

AVAILABLE FOR SALE | INDUSTRIAL/WAREHOUSE SPACE

# 21962 RAILROAD STREET, SAN JOAQUIN, CA 93660





21962 RAILROAD STREET, SAN JOAQUIN  
**PROPERTY DESCRIPTION**

## PROPERTY DESCRIPTION

Located in the heart of California's Central Valley, 21962 Railroad Street offers a prime opportunity for owner-users or investors seeking a foothold in San Joaquin's agriculturally rich industrial market. Constructed in 2001, this well-maintained 8,280 square foot metal building is positioned on a 17,859 square foot lot, zoned M1, and built to accommodate a wide range of industrial or ag-support uses.

San Joaquin is a tightly knit farming town in Fresno County, surrounded by some of the most productive farmland in the world. Its strategic location offers easy access to major ag corridors, a steady labor pool, and a supportive environment for agricultural, light manufacturing, and distribution businesses. With proximity to Fresno and surrounding ag markets, the area continues to attract operators looking for affordable, well-located industrial space.

This property is equipped with three 12' x 12' dock-height roll-up doors for streamlined logistics, and boasts a powerful 800-amp electrical service—ideal for high-demand operations. Currently, one unit is occupied by a tenant, while two additional spaces are available for lease, creating a strong opportunity for income generation or owner occupancy. Whether you're expanding an existing business or investing in a growth-ready asset, 21962 Railroad Street delivers the flexibility, functionality, and location that make it a valuable addition to any portfolio.

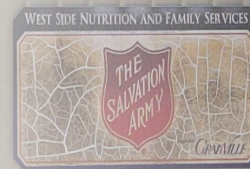




21962 RAILROAD STREET, SAN JOAQUIN  
**PROPERTY INFORMATION**

**PROPERTY INFORMATION**

<b>BUILDING SIZE</b>	8,280± SF
<b>BUILDING POWER</b>	800 Amps
<b>DOCK DOORS</b>	(3) 12' x 12'
<b>SPRINKLERS</b>	Yes
<b>LOT SIZE</b>	2.31± AC
<b>ZONING</b>	M1
<b>SALE PRICE</b>	\$540,000









# 21962 RAILROAD STREET, SAN JOAQUIN PROPERTY HIGHLIGHTS

United States Postal Service

San Joaquin City Hall

Fresno County Sheriff



21962 RAILROAD STREET, SAN JOAQUIN  
**CONTACT**

*Exclusively Offered By*

**AMIR DEHLAN**

[adehlan@fortuneassociates.com](mailto:adehlan@fortuneassociates.com)

559-217-2120

DRE#01851777

**BILL DALY**

[bdaly@fortuneassociates.com](mailto:bdaly@fortuneassociates.com)

559-930-3260

DRE#01453177