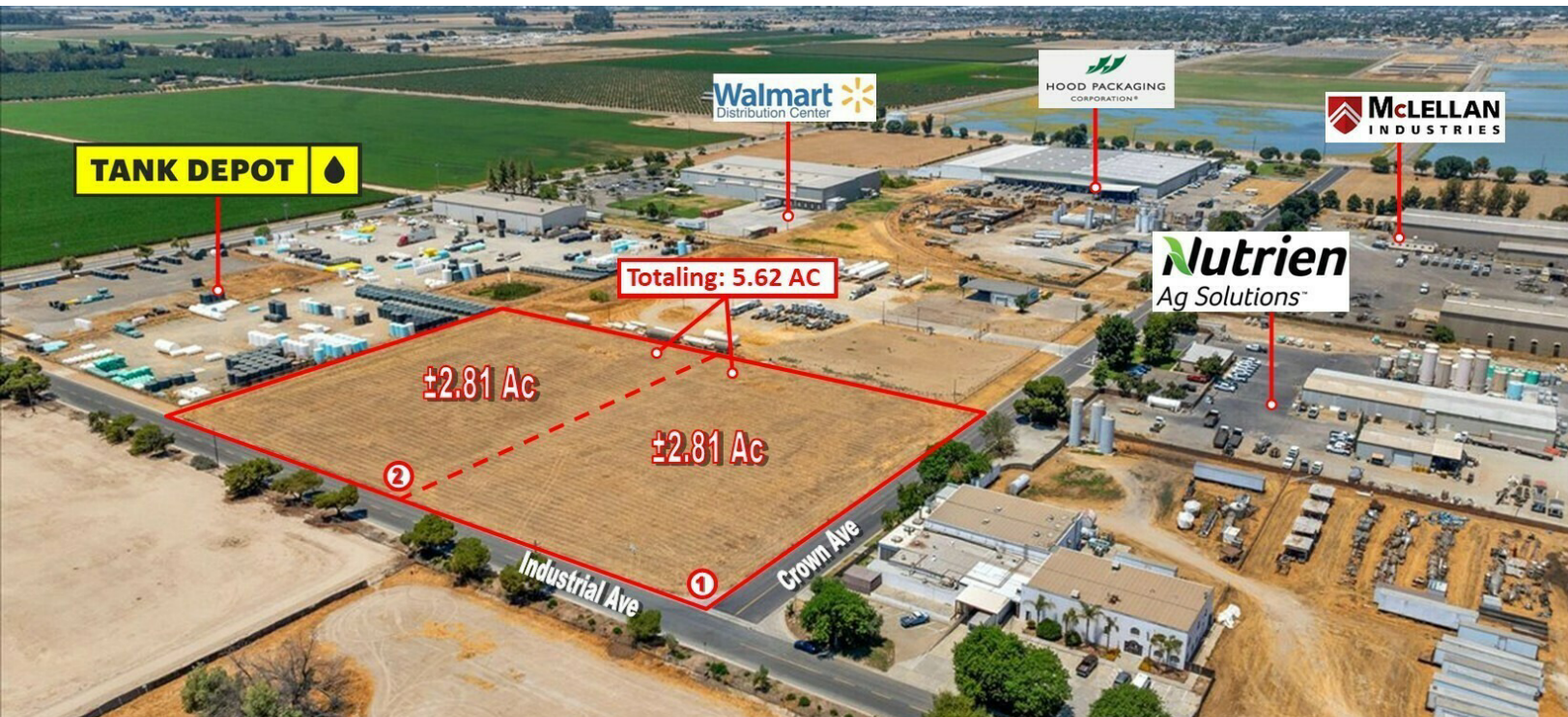


(2) Industrial Development Land Lots in Hanford, CA



Total Sale Price	\$695,000
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OFFERING SUMMARY

Available SF:	244,808 SF
Lot #1:	\$370,000
Lot #2:	\$430,000
Lot Size:	5.62 Acres
Price / SF:	\$3.26
Zoning:	I-H: Heavy Industrial
Market:	Fresno
Submarket:	Hanford/Armona
Cross Streets:	Industrial Ave & Crown Ave
APN's:	018-242-033 & 018-242-034

PROPERTY HIGHLIGHTS

- ±2.81 - 5.62 Acres of Industrial Development Land in Hanford, CA
- Corner Lot 1: \$349,000 | Lot 2: \$346,000
- Potential to Purchase Together or Separate | (2) ±2.81 AC Lots
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- High Identity Location | Established & Quality Industrial Developments
- Surrounded By Hanford's Highest Trafficked Roads & Major Arterials
- Direct Access & Exposure to Upgraded HWY 198 Off/On Ramps
- Ideal For Manufacturing, Distribution, & Warehouse Buildings
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Close to Public Transportation & Growing Developments

