

# For Sale: \$1,500,000

2219 Hackett Rd, Ceres CA 95307



## High-Visibility Industrial Warehouse — Hwy 99 Frontage

± 10,000 SF 0.42 AC LOT

To discuss your property or any commercial real estate needs please contact:

[PMZCommercial.com](http://PMZCommercial.com)

**Jordan Amarant**

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**Damien Wilson**

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# Property Overview



PMZ Commercial Real Estate is pleased to bring to market 2219 Hackett Rd, Ceres, CA 95307, a 10,000± sf warehouse building on an 18,295± sf fenced corner lot. Property has close freeway access and high visibility from Hwy 99.

Building features open warehouse space, fire sprinklers, 18ft clear height, three grade level roll up doors and one restroom.

Building was built in 2002 and is well maintained in good overall condition. Fenced corner lot and sprinklered building add additional utility for a variety of businesses.

Zoned M-1 Light Industrial, allowing for a many of uses. Well suited for warehousing, training facility, trade service businesses, distribution, contractor's yard, or other light industrial uses.

The neighboring 27,006± sf fenced lot at 3102 & 3106 West Ave is also available for purchase, providing additional storage or yard space for the property.

Please check with the City of Ceres planning department for further details on permitted uses. Call listing agent for more details and to arrange a showing.

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# Property Facts

**BUILDING SIZE**  
**10,000 SF**

**LOT SIZE**  
**18,295 SF**

**YEAR BUILT**  
**2002**

**APN**  
**127-028-043**

# Property Features

**NEIGHBOR PROPERTIES ALSO FOR SALE**

**FULL SPRINKLER SYSTEM**

**FENCED 0.42 AC LOT**

**18 FT CLEAR HEIGHT**

**FREEWAY VISIBLE**

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# Location

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# Aerial Photos



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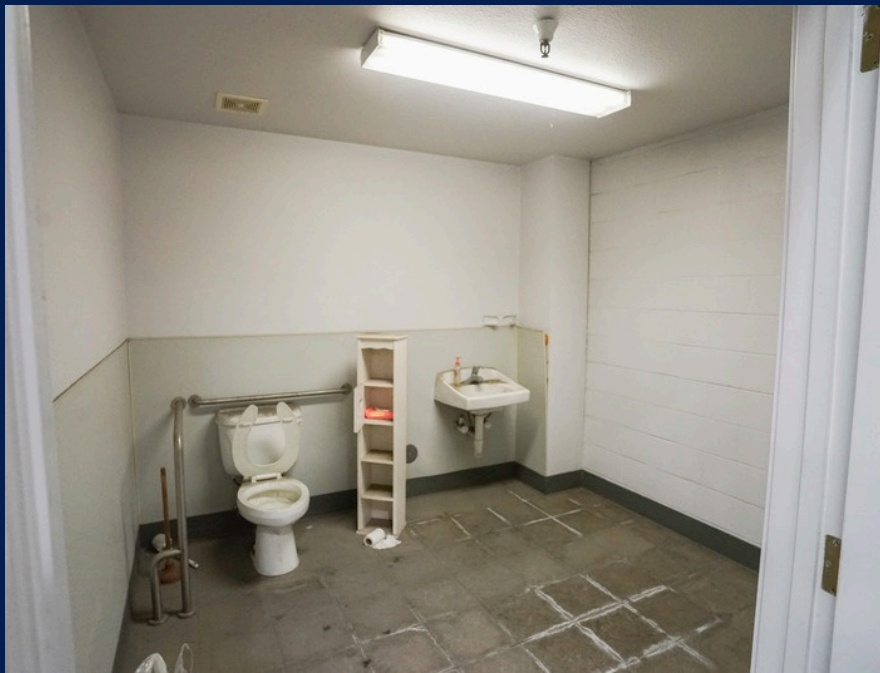
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**1**

