



Reduced Lease Rate!

For Lease
Warehouse / Yard / Rail

31992 Hwy 46 | McFarland, CA 93250

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Property Information

Located at the key interchange of Freeway 99 and Highway 46, this site offers excellent logistical access and high visibility with direct frontage along Freeway 99. The property includes a large, fenced yard ideal for equipment storage or truck maneuvering. On-site improvements feature a 26,000 SF of office/warehouse space in the main building and approximately 12 acres of industrial outdoor storage. The site is rail-served by Union Pacific with two dedicated 550' rail spurs, supporting efficient freight handling and distribution operations.

Available:

Main Building Office/Warehouse & Loading Docks:

+/- 26,045 SF \$0.85/SF \$0.55/SF Industrial Gross

**Building and yard are divisible*

Industrial Outdoor Storage

+/- 12 Acres \$1,500/AC/Mo. \$1,000/AC/Mo. Industrial Gross

Highlights:

- Flexible Term
- Metal and brick construction
- Freeway 99 frontage and exposure
- Zoned: M-1 PD FSP (Light Industrial)
- Clear height: 13' - 18'
- Seven (7) dock loading positions
- Updated lighting.
- Two (2) 550' rail spurs (Union Pacific) serving property from the adjacent Union Pacific property
- Utilities
 - Water: Private Well
 - Sewer: Septic
 - Electric: 240/480 volt, 400 amp



Site Plan

Site 1

Main Building Office/Warehouse & Loading Docks:

