



±4.27 Acres of Industrial Land in Porterville, CA



Total Sale Price	\$450,000
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OFFERING SUMMARY

Available SF:	±186,001 SF
Land Lot Size:	±4.27 Acres
Zoning:	IG: General Industrial
Market:	Visalia
Submarket:	Porterville
Cross Streets:	Main St & Gibbons Ave
APN's:	510-050-012, -007, -015, & -014
Building Also For Sale (42,000 SF)	\$3,150,000

PROPERTY HIGHLIGHTS

- ±4.27 Acres of Industrial Land in Porterville, CA
- ±42,000 SF Industrial Building Also Available For Sale
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- Main Street Frontage w/ Great Signage
- High Identity Location | Established & Quality Industrial Developments
- Excellent Access To All Major Freeways (CA-65 & 190)
- Located Near Walmart Distribution Center
- Flexible Zoning That Allows Many Uses
- Ideal For Manufacturing, Distribution, & Warehouse Buildings
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Rapidly Developing Region W/ Overnight-Ship Access To 99% Of California

Jared Ennis
 CalDRE #01945284
 Executive Vice President
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 CalDRE #01516541
 Executive Managing Director
 kevin@centralcacommercial.com
 559.705.1000

Central CA Commercial
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PROPERTY DESCRIPTION

±4.27 acres of industrial land located within Porterville's dynamic & rapidly-developing area with great potential. The fully improved & shovel ready parcel offers great visibility, efficient traffic flow, & easy access. The property is surrounded by many existing businesses & new planned developments as well as well-known Porterville College. This parcel has quick access to both Highway's 190 & 65 which allows for convenient access to to all the major highways in the area including CA-99 & I-5. The zoning is flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

This property is well located on Main Street just south of the Highway 190 Exit, east of Highway 65, west of Plano Street and north of Gibbons Avenue in Porterville. Porterville, California, in Tulare county, is 23 miles SE of Visalia, California (center to center) and 63 miles SE of Fresno, California. The city is situated in the beautiful Sierra Nevada foothills. Nearby Lake Success is a popular destination for fishing, boating, water skiing, camping and picnicking. Murray Park is a scenic location. The River Island Country Club, Porterville Municipal Golf Course and the nearby Sierra View Golf Course are popular with golf enthusiasts. The Eagle Mountain Casino is nearby.

Porterville is a city at the base of Southern Sierra Nevada mountains on the eastern side of San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Serving as the economic hub of the Southern Sierra, the Sequoia National Forest is nearby, offering outdoor recreational opportunities such as hiking, camping, and fishing. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas.



