



Industrial Development Land Located Rapidly-Developing Area



Sale Price	\$1,200,000 - \$6,700,000
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OFFERING SUMMARY

Available SF:	±3,142,292 SF
Parcel 2:	±59.345 AC
Parcel 3:	±12.7921 AC
Total Lot Size:	±72.1371 Acres
Zoning:	IL - Industrial Light
Market:	Fresno
Submarket:	Outlying Madera County
Cross Streets:	CA-99 & Ave 20
APN:	029-100-006

PROPERTY HIGHLIGHTS

- ±12.79, ±59, or ±72 Acres of Industrial Development Land
- Parcel 1 is a Proposed Truck Center in Escrow
- Water, Sewer, Power @ Street w/ Gas Transmission Line & AT&T Fiber
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- High Identity Location | Shovel Ready | Expedient County Building Jurisdiction
- Surrounded By Madera's Highest Trafficked Roads & Major Arterials
- Direct Access & Exposure to Upgraded HWY 99 Off/On Ramps
- Ideal for Manufacturing, Warehouse/Distribution, Flex Space, or Terminal
- Optimal Visibility w/ Over ±145,573 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure

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PROPERTY DESCRIPTION

2 parcels totaling ±72.1371 AC (±13.4564 AC & ±59.345 AC) of ideal development land available at the Berenda Industrial Park in Madera, CA. Parcels are available together or separate and the seller is willing to subdivide the parcels. Lot 1 has proposed truck rest/fuel station. Site includes nearby utility improvements (water, power, gas), nearby access from CA-99, and easy access from Fresno, Madera, & Merced counties. Adjacent to a planned Travel Center, site is a prime development opportunity offering existing 12" diam. well on southeast corner (additional well will need be drilled to service site at an estimated depth of 300-400'), main gas transmission line runs along north of property parallel to Union Pacific railway, & Pacific Gas & Electric is installed as well as AT&T Fiber Optics. Site is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along California Golden State Highway 99 (+124,421 AADT; +21,152 Truck AADT) and easy access to the I-5.

LOCATION DESCRIPTION

Strategically located at new interchange of CA State Highway 99 & Avenue 20 1/2 in northwest Madera, CA. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along California Golden State Highway 99 (+124,421 AADT; +21,152 Truck AADT) and easy access to the I-5. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market. These arterial routes connect San Francisco and Los Angeles through the California Central Valley, offering overnight shipping access to most of the state and surrounding hubs of commerce. The site also offers easy access to notable Ports including Stockton (105 miles), Oakland (153 miles), Sacramento (175 miles) and Long Beach (265 miles). Madera is located a 1/2 hour drive from Fresno, with easy access to several major points of commerce. This centralized location offers overnight shipping capabilities to 99% of California.



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OF LOTS 2 | TOTAL LOT SIZE 12.7921 - 72.1371 ACRES | TOTAL LOT PRICE \$1,200,000 - \$6,700,000 |

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Pending	Parcel 1	Industrial	13.457 Acres	\$2,000,000
Available	Parcel 2	Industrial	59.345 Acres	\$5,500,000
Available	Parcel 3	Industrial	12.792 Acres	\$1,200,000
Available	Parcel 2 + 3	Industrial	72.137 Acres	\$6,700,000