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(2) Industrial Development Land Lots in Hanford, CA

PROPERTY DESCRIPTION

±2.81 - 5.62 acres of industrial development land located within Hanford's dynamic & rapidly-developing area with great potential. Site includes nearby utility improvements (water, power, gas), nearby access from CA-43, and easy access from Fresno, Kings, & Tulare counties. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along Freeway 198 & easy access to the I-5. This site is situated among a number of significant businesses along the southern boundary of Hanford, following Highway 43 toward Southern California metros such as Bakersfield, Los Angeles, & San Diego. The zoning is flexible and allows for a variety of industrial uses. Potential to purchase together or separate.

LOCATION DESCRIPTION

The property is strategically located at the corner of Industrial Avenue and Crown Avenue in Hanford, California, within a well-established industrial area. This location offers excellent regional connectivity, situated just about one mile north of State Route 198 and with convenient access to State Route 43. These highways provide direct connections to major Central Valley corridors including Interstate 5 and State Route 99—both reachable within 10 to 15 minutes. The site is ideally positioned for distribution and logistics operations, with Fresno approximately 30 miles to the north (about a 40-minute drive), Visalia just 18 miles to the east (roughly 20 minutes), and Bakersfield about 80 miles to the south (around 1 hour and 15 minutes). Greater Southern California markets are also within reach: Los Angeles is approximately 200 miles south (about 3 hours by car), and San Diego is around 270 miles away (approximately a 4-hour drive via I-5).



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Investments | Industrial | Office

