

±21,000 SF on ±18 Acres of Prime Industrial Land in Firebaugh, CA
Land For Sale | 925 M St Firebaugh, CA 93622



**CENTRAL CA
COMMERCIAL**



Sale Price

\$1,935,000

OFFERING SUMMARY

Building Size: ±21,000 SF

Lot Size: ±18 AC

Zoning: M-1: Light Manufacturing

Power: 2,000 AMPS, 3 Phase

Dock High Loading Doors: 3

Market: Fresno

Submarket: W Outlying Fresno County

Traffic Count: ±44,243 VPD

APN: 008-090-39S, 008-090-36, 008-090-37, 008-090-40

PROPERTY HIGHLIGHTS

- ±18 Acres of Vacant Land on Multiple APN's Zoned Light Industrial
- (4) Commercial Buildings Totaling ±21,000 SF | Traffic: ±44,243 VPD
- 2,000 AMPS | 3 Phase Power | (3) Dock High Doors to Building
- High Identity Location | Former Hiller Aircraft Corporation Facility
- Established Helicopter Manufacturing, Repair & Modification History
- Permitted Paint Booth Certified by Air Pollution Control Board
- Light Manufacturing | Warehousing | Storage | Service Commercial
- Prime Land w/ Quick Access to CA-33 | ±0.2 Miles Away
- Strategic M Street Location Near 12th Street & CA-33 Access Ramps
- North & South Bound Traffic Generators Near Highway 33
- Close Proximity To Firebaugh Airport & Rodeo Grounds
- Infill Location Surrounded By Established Businesses & Homes
- Ideal for Aviation | Aerospace | Manufacturing | Agricultural Users
- Rare Owner-User, Investment or Redevelopment Opportunity

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

Industrial property consisting of (4) buildings totaling ±21,000 SF, plus a ±2,560 SF overhang, on ±18 acres. Building 1 is a ±3,600 SF HVAC-equipped warehouse. Building 2 is a ±7,900 SF warehouse with a crane, air lines and water lines. Building 3 is a ±7,700 SF warehouse with a ±2,560 SF overhang, and (3) dock high loading doors to building. Building 4 is a ±1,800 SF office building. Includes 2,000 amps of 3-phase power, LED lighting, a concrete pad, city services and a paint booth permitted and approved by the Air Pollution Control Board.

Formerly occupied by Hiller Aircraft Corporation for helicopter manufacturing, repair and modification. M-1 (Light Industrial) zoning supports light manufacturing, warehousing, storage and service commercial uses. Located along the canal across from Firebaugh Airport and ±0.2 miles from CA-33 access. Highly visible location with nearby highway entrance and exit ramps off 12th Street and quick access to CA-33, providing convenient regional connectivity. Strategically positioned near M Street and 12th Street, with approximately ±44,243 vehicles per day in the surrounding area.

LOCATION DESCRIPTION

Parcel is located on M St, 0.2 mi to CA-33 in Firebaugh, CA just south of N St, west of 10th St, & east of 8th St. Strategically located near the CA State Highway 33 with immediate access to all parts of Firebaugh within minutes. The parcel is located near Firebaugh Airport, the San Joaquin River, Firebaugh Middle & High School, Rodeo Grounds & West Hills College. Firebaugh hosts an annual Cantaloupe Round-Up Festival in the nearby Dunkle Park. The event aims at celebrating the peak harvest of the melon in late July and is an economic boost for local businesses.

Firebaugh is a city in Fresno County, California, United States, on the west side of the San Joaquin River 38 miles west of Fresno. State Route 33 and the San Joaquin Valley Railroad, West Side Subdivision, pass through downtown. A small commercial district features the ubiquitous California Central Valley water tank painted with the city's name.



