

Multiple Industrial Structures Totaling ±17,806 SF on ±0.86 Acres
Industrial For Sale | 149 N Ashland Ave Lindsay, CA 93247



**CENTRAL CA
COMMERCIAL**

DO NOT BOTHER BUSINESS OR EMPLOYEES, ALL SHOWINGS MUST BE SCHEDULED WITH AGENT

Available



Sale Price

\$1,149,000

OFFERING SUMMARY

Building Size:	±17,806 SF
Lot Size:	±37,500 SF
Price/ SF:	\$64
Zoning:	MXU (Mixed Use)
Market:	Visalia/Porterville
Submarket:	Farmersville/Exeter/Lindsay
Traffic Count:	±23,400 VPD
APN:	205-314-009-000

PROPERTY HIGHLIGHTS

DO NOT BOTHER BUSINESS OR EMPLOYEES
ALL SHOWINGS MUST BE SCHEDULED WITH AGENT

- Multiple Industrial Structures of ±17,806 SF on ±37,500 SF (±0.86 AC) Lot
- (2) Warehouses | (2) Open Structures | (1) Secure Tool Area
- Offices | Restrooms | (5) Ground-Level Roll-Up Doors | ±19,024 SF Fenced Yard
- Shop | Production & Fabrication Areas | Operational Areas
- Enclosed / Covered Work, Equipment & Storage Areas
- Ideal for Fabrication | Production | Assembly | Service | Storage
- Functional Layout | Direct Access from N Ashland Avenue
- MXU (Mixed-Use) Zoning | Residential | Commercial | Industrial Use Potential
- Owner-User | Investment | Development Opportunity
- Near Downtown Lindsay & CA-65 | ±93,981 People Within 10 Miles
- Surrounded by Established Residential & Commercial Uses

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

DO NOT DISTURB TENANTS, BUSINESS OPERATIONS, OR EMPLOYEES. UNDER NO CIRCUMSTANCES SHOULD ANYONE VISIT THE PROPERTY OR DISCUSS THE SALE WITH STAFF. ALL SHOWINGS ARE BY APPOINTMENT ONLY AND MUST BE SCHEDULED THROUGH THE LISTING AGENT.

Multiple industrial structures totaling ±17,806 SF on a ±37,500 SF (±0.86 AC) lot. The property consists of (2) warehouses, (2) open structures, (1) secure tool area, offices, restrooms, and (5) ground-level roll-up doors with a fully fenced yard area and (3) roll/pull gates providing easy access for equipment, vehicles, and storage.

Former fabrication, machining, and steel production facility with multiple separated work areas for production, assembly, service, storage, and other operational uses. Enclosed and covered work areas provide flexibility for equipment, operations, and storage needs. The property offers a functional layout with MXU (Mixed-Use) zoning, providing potential for commercial and industrial uses. Ideal for an owner-user, investment, or development opportunity.

LOCATION DESCRIPTION

The property is located in Lindsay, CA, off W Hermosa St & N Ashland Ave north of W Honolulu Street, west of N Mirage Avenue, east of N Olive Ave, and south of W Hermosa St. The site is positioned near Downtown Lindsay with convenient access to local commercial services, surrounding agricultural operations and major Central Valley transportation routes. CA-65 is approximately 6 miles west, providing connections to Porterville, Visalia, Tulare and the greater Central Valley. Nearby cities & towns include Exeter, Farmersville, Porterville, Tulare, Visalia, Woodlake, & many others!



