

# INDUSTRIAL FOR SALE

±10,000 SF FREESTANDING STEEL INDUSTRIAL BUILDING ON ±15 AC

6785 Road 136, Earlimart, CA 93219



Sale Price

**\$1,800,000**

## PROPERTY HIGHLIGHTS

- ±10,000 SF Freestanding Building & ±15 AC of Expansion Land
- Newly Drilled Well Produces Over 500 Gallons Per Minute
- Equipped w/ 5000 Gallon Pressure Tank & Essential Utilities
- Warehouse Features Large Roll Up Doors & (2) Office Spaces
- Secured With 7' Chain Link Fence & Razor Ribbon
- Excellent Access To Major Freeway CA-99
- Ideal Distribution/Manufacturing Industrial Space
- Riparian Rights On Deer Creek
- Quick Freeway Access | Prime Area For Logistics & Distribution
- 100% in the Economic Opportunity Zone
- Potential For Expansion or Additional Development
- Flexible Industrial Zoning Allows For Diverse Uses

## OFFERING SUMMARY

Building Size:	10,000 SF
Lot Size:	15.08 Acres
Number of Units:	1
Price / SF:	\$180.00
Zoning:	M-1: Light Manufacturing
Market:	Visalia/Porterville
Submarket:	SW Outlying Tulare County
Cross Streets:	Rd 136 & Ave 72
APN:	316-180-008

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## PROPERTY DESCRIPTION

±10,000 SF freestanding steel industrial building on ±15 AC. Features large roll-up doors on the east and west sides under covered docks, and includes (2) offices. Suitable for manufacturing, distribution, or storage. The property has essential utilities, a newly drilled commercial water well producing over 500 gallons per minute, a pump, and a 5,000-gallon pressure tank. Secured with a 7' chain link fence topped with razor ribbon. This property offers potential for future expansion or development with the ability to build an additional 50,000 SF of space. Riparian Rights permit water extraction from Deer Creek for irrigation. Flexible industrial zoning supports various uses, including manufacturing, assembly, packaging, treatment, and processing.

## LOCATION DESCRIPTION

This property is situated south of Avenue 72, east of CA-99, north of Avenue 64 and west of Road 136 in Earlimart, California. Strategically located along major highway State Route 99, this property offers efficient transport and logistics. The property is adjacent to a 5,000-unit housing development and two 10+ acre shopping centers. It is also within an Economic Opportunity Zone. Earlimart is a rural unincorporated community located in southern Tulare County, approximately 25 miles south of Visalia and 40 miles north of Bakersfield. Located along the Highway 99 corridor with immediate access to rail and highway, Earlimart is considered a Prime Development Area, making this property ideal for businesses with logistics and distribution needs.



