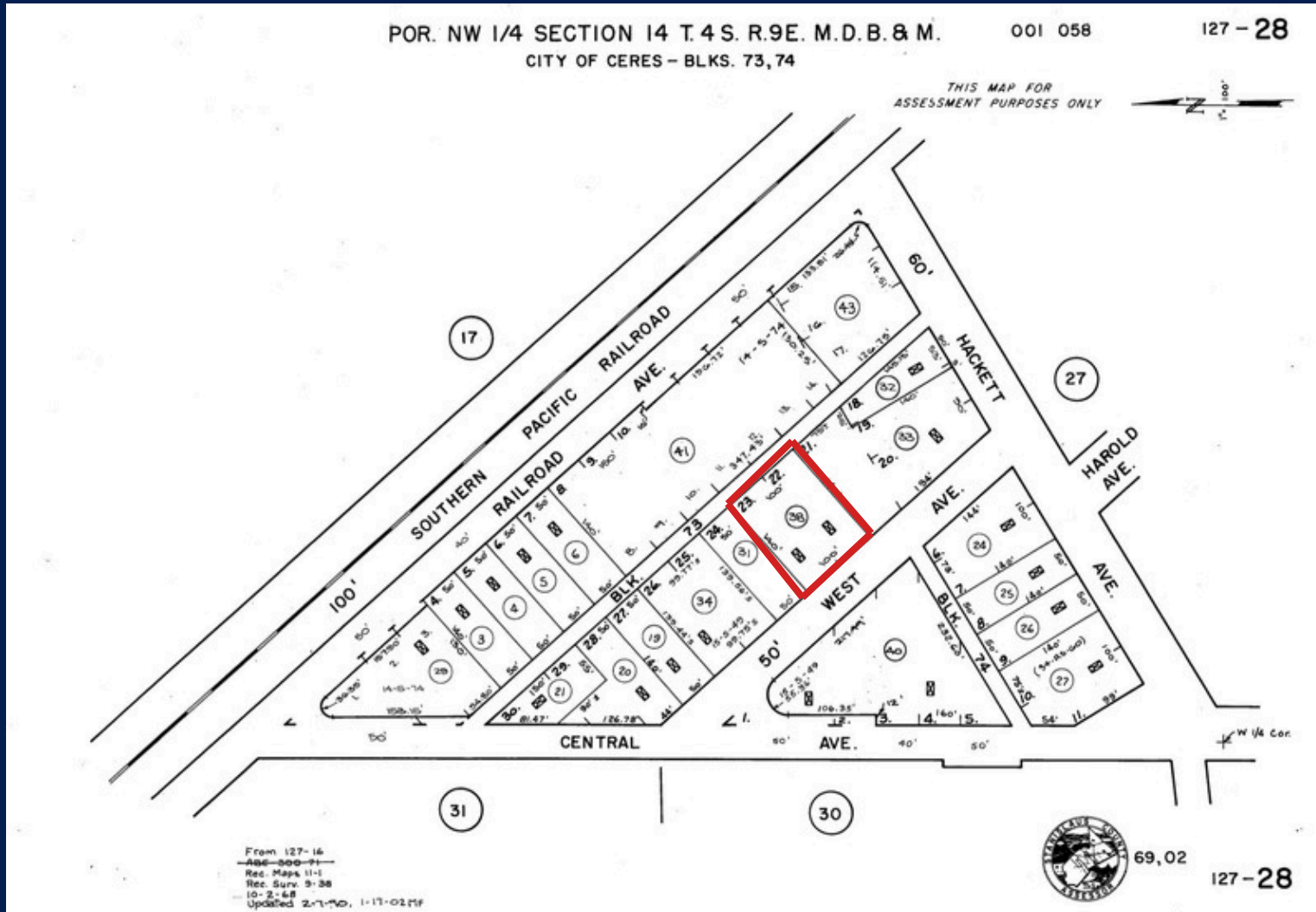
4

3118 West Ave | 6,000 SF Warehouse
0.32 AC Lot | Listing Price: \$695,000

5

3119 West Ave | 2,400 SF Warehouse | 0.70 AC Lot
Listing Price: \$685,000

Parcel Map



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