+/- 26,045 SF \$0.85/SF \$0.55/SF Industrial Gross

**Building and yard are divisible*

Site 3

Industrial Outdoor Storage

+/- 12 Acres \$1,500/ac.mo \$1,000/AC/Mo. Industrial Gross



Water
Private Well



Sewer
Septic

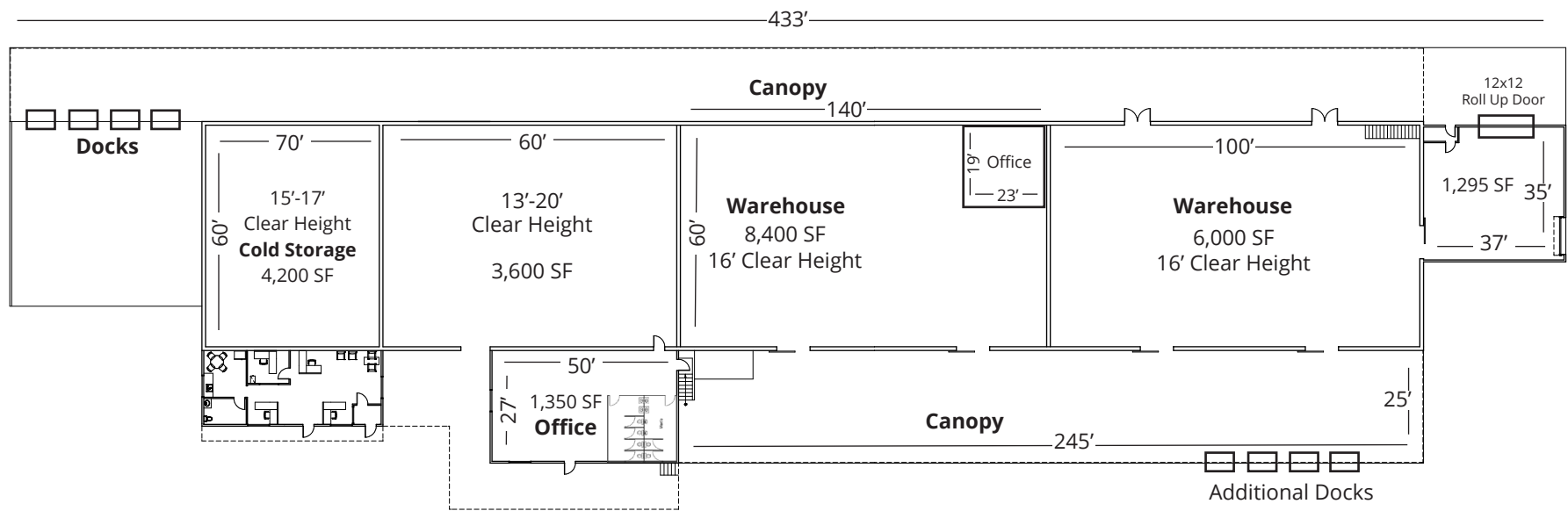


Electric
240/400 volt, 400 amp

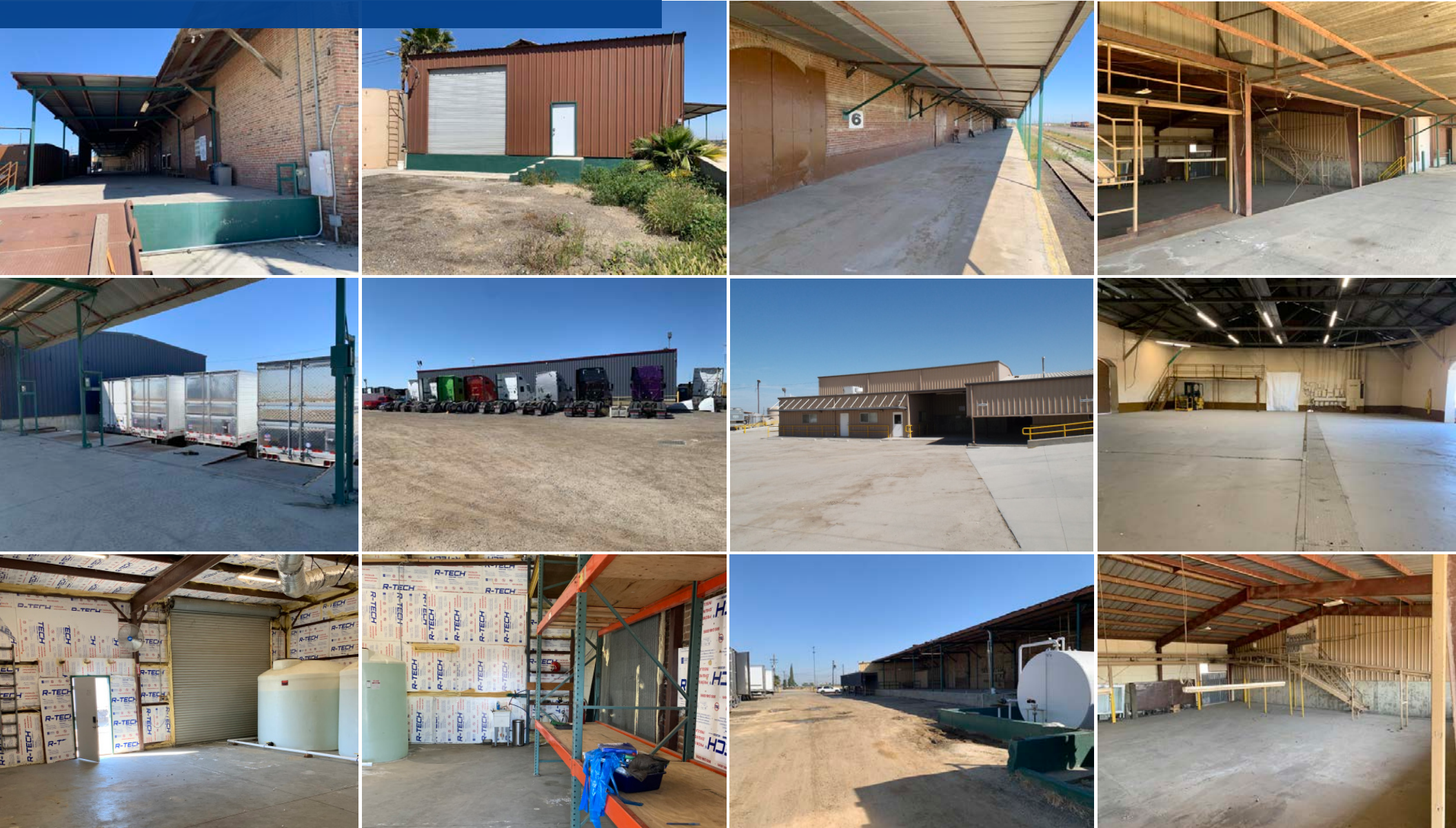
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Floor Plan



Property Photos



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Location Map



— Roads — Drive Time

— BSNF Railroad — Union Pacific Railroad — Roads — Drive Time



Population
 1 Mile: 13
 3 Mile: 52
 5 Mile: 2,081



Daytime Population
 1 Mile: 43
 3 Mile: 488
 5 Mile: 2,476



Median Age
 1 Mile: 32.5
 3 Mile: 29.5
 5 Mile: 27.8



Businesses
 1 Mile: 4
 3 Mile: 18
 5 Mile: 54



Average HH Income
 1 Mile: \$70,599
 3 Mile: \$70,597
 5 Mile: \$79,267



Households
 1 Mile: 3
 3 Mile: 10
 5 Mile: 471

Aerial



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