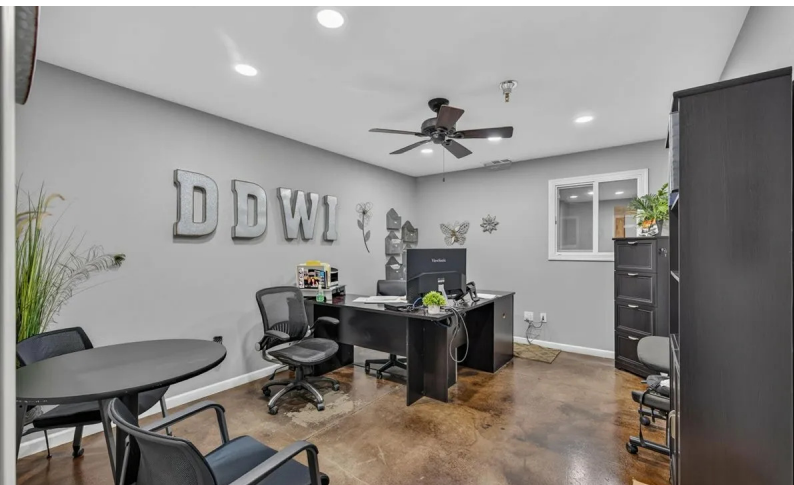
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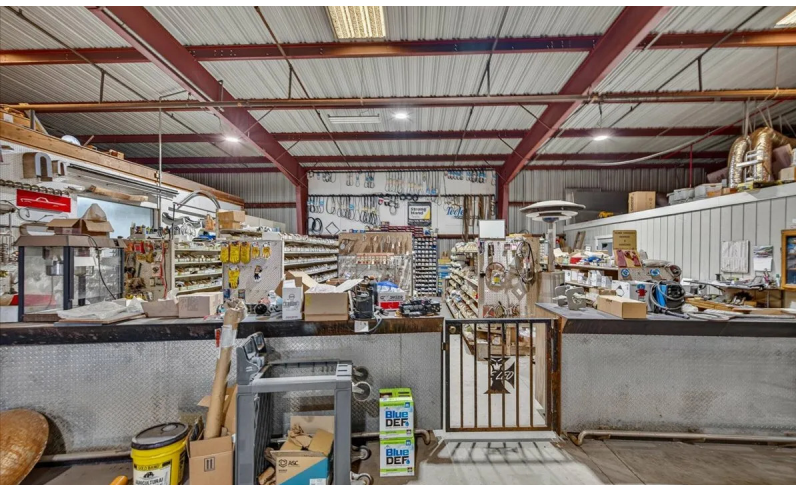
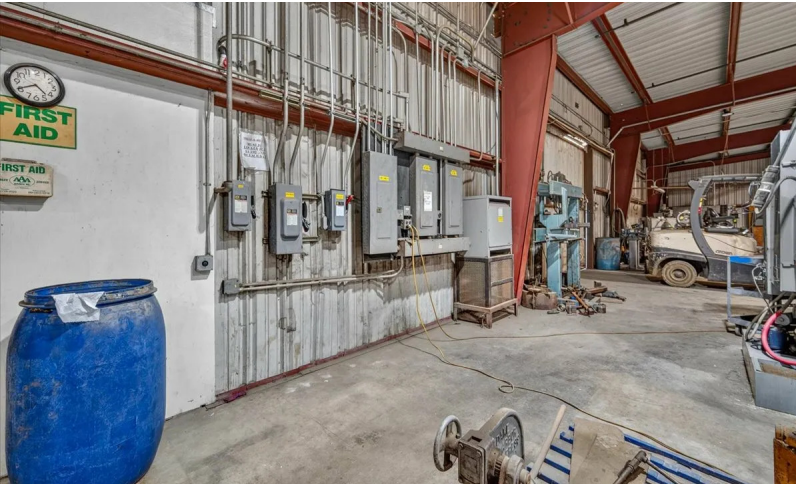
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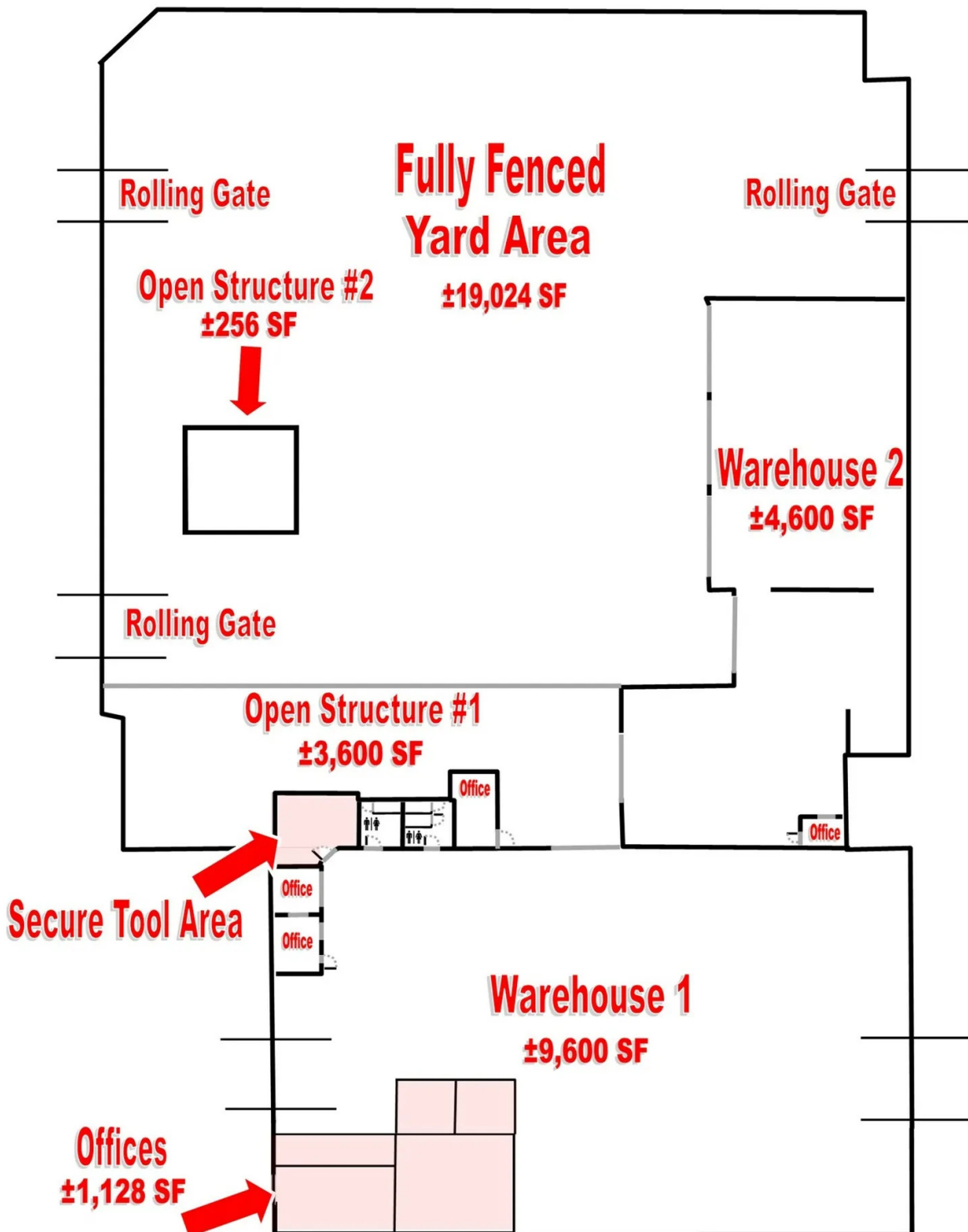
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Map