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Google

Map data ©2025

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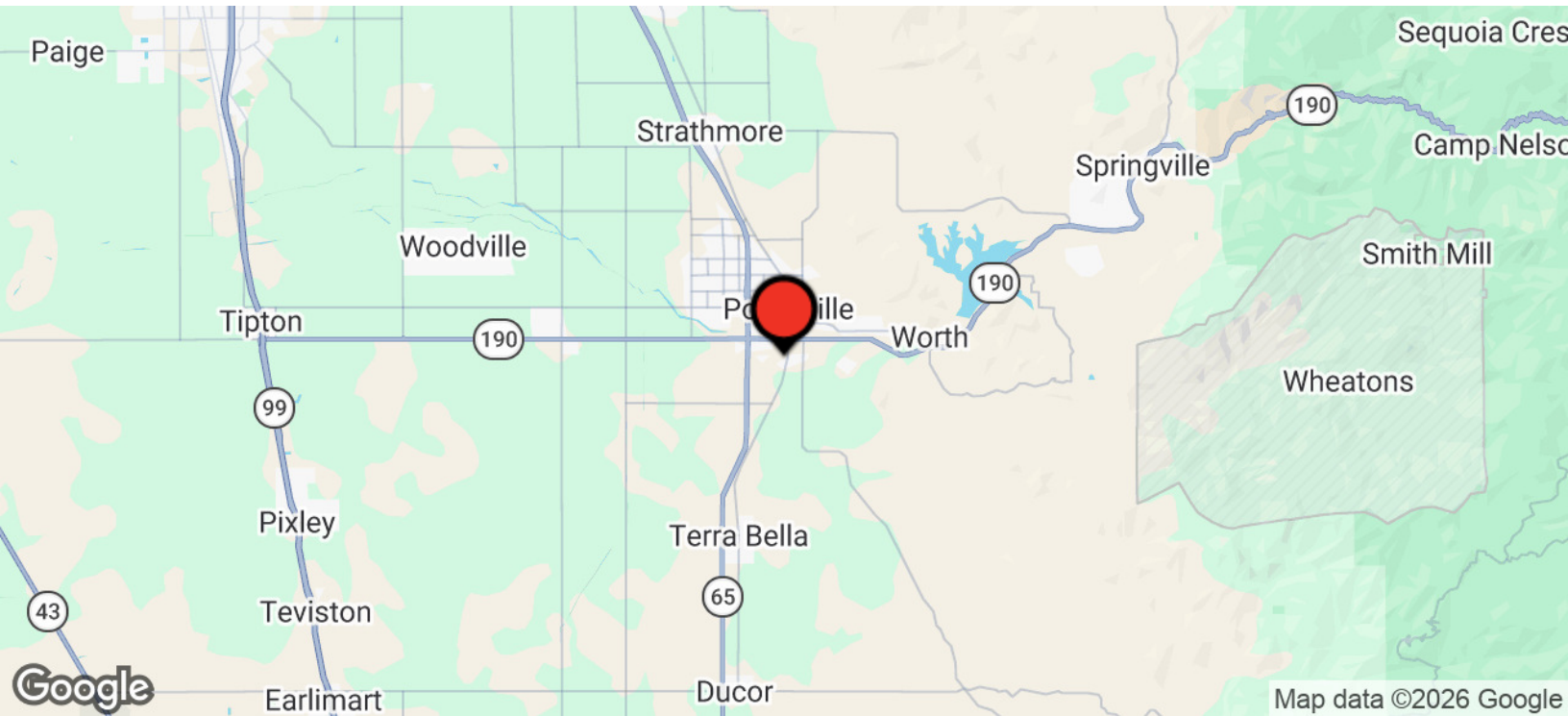
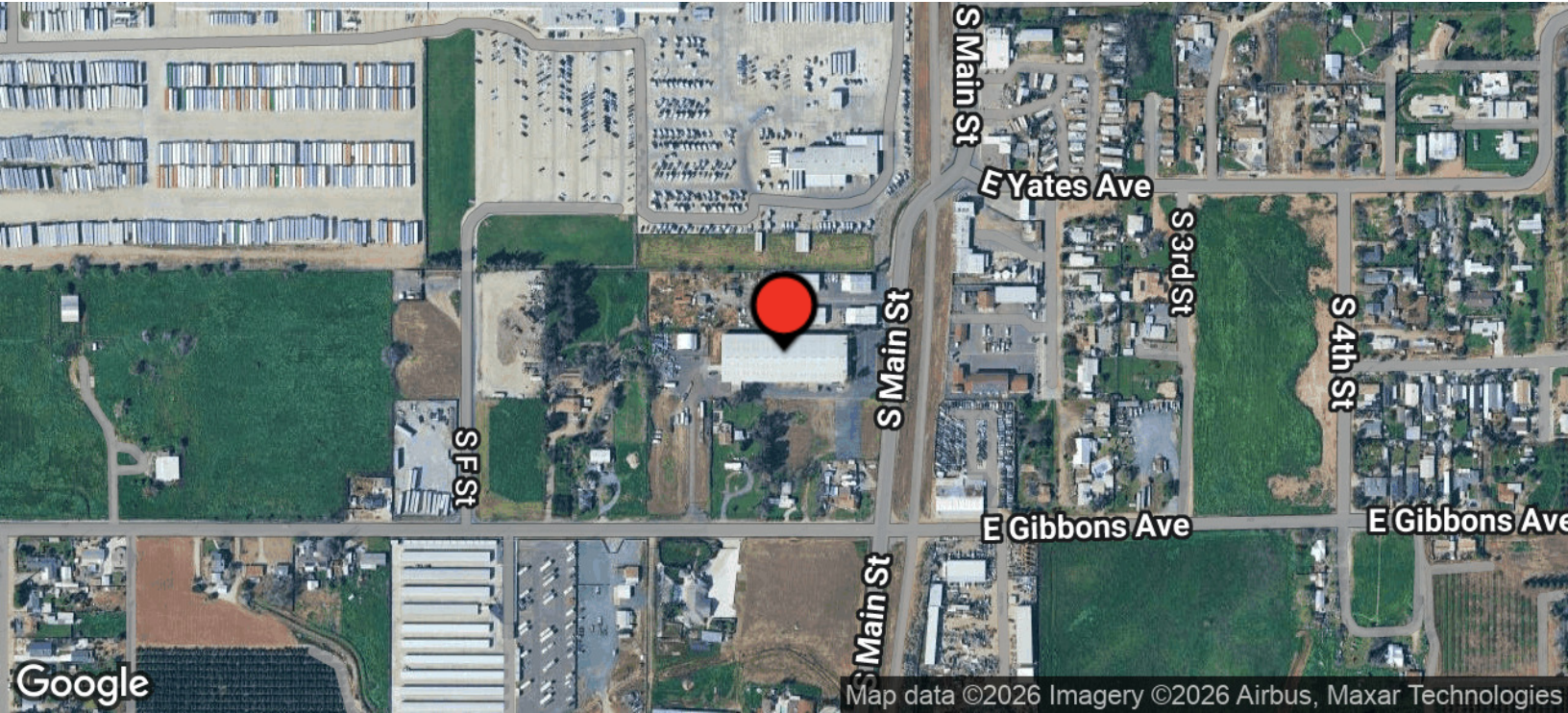
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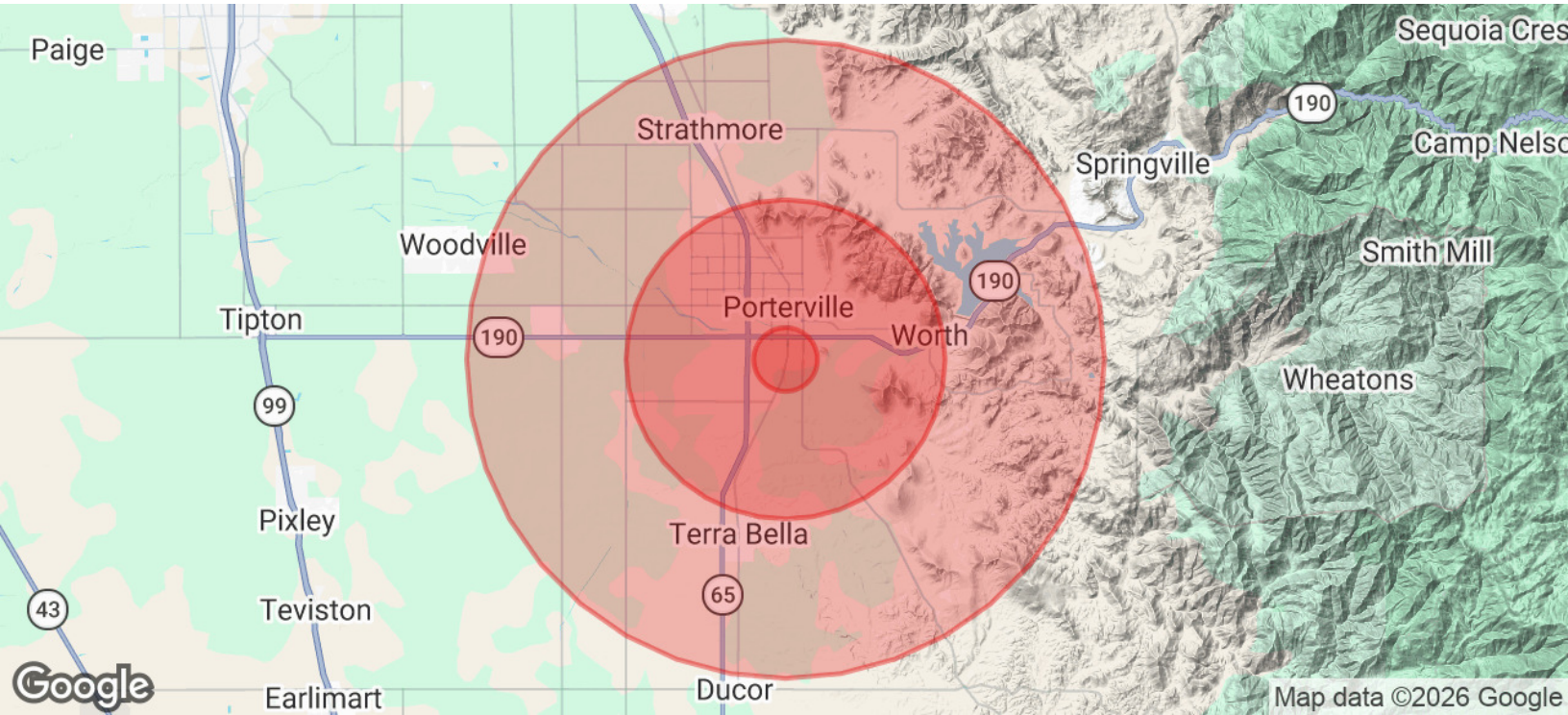
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,458	75,724	95,606
Average Age	35	34	35
Average Age (Male)	35	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,016	21,926	27,440
# of Persons per HH	3.4	3.5	3.5
Average HH Income	\$62,889	\$73,262	\$72,168
Average House Value	\$267,003	\$322,932	\$334,775

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	76.6%	72.8%	73.6%

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