

Industrial Property For Sale – Motivated Seller

9840 Cody Street, Coalinga, CA 93210



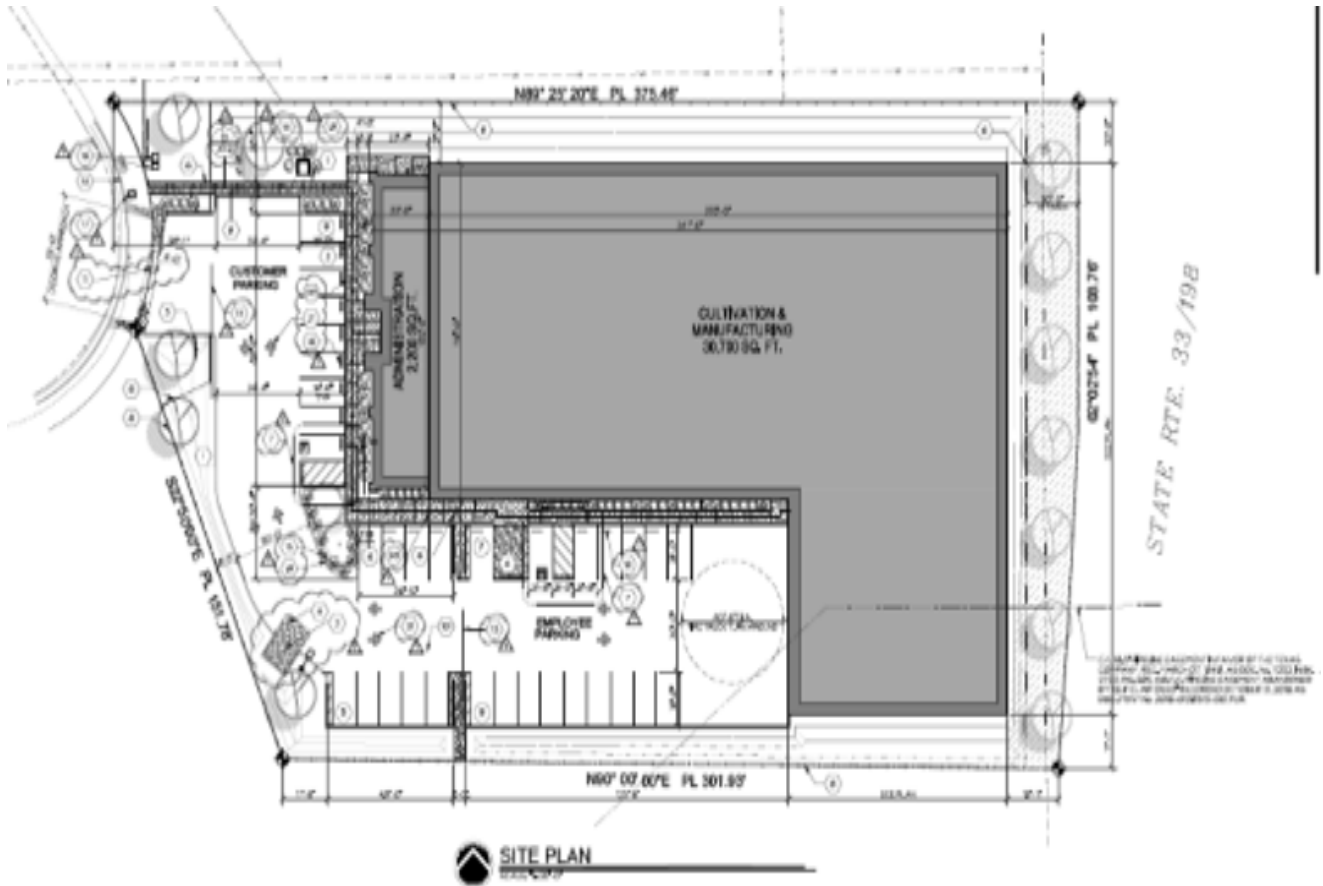
- +/- 33,450 sf prefab metal building on +/- 1.6 acres of lot area (Buyer to verify)
- Adjacent property (9800 Cody) same Owner, also for sale – can be combined to create location of approx. 6.3 acres + additional warehouse & office area
- Located in zoning area open to a variety of industrial & commercial uses
- Ideal for equipment sales or rentals, agriculture industry, cannabis, transportation, warehousing, storage, or, perhaps, alternative energy or data center with all approvals!
- Owner open to all deals
- Flexible metal warehouse that can accommodate a variety of users
- Up to 4,000 amps available via PGE (to be verified)
- Utilities available or stubbed to site, needs additional PGE power connections
- Up to 20-foot clear height
- Oversized ground level roll up doors
- Business friendly City of Coalinga ready to assist



Jason W. Cox, CCIM, Broker (lic#01201316)

562.394.3706 jc@ccrasocal.com ccrasocal.com

Site Plan & Picture



Although we do not doubt this information, CCRA Inc does not warrant or represent its accuracy and strongly suggest those reviewing this property to perform their own independent investigations.