data
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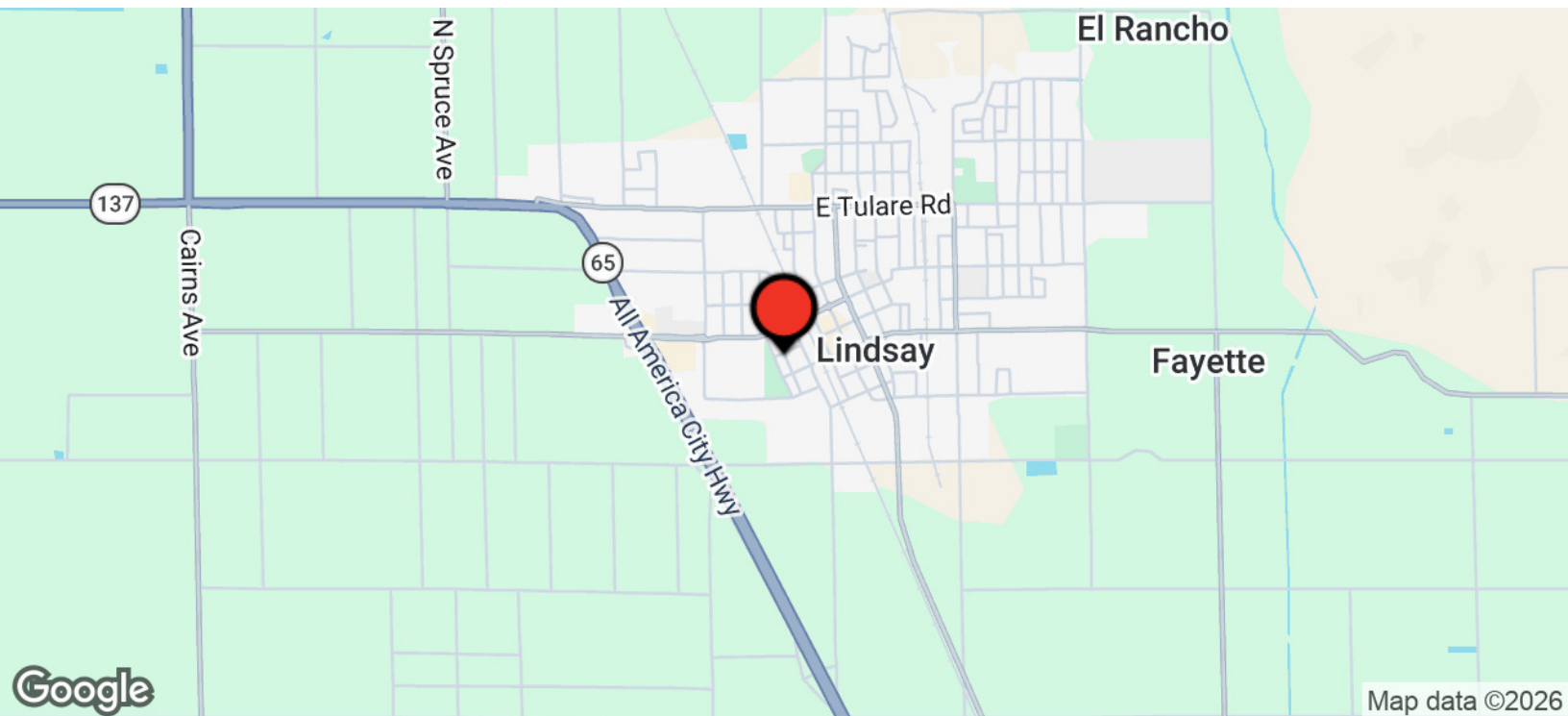
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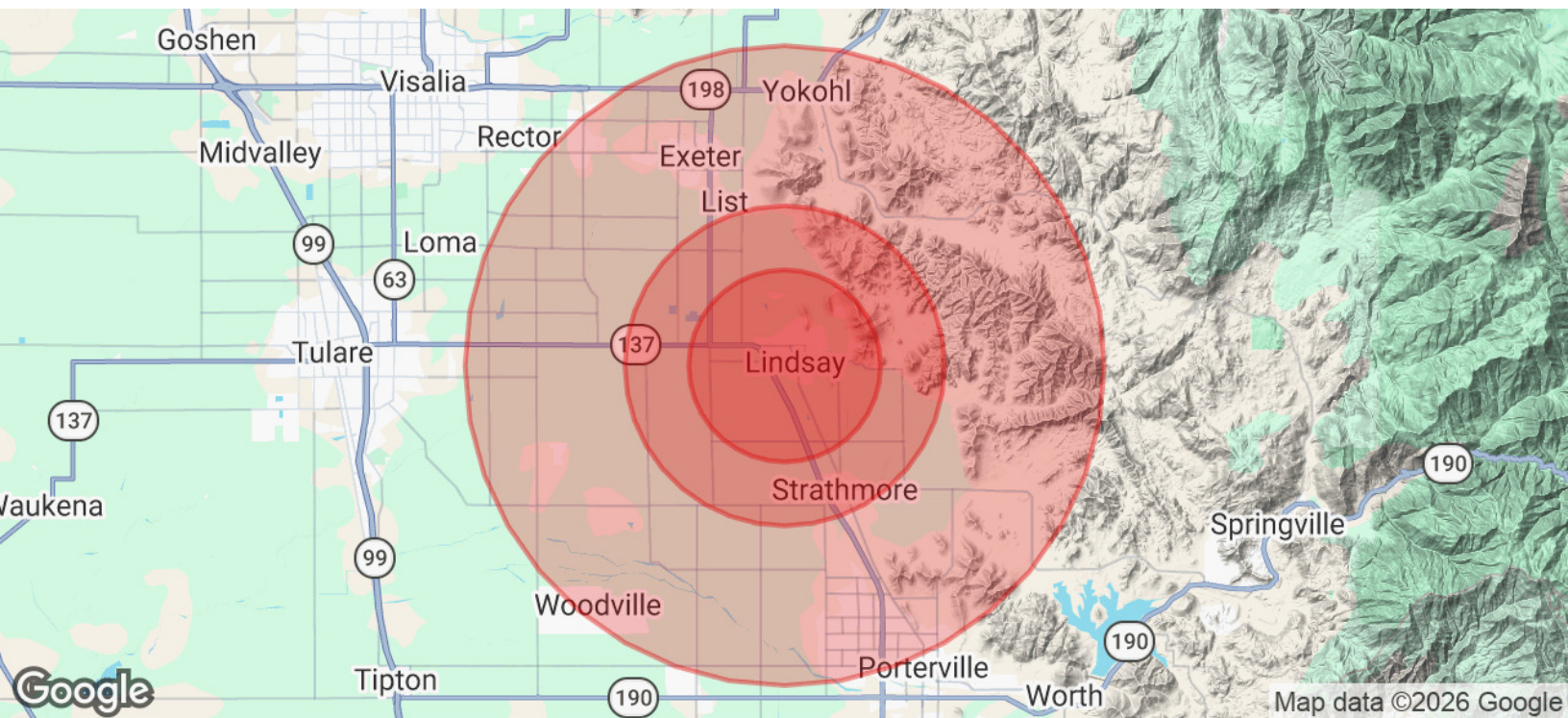
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,989	22,070	93,981
Average Age	31.8	32.1	32.8
Average Age (Male)	30.9	30.5	31.6
Average Age (Female)	36.1	36.4	33.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,645	6,282	28,110
# of Persons per HH	3.4	3.5	3.3
Average HH Income	\$72,854	\$73,251	\$85,718
Average House Value	\$280,424	\$252,359	\$298,994

2023 American Community Survey (ACS)

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