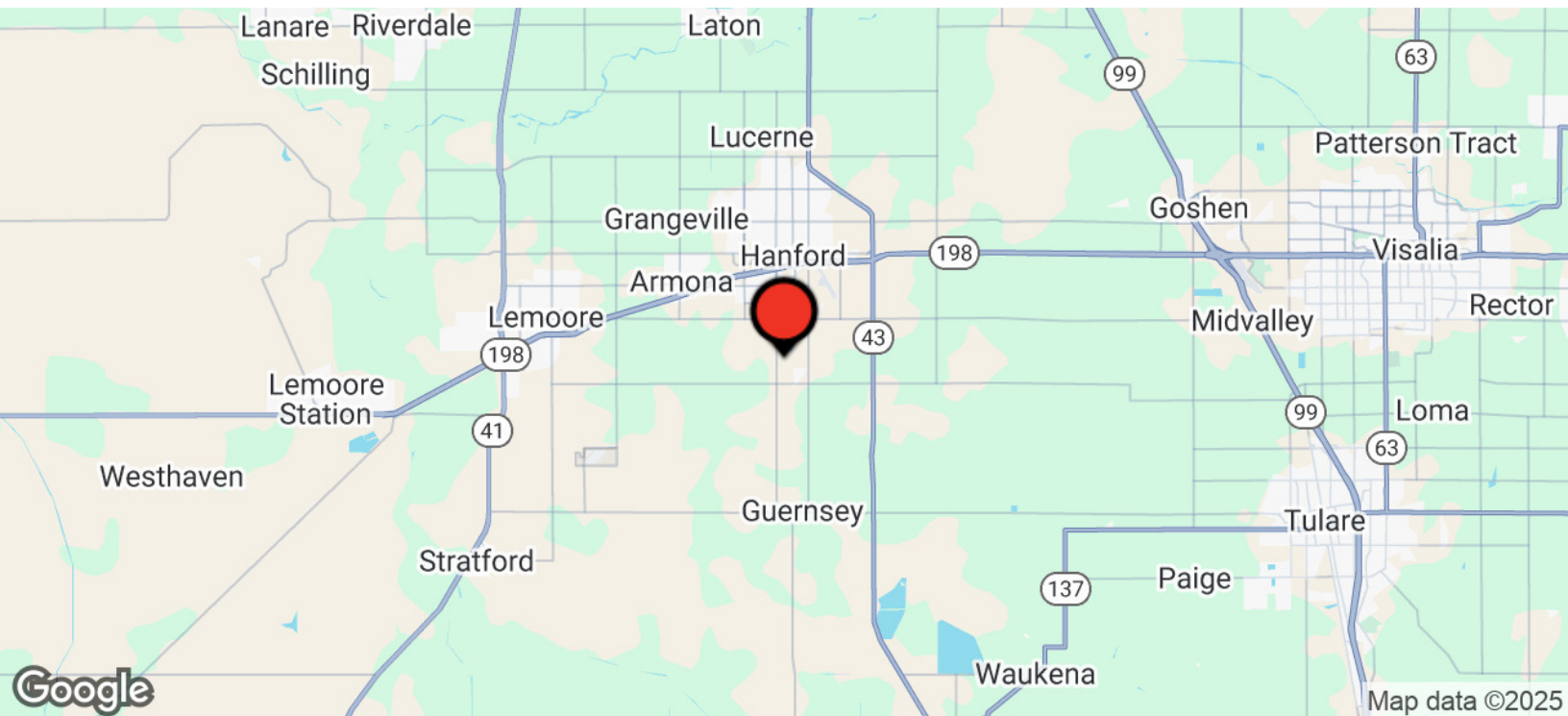
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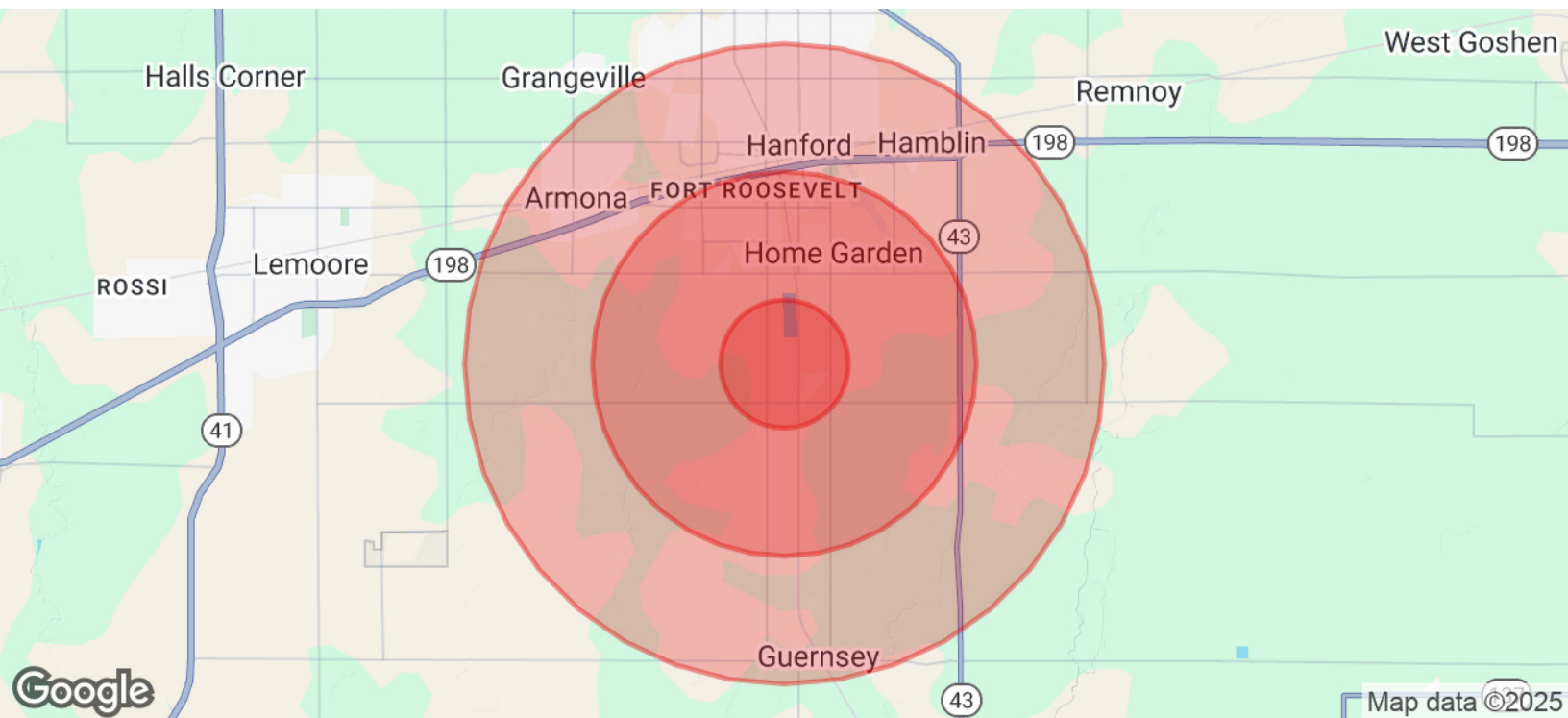
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**(2) Industrial Development Land Lots in Hanford, CA**

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	104	17,446	48,464
Average Age	39	34	36
Average Age (Male)	39	33	35
Average Age (Female)	39	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	33	4,948	15,601
# of Persons per HH	3.2	3.5	3.1
Average HH Income	\$97,459	\$69,475	\$77,798
Average House Value	\$511,054	\$305,591	\$337,396

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.0%	75.7%	65.1%

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