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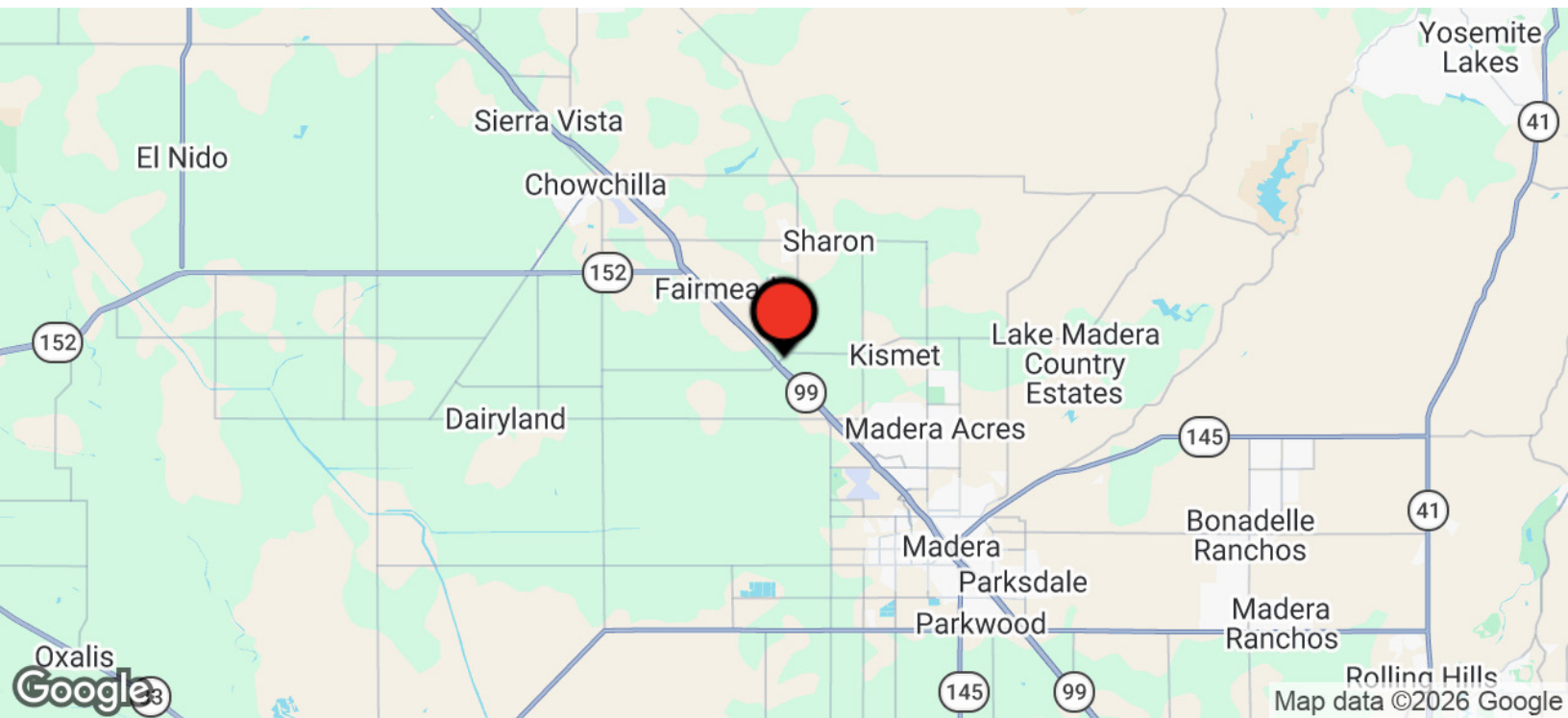
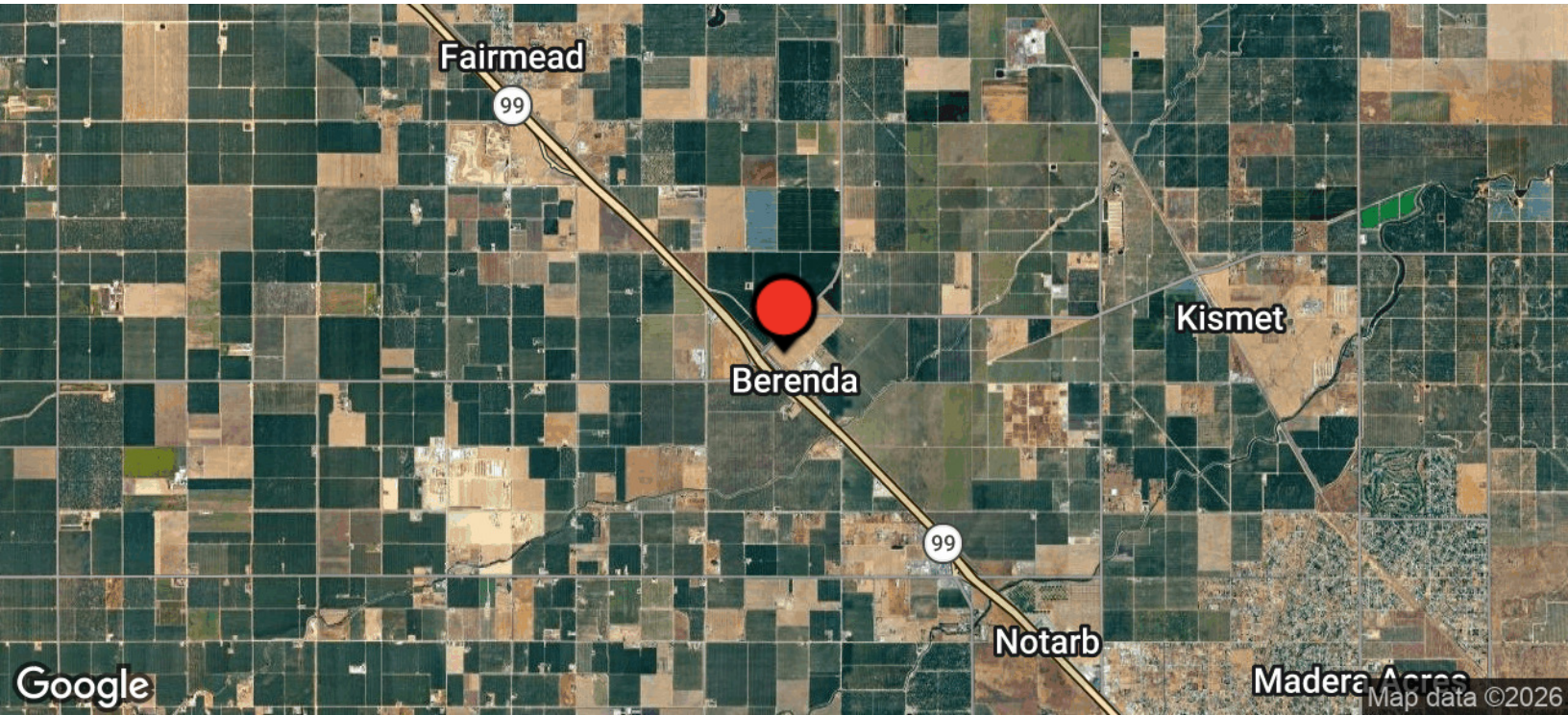
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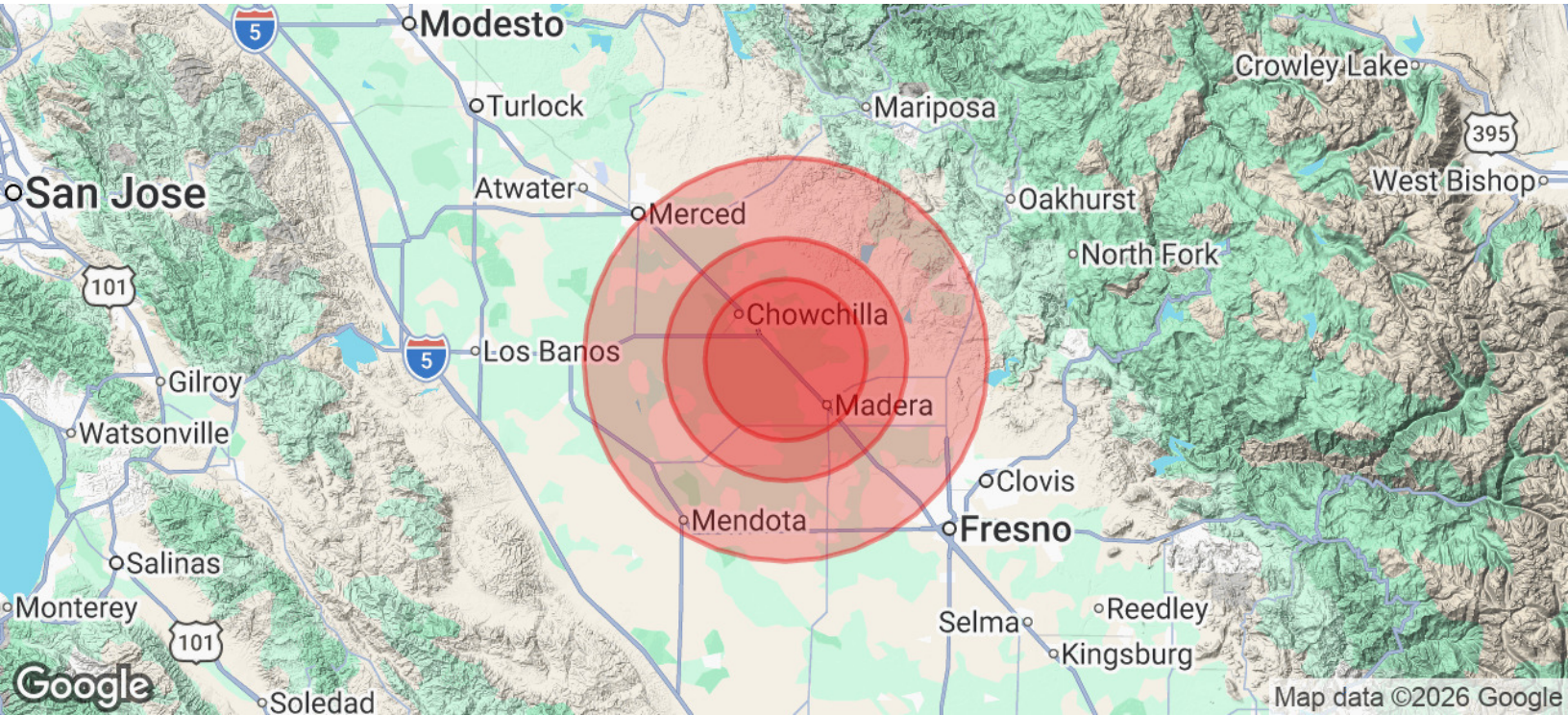
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POPULATION	10 MILES	15 MILES	25 MILES
Total Population	105,232	119,425	393,249
Average Age	31.4	31.8	34.1
Average Age (Male)	31.2	31.7	33.5
Average Age (Female)	32.5	32.7	35.1

HOUSEHOLDS & INCOME	10 MILES	15 MILES	25 MILES
Total Households	28,804	33,105	125,758
# of Persons per HH	3.7	3.6	3.1
Average HH Income	\$64,781	\$66,330	\$82,090
Average House Value	\$235,203	\$250,409	\$282,333

ETHNICITY (%)	10 MILES	15 MILES	25 MILES
Hispanic	71.7%	70.6%	55.2%

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