

AVAILABLE FOR SALE  
3.0± ACRES OF INDUSTRIAL LAND

NWC MEDOCINO AVENUE & INDUSTRIAL DRIVE  
PARLIER, CA



**NEWMARK**  
PEARSON COMMERCIAL

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CA RE Lic. #01487371

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# NWC MEDOCINO AVENUE & INDUSTRIAL DRIVE

PARLIER, CA

## PROPERTY

INFORMATION

<b>Lot Size:</b>	3.0± Acres
<b>Zoning:</b>	IL ( <i>Light Industrial</i> )
<b>APN:</b>	358-390-37 ( <i>Fresno County</i> )

### PROPERTY DESCRIPTION

3.0± acres of vacant land zoned industrial located on the northwest corner of Mendocino Avenue and E. Industrial Drive.

### HIGHLIGHTS

- Sewer and water in front of property
- Curbs and street lighting
- Owner will Build-to-Suit

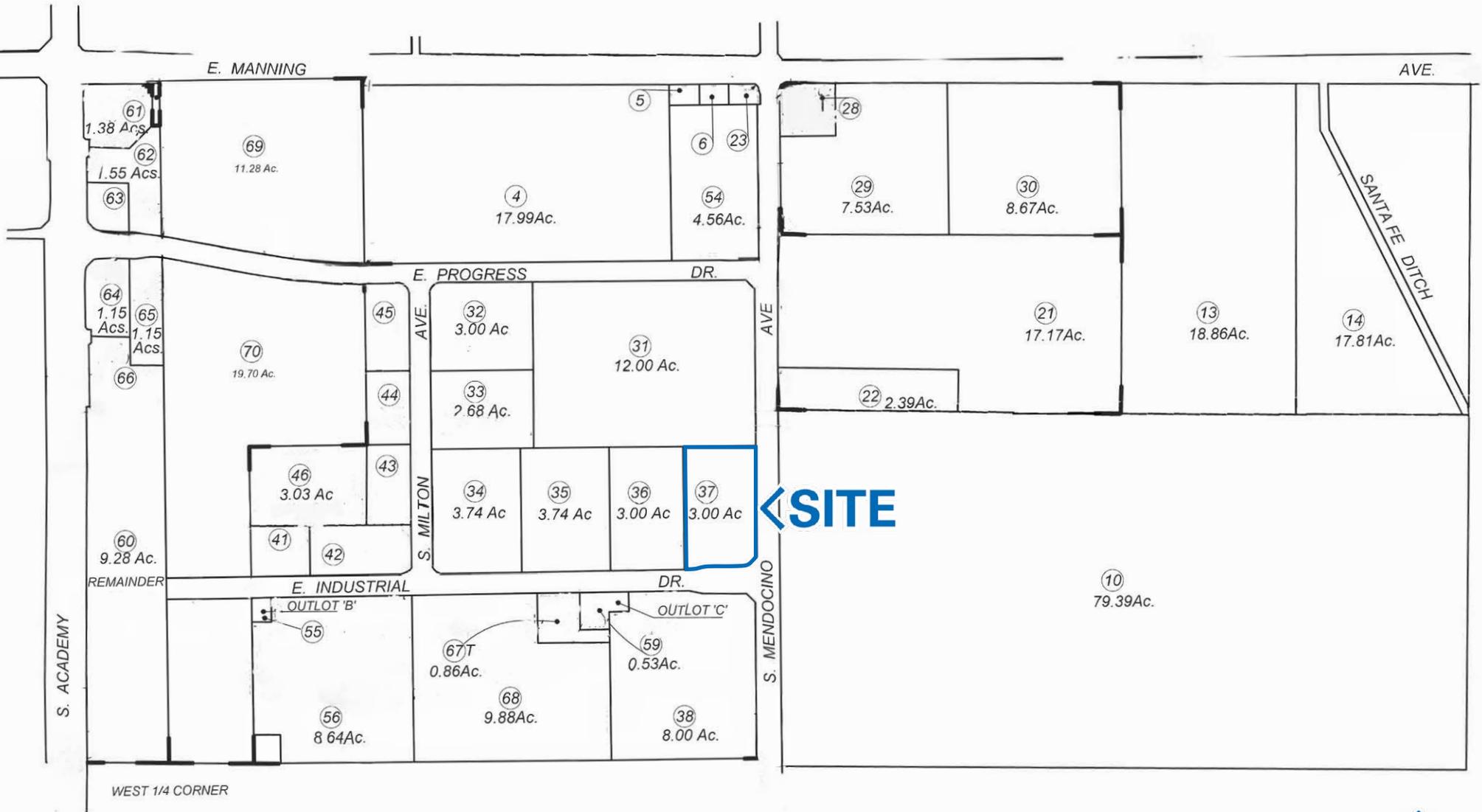
**\$** **\$450,000**  
ASKING PRICE

# NWC MEDOCINO AVENUE & INDUSTRIAL DRIVE

PARLIER, CA

# PARCEL

MAP

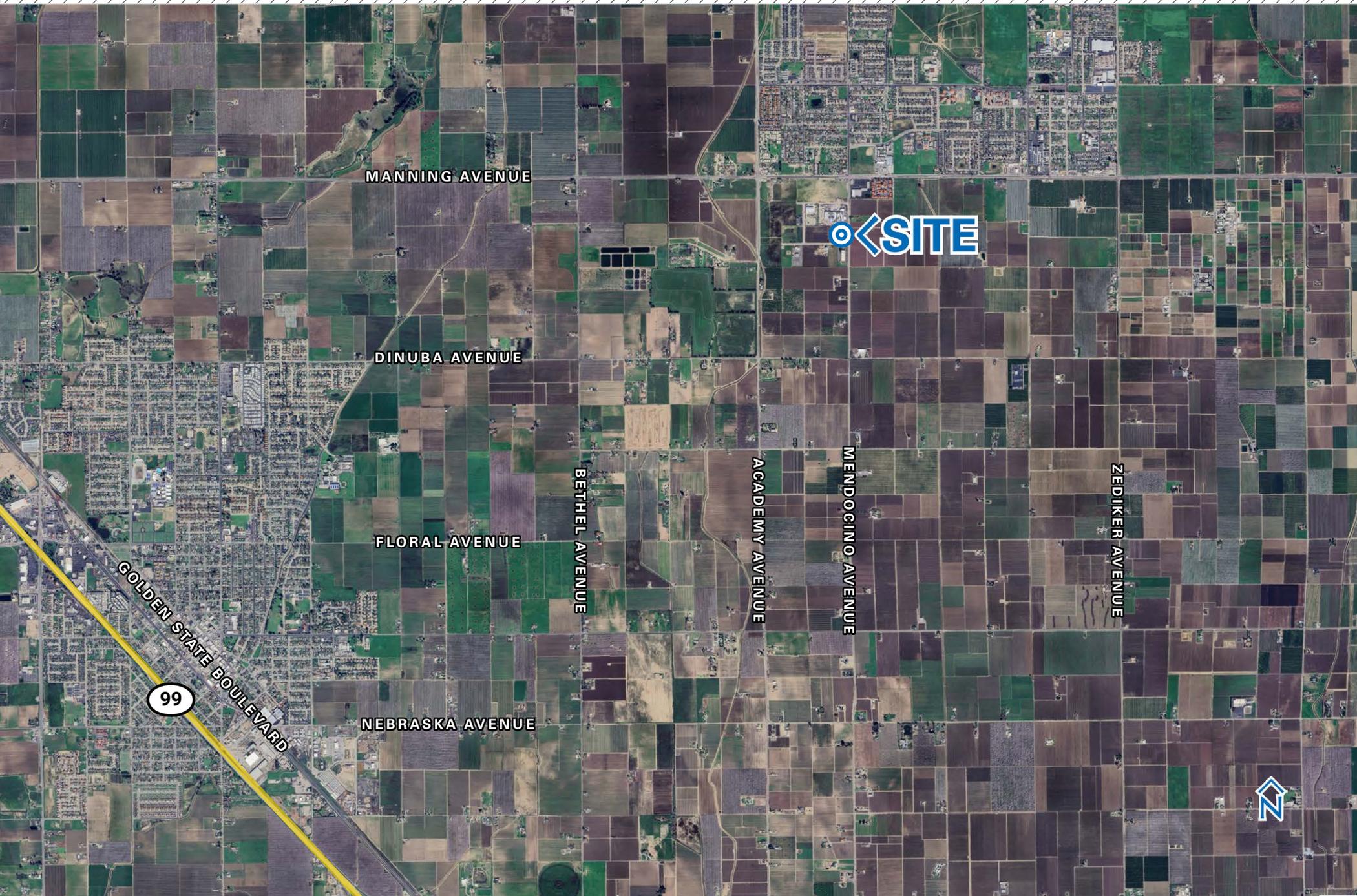


← SITE



**NWC MEDOCINO AVENUE & INDUSTRIAL DRIVE**  
PARLIER, CA

**AERIAL**  
MAP



**◉ <SITE**

MANNING AVENUE

DINUBA AVENUE

FLORAL AVENUE

NEBRASKA AVENUE

BETHEL AVENUE

ACADEMY AVENUE

MENDOCINO AVENUE

ZEDIKER AVENUE

**99**  
GOLDEN STATE BOULEVARD



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