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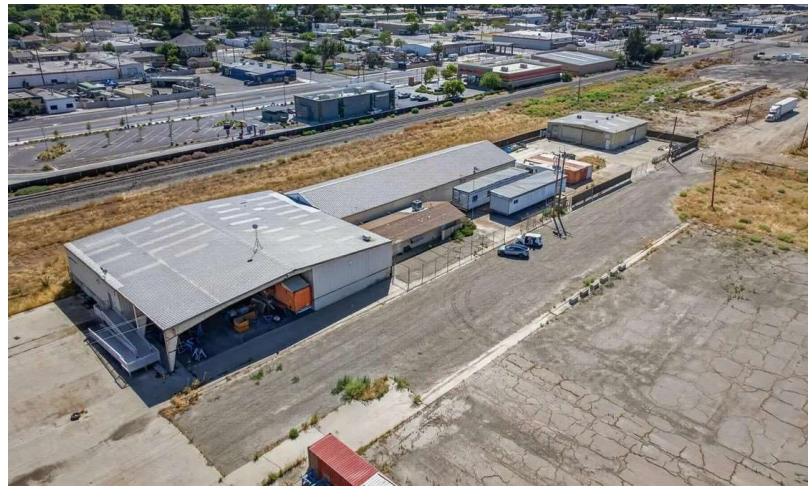
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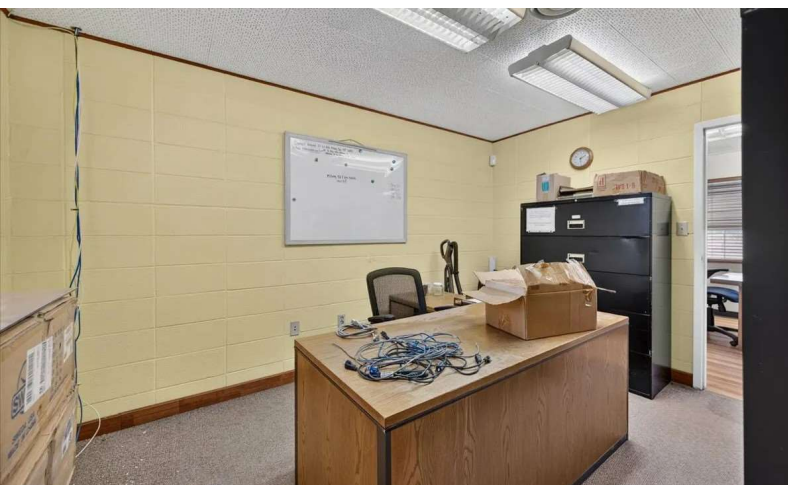
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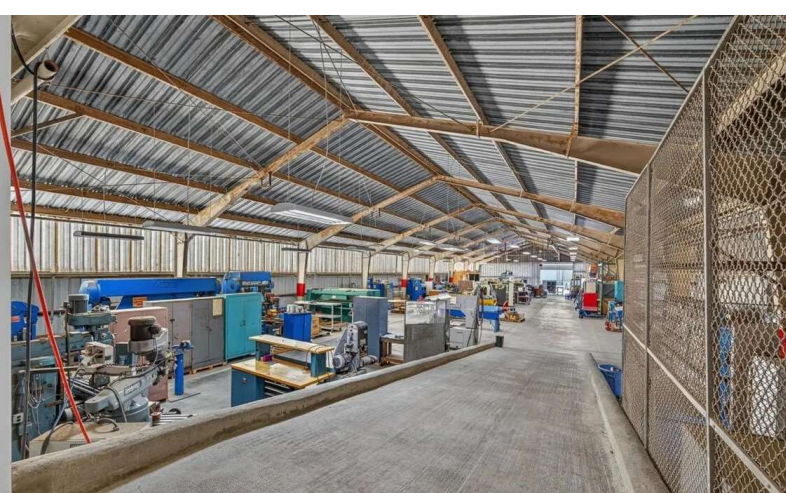
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Building 1: Warehouse | ±3,600 SF | Equipped With HVAC

