



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**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

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, fully turnkey 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:

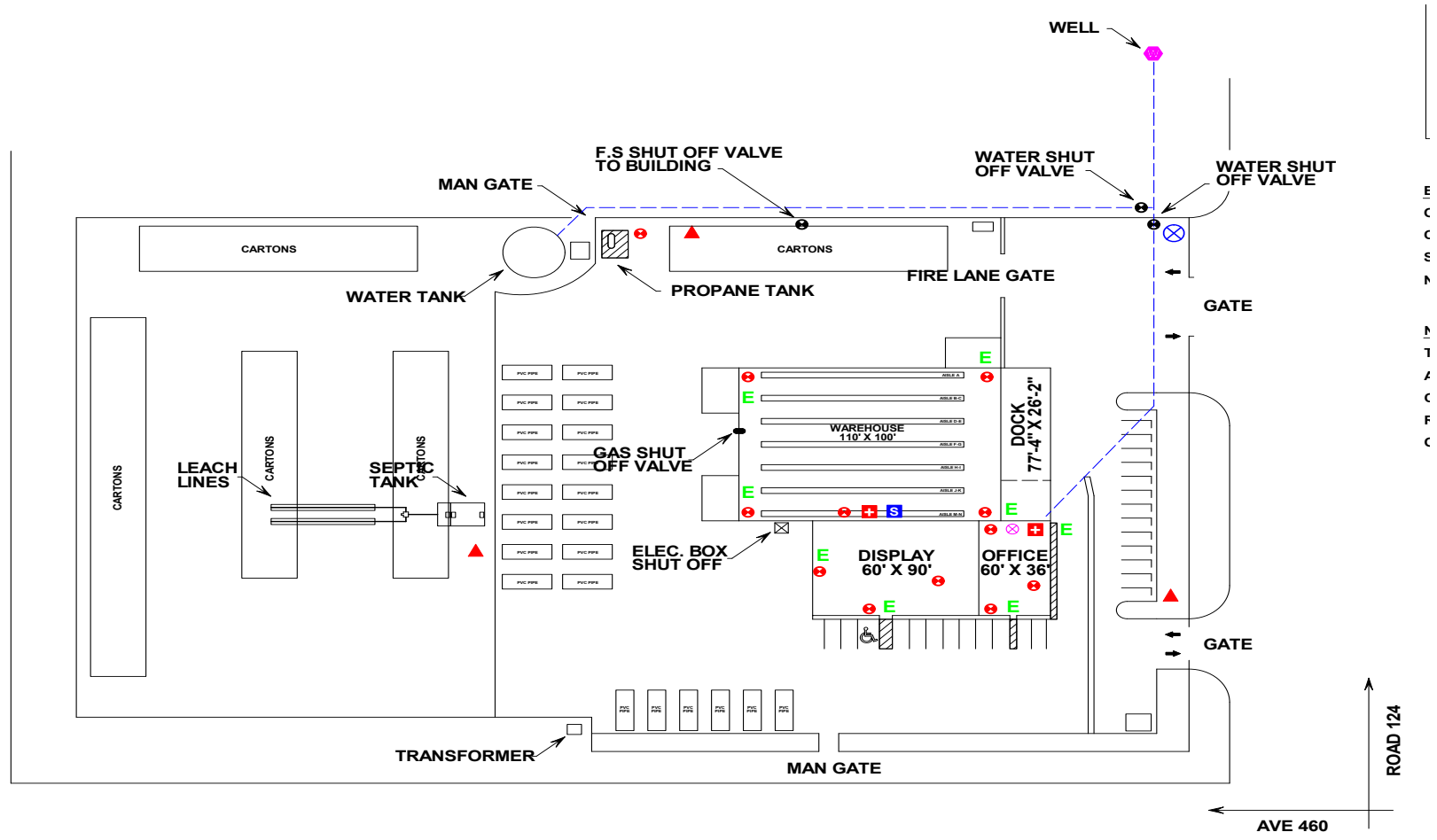
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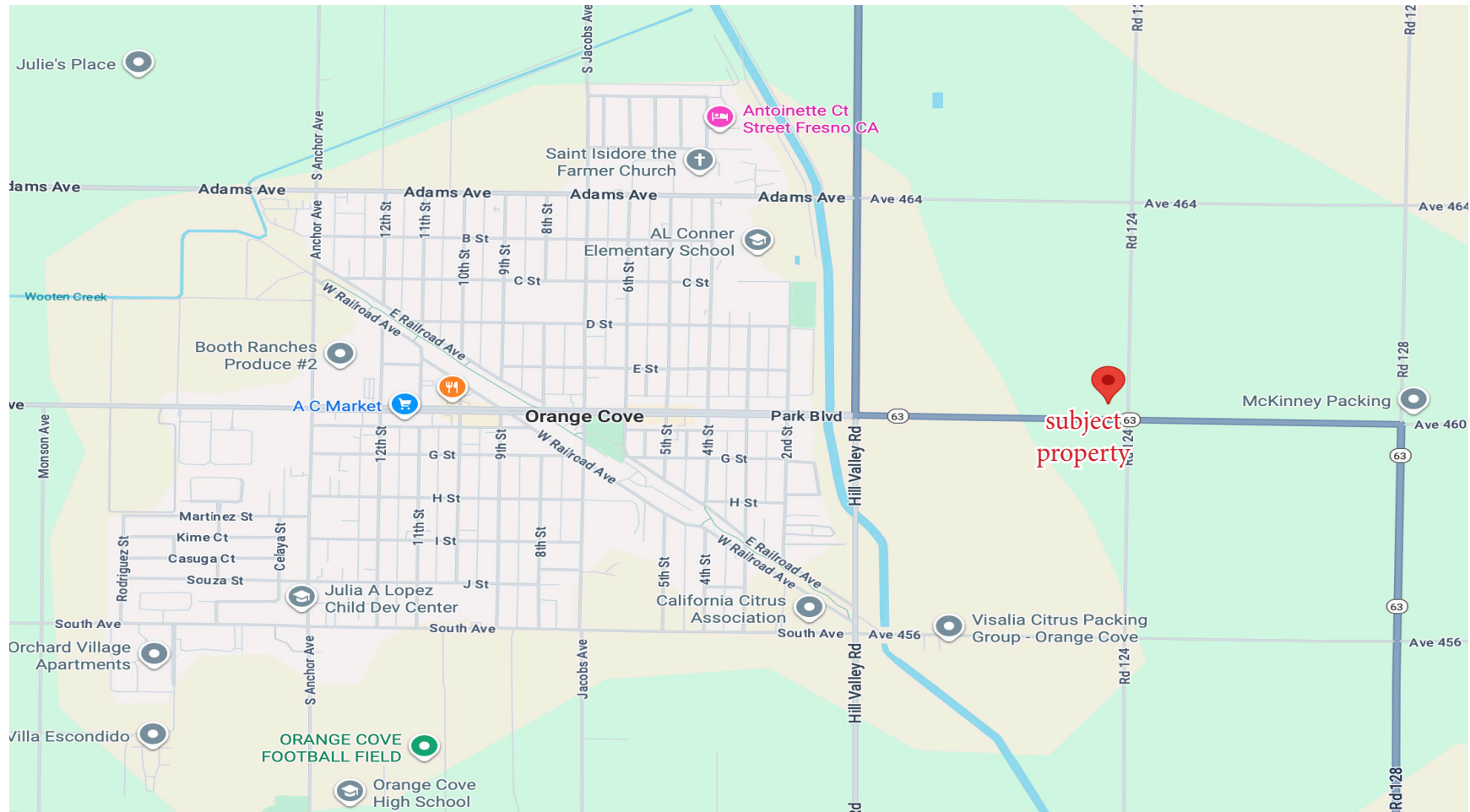
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SITE PLAN



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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 ASSUMED 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

PROPERTY LOCATION



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PROPERTY AERIAL



PROPERTY LOCATION

