

# For Sale: \$685,000

## 3119 West Ave, Ceres CA 95307



### Light Industrial Yard & Warehouse — Fenced and Secured

± 2,400 SF Warehouse | 0.70 AC FENCED LOT

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

[PMZCommercial.com](http://PMZCommercial.com)

**Jordan Amarant**

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# Property Overview

PMZ Commercial Real Estate is pleased to bring to market 3119 West Ave, Ceres, CA 95307, a 2,400± sf warehouse building on West Ave in Ceres on a 30,491± sf fenced lot. Property features one restroom and was built in 1981. Building is in fair condition.

Quick access to Hwy 99. Large 0.70± AC 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**  
**± 2,400 SF**

**LOT SIZE**  
**0.70 AC**

**YEAR BUILT**  
**1981**

**APN**  
**127-028-040**

# Property Features

**± 2,400 SF WAREHOUSE**

**FENCED AND SECURED 0.70 AC LOT**

**TWO ROLL UP DOORS**

**RESTROOM**

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# Location

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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

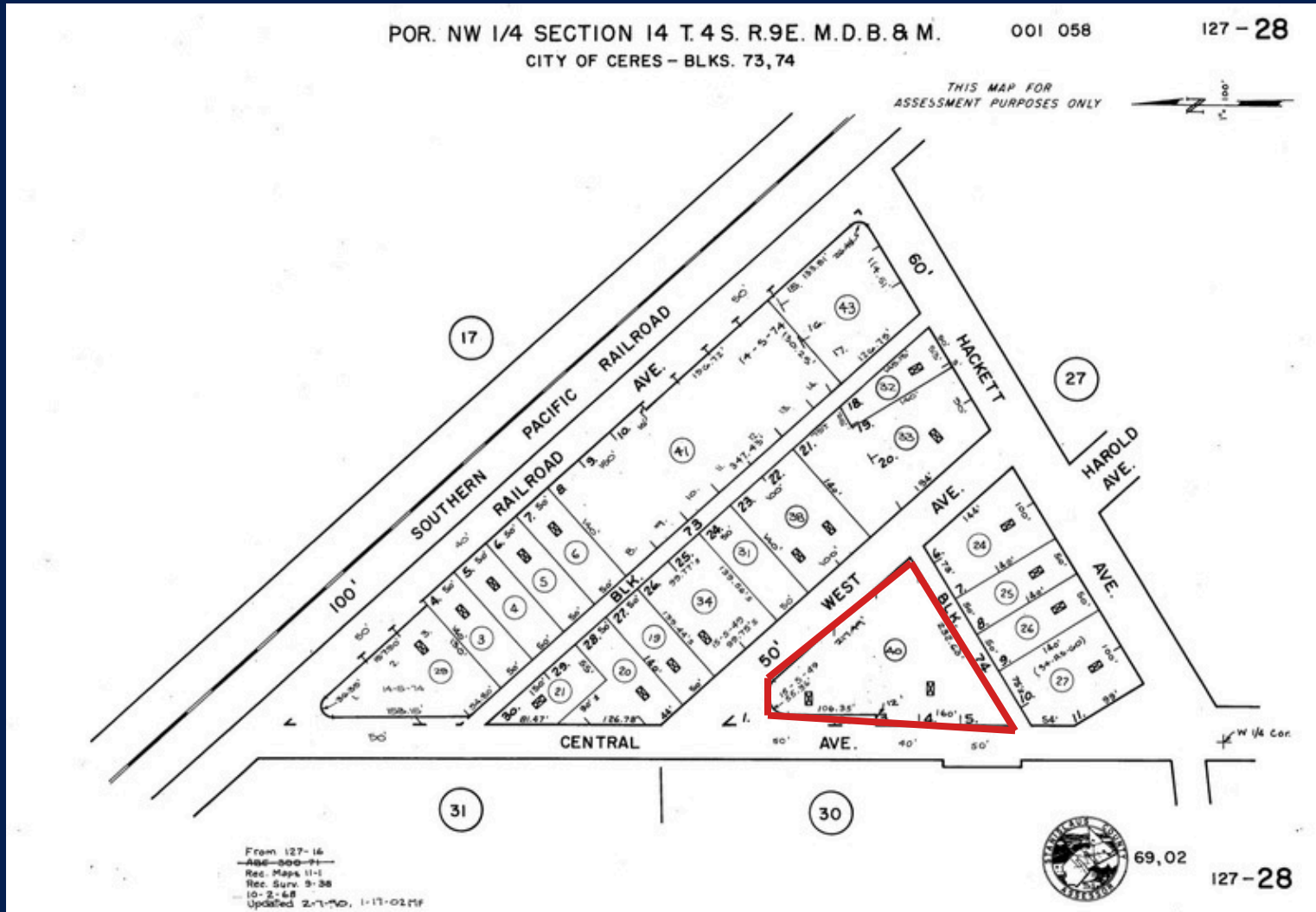
**4**

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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