2219 Hackett Rd | 10,000 SF Warehouse | 18,295 SF Lot  
Listing Price: \$1,500,000

**2**

3115 Railroad Ave | 5,000 SF Warehouse | 5,000 SF Warehouse/Retail Space  
1.07 AC Lot | Listing Price: \$1,850,000

**3**

3102 West Ave & 3106 West Ave | 27,006 SF Fenced Lot  
Listing Price: \$200,000

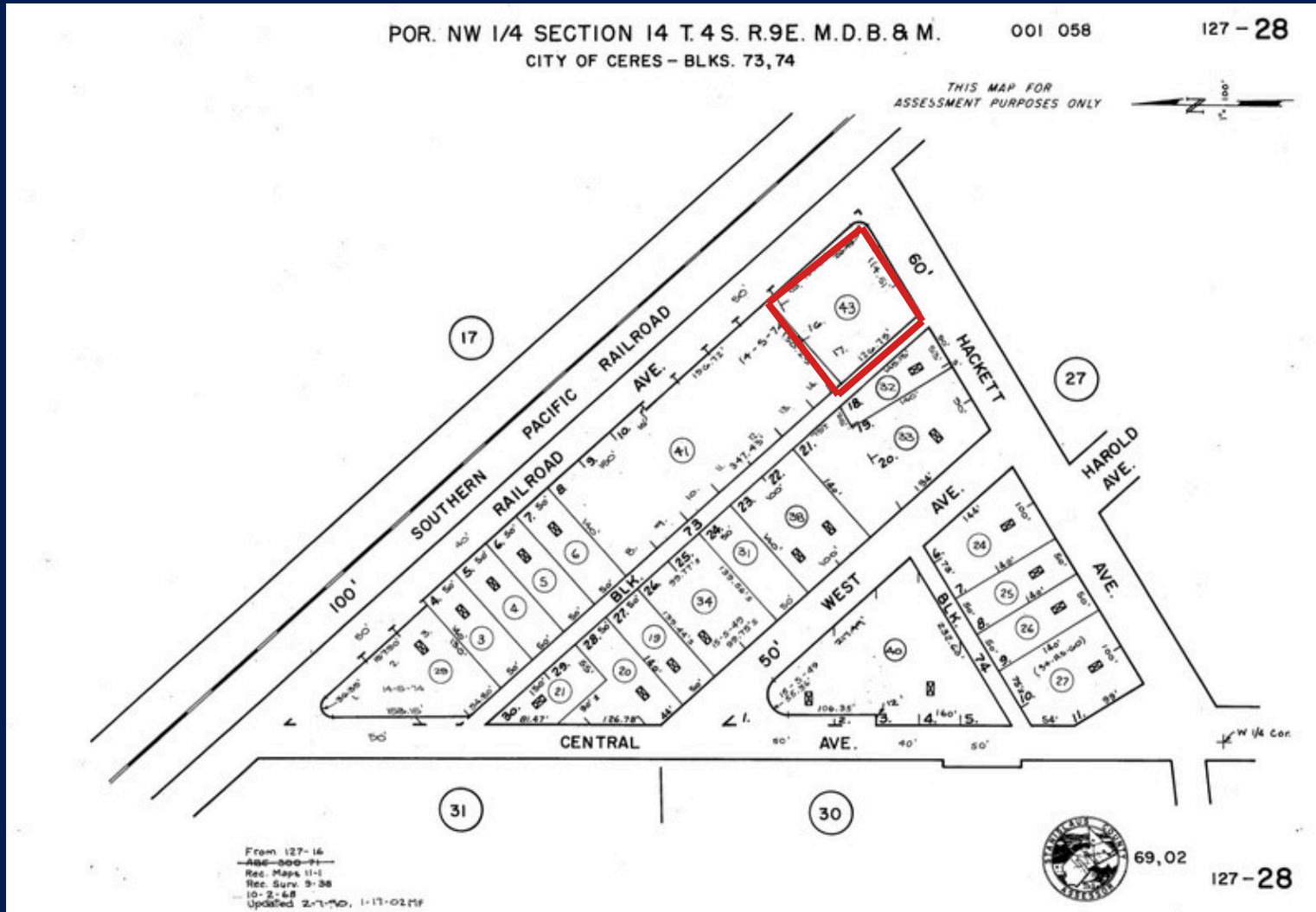
**4**

3118 West Ave | 6,000 SF Warehouse  
13,939 SF Lot | Listing Price: \$695,000

**5**

3119 West Ave | 2,400 SF Warehouse | 30,491 SF Lot  
Listing Price: \$685,000

# Parcel Map



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