



46031 Road 124 | Orange Cove, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

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PROPERTY DETAILS

Address: 46031 Raod 124 | Orange Cove, CA

APN: 005-050-056

Building Size: 21,500 +/- Sq. Ft.

Lot Size: 9.91 +/- Acres

Sales Price \$2,350,000.00



Additional Comments:

Hard to come by warehouse and retail facility available for sale in Orange Cove. This well maintained property offers a large warehouse building, improved office, showroom, and large outdoor storage area. Located in the heart of numerous citrus orchards - this is a well located piece of property for a variety of farm related businesses. Please call for further details.

Note Property is undergoing a lot line adjustment. Final parcel size subject to final survey and approval by all parties.



Contact Broker:

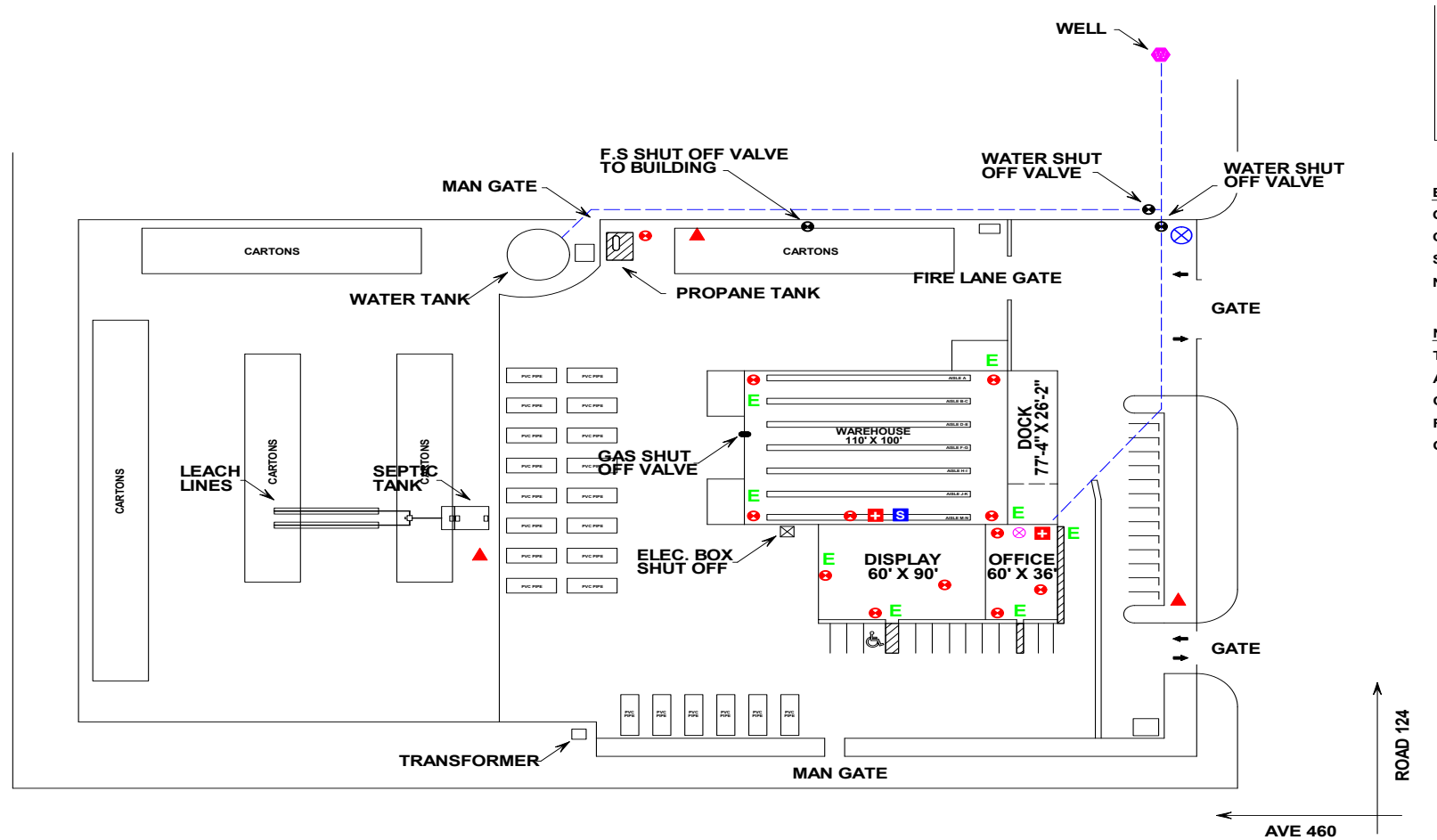
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SITE PLAN