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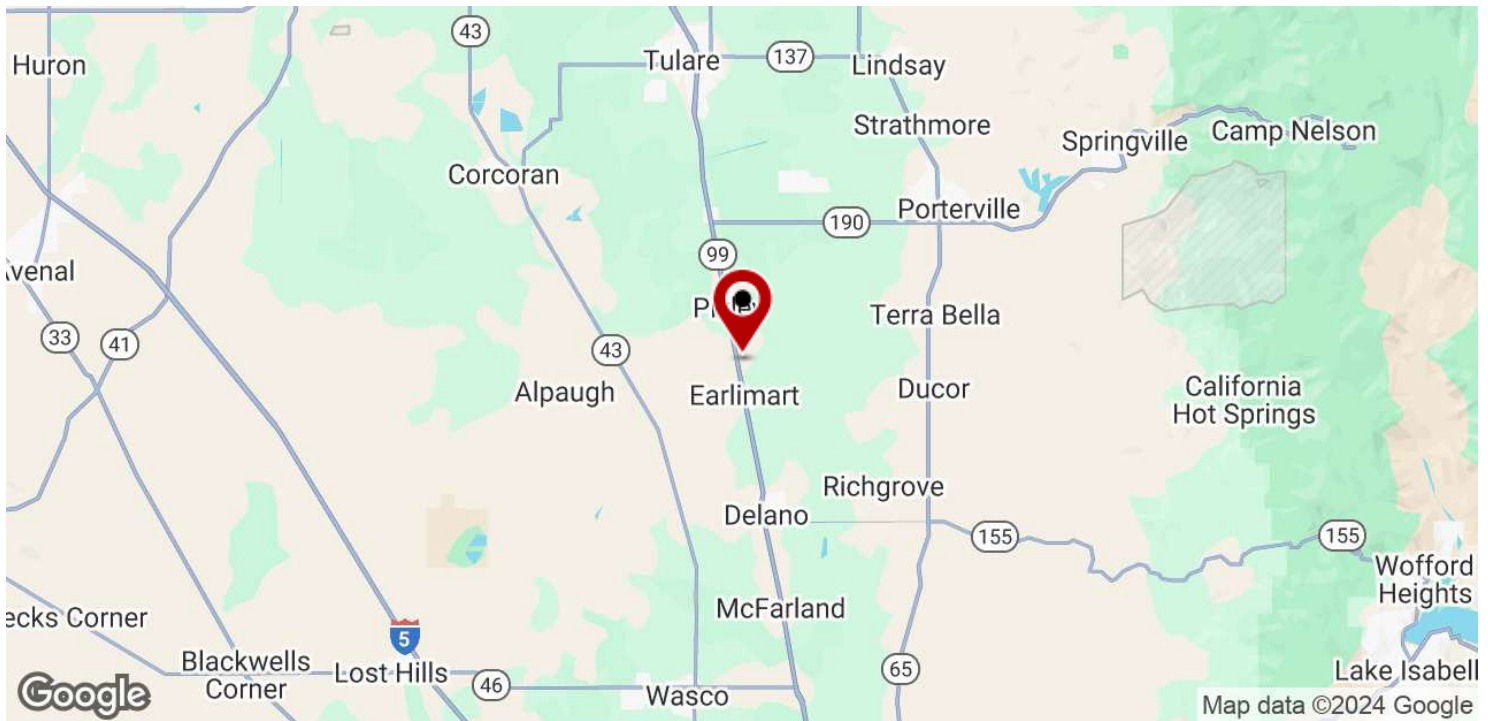
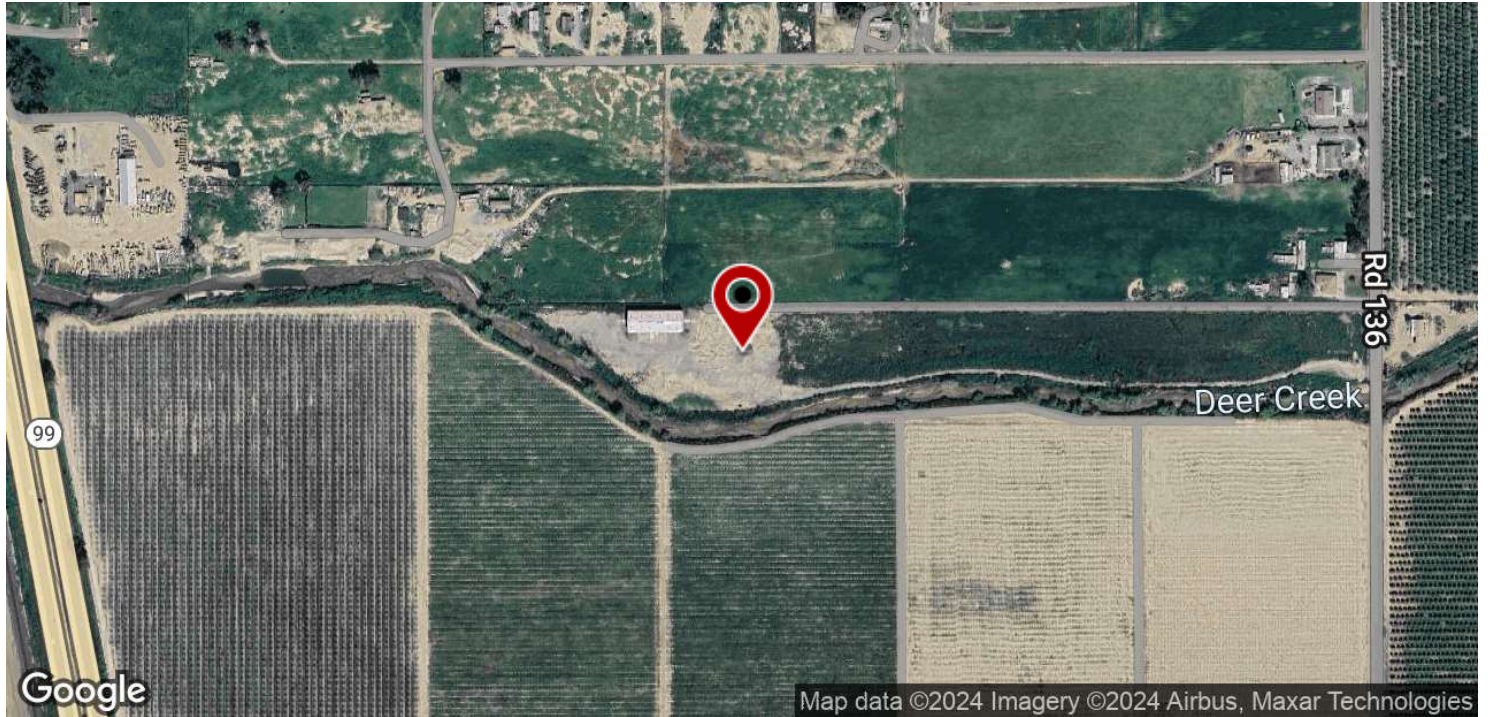
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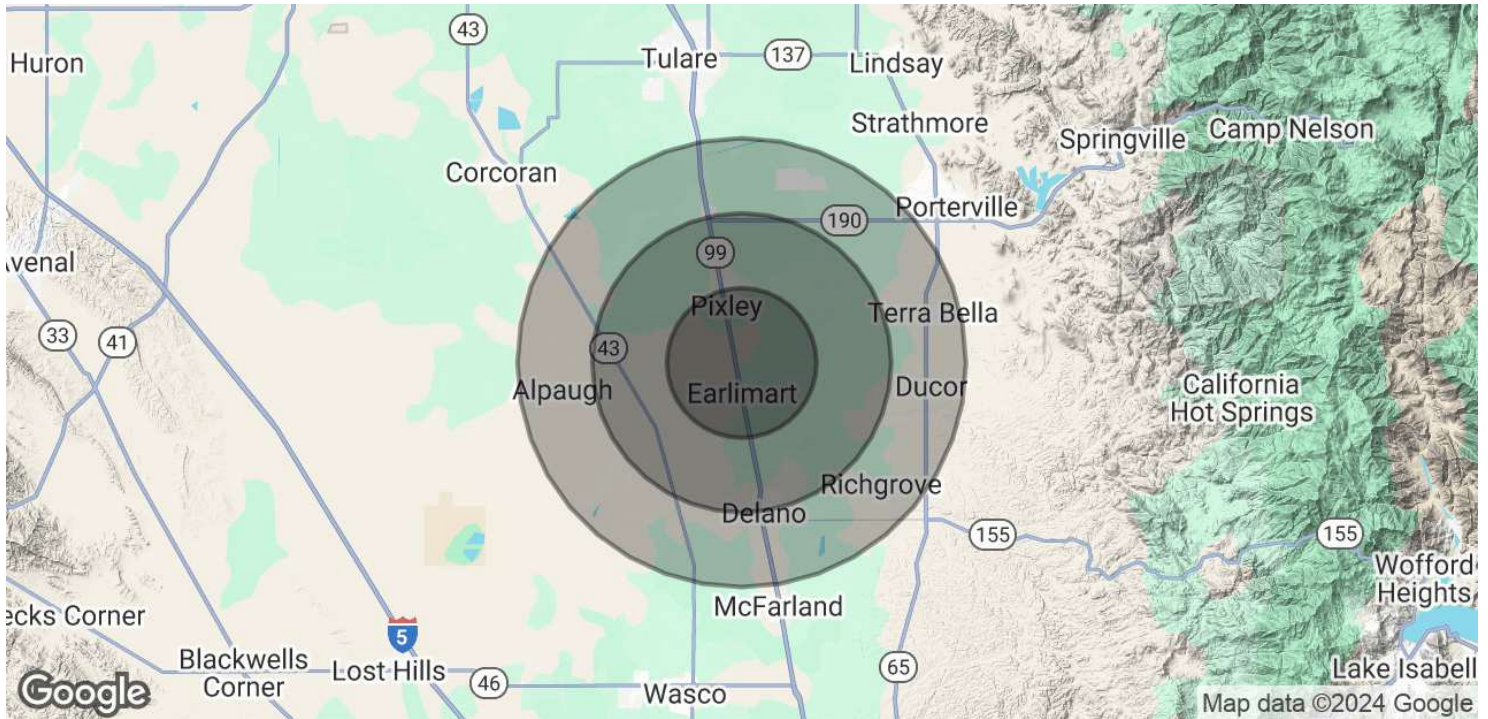
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,869	46,454	94,117
Average Age	27.4	29.6	30.7
Average Age (Male)	25.7	29.1	30.1
Average Age (Female)	29.0	28.9	29.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,268	11,190	23,730
# of Persons per HH	3.9	4.2	4.0
Average HH Income	\$48,025	\$54,698	\$52,569
Average House Value	\$124,840	\$172,307	\$180,827

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	92.8%	81.1%	80.0%

2020 American Community Survey (ACS)

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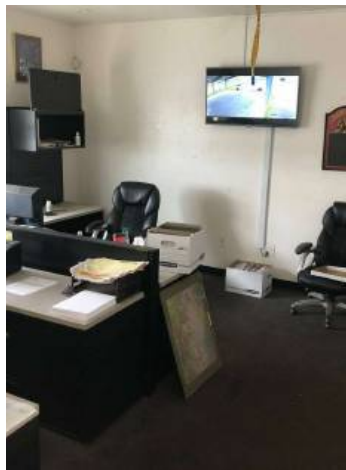
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