Building 2: Warehouse | ±7,900 SF | Crane | Airlines | Waterlines

**Building 3: Warehouse | ±7,700 SF | Plus ±2,560 SF Overhang |
(3) Dock High Loading Doors to Building**

Building 4: Office | ±1,800 SF

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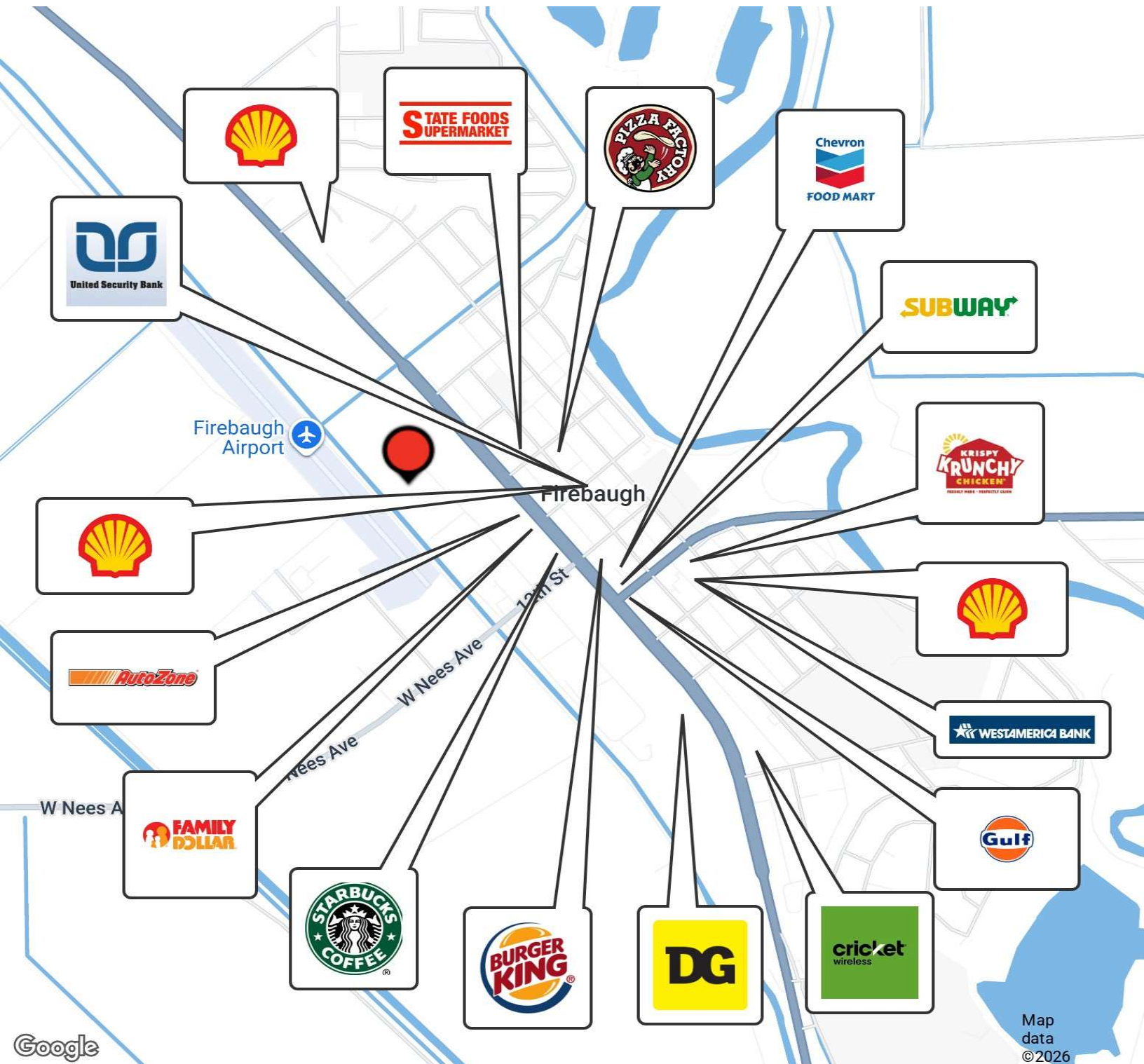
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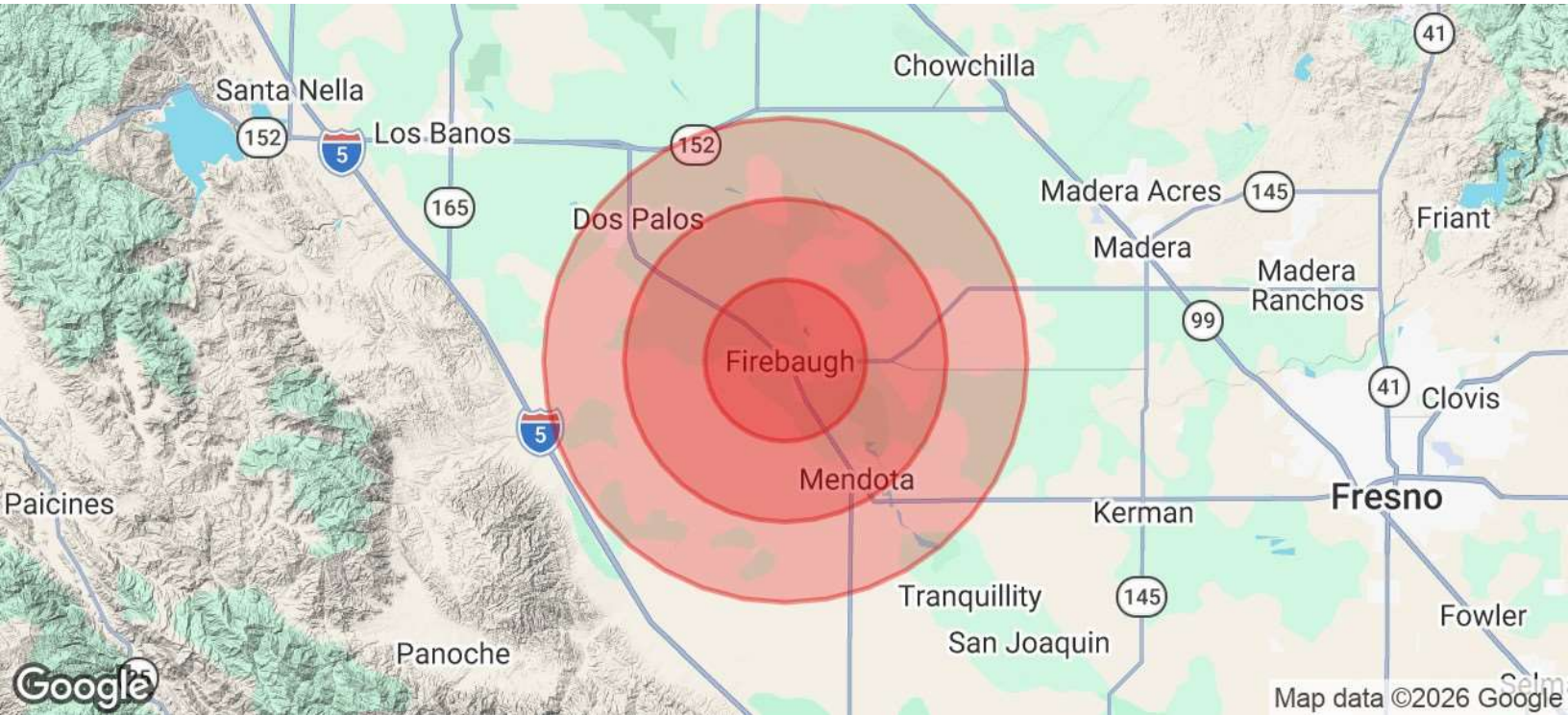
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,920	22,762	33,984
Average Age	30.1	27.5	30.7
Average Age (Male)	27.2	26.2	30.5
Average Age (Female)	34.5	29.9	31.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,869	6,147	9,621
# of Persons per HH	3.5	3.7	3.5
Average HH Income	\$56,276	\$57,010	\$61,676
Average House Value	\$257,311	\$254,977	\$289,113

2023 American Community Survey (ACS)

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