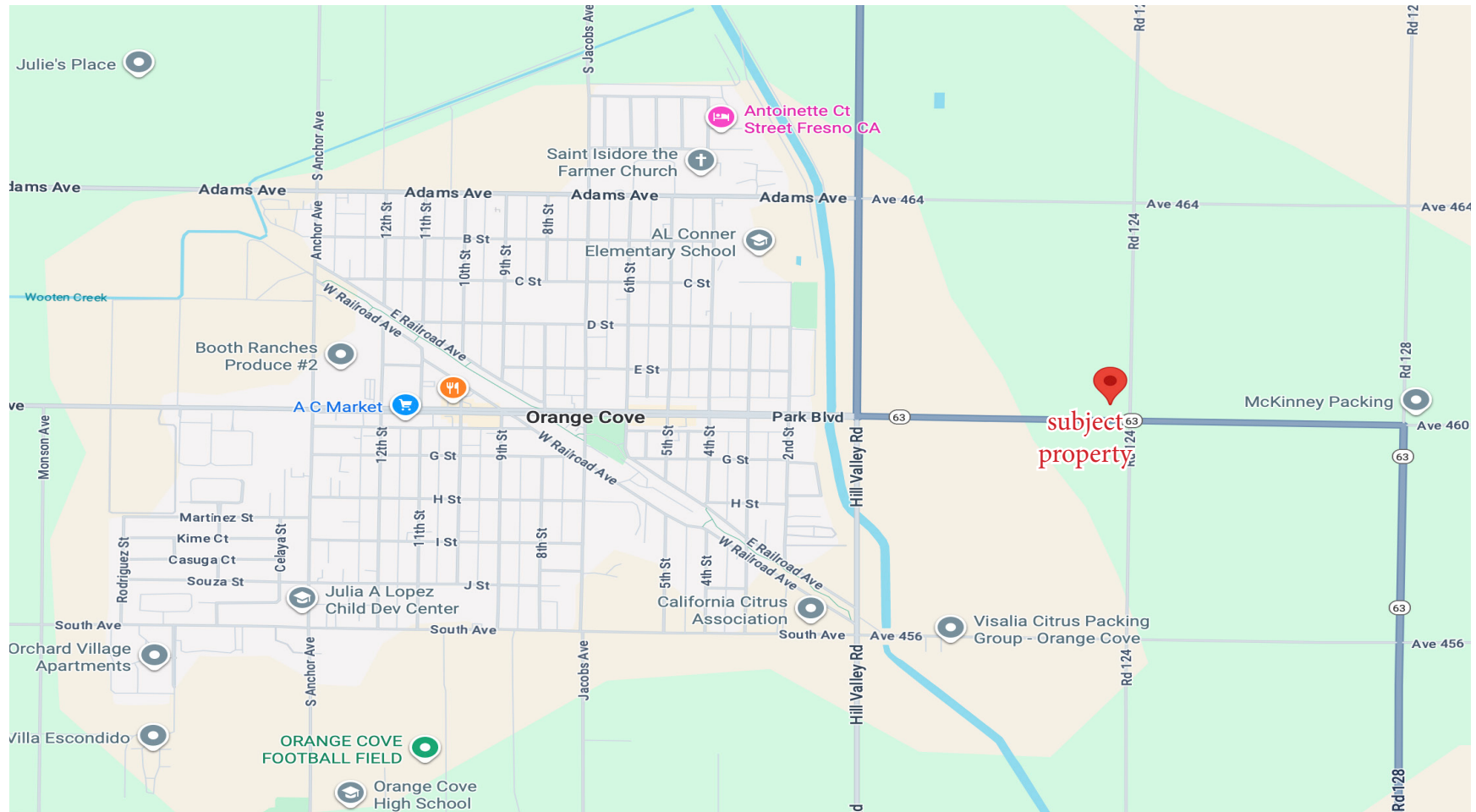
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LOCATION MAP



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TAX MAP

SEC. 18, W $\frac{1}{2}$ 17, T.15S., R.25E., M.D.B. & M.TAX CODE AREA 005-05
077-000

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSURED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 11/6/2024
REASON: 2024-0055601
CAD TECH: JDF



POR. OROSI ORANGE LANDS, R.M. 11-56
PARCEL MAP NO. 853, P.M. 9-54
RECORD OF SURVEY, L.S. 28-90

VICINITY OF ORANGE COVE
ASSESSOR'S MAPS BK. 05, PG. 05
COUNTY OF TULARE, CALIF.

NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

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PROPERTY LOCATION



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Property For Sale

PROPERTY AERIAL



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PROPERTY LOCATION



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