

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
 Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
 COMMERCIAL**



Sale Price	\$4,425,000
Lease Rate	\$0.25 - 0.35 SF/MONTH

OFFERING SUMMARY

Building Size:	±127,057 SF
Lot Size:	±7.5 Acres
Price / SF:	\$34.83
Zoning:	ML - Light Industrial
Market:	Sanger Industrial
Submarket:	Central Sanger
Cross Streets:	Annadale Ave & K St
APN's:	320-011-155

PROPERTY HIGHLIGHTS

- ±127,057 SF Freestanding Building on ±7.5 Acres
- ±2,500 SF of Office Space | (14) Private Offices
- 12.4' - 24' Clear Height | Wide Open Industrial Space
- (5) Private Restrooms | Employee Break Room
- Ground Level Doors | Multiple Truck Wells
- Multiple Access Points From Annadale Ave & K St
- 2.7 Miles to HWY 180 | Surrounded by Quality Tenants
- 480 Volt 3-Phase | Heavy Industrial Power
- Flexible Zoning That Allows Many Uses
- Perfect for Manufacturing & Distributing
- Building Can Be Separated Into (4) Spaces

Jared Ennis
 Executive Vice President
 CalDRE #01945284
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 Executive Managing Director
 CalDRE #01516541
 kevin@centralcacommercial.com
 559.705.1000

Central CA Commercial
 Investments | Industrial | Office
 Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
COMMERCIAL**

PROPERTY DESCRIPTION

±127,057 SF of industrial space on 7.5 acres in the Sanger, CA. The building features ±124,500 SF of wide open warehouse space that can be used for both manufacturing and distribution, ±2,500 SF of office space that includes (14) private offices, to go along with (5) private restrooms, an employee break room, compressor area and maintenance area. The property also features 12.4' - 24' clear height, ground level doors, (2) 2 spot truck wells and (1) 4 spot truck well, dock high loading, multiple access points from Annadale Ave and K Rd and ample land area around the building. The building can be divided into (4) separate spaces for potential owner use and lease.

LOCATION DESCRIPTION

The property is located off Annadale Ave & K St in Sanger, CA. The building is located just off of Academy Ave which contains Sangers main retail and industrial tenants. The subject property is 2.7 miles South of HWY-180.

Sanger, California is a growing Central Valley community strategically located just southeast of Fresno, offering excellent regional access and a strong local workforce. Known for its agricultural heritage and expanding commercial base, Sanger benefits from proximity to Highway 180, providing direct connectivity to Fresno, Clovis, and the greater San Joaquin Valley. The city's business friendly environment, steady population growth, and access to key transportation corridors make it an attractive location for commercial, industrial, and service oriented uses. With a mix of established local businesses, new development, and a supportive municipal climate, Sanger presents compelling opportunities for investors and owner-users seeking value, accessibility, and long-term growth potential.



Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial
*Investments | Industrial | Office
Multifamily | Retail | Land | Specialty*

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
 Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
 COMMERCIAL**



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	20,000 - 40,000 SF	Lease Rate:	\$0.25 - \$0.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Warehouse 1	Available	29,000 SF	Modified Gross	\$0.35 SF/month	The space features 22' clear height, (3) private offices, a 4 spot truck well and a private entrance.
Warehouse 2	Available	40,000 SF	Modified Gross	\$0.25 SF/month	The space features 15' - 16' clear height, an employee break room, a private office, (2) private restrooms, a compressor area, ground level doors, a 2 spot truck well and a private entrance.
Warehouse 3	Available	40,000 SF	Modified Gross	\$0.25 SF/month	The space features 12.4' clear height, (3) warehouse offices, (6) additional private offices, (2) private restrooms, a conference room, a maintenance area and a private entrance.
Warehouse 4	Available	20,000 SF	Modified Gross	\$0.35 SF/month	The space features 24' clear height, a private office, a private restroom, dock high loading, a 2 spot truck well, and a private entrance.

Jared Ennis
 Executive Vice President
 CalDRE #01945284
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 Executive Managing Director
 CalDRE #01516541
 kevin@centralcacommercial.com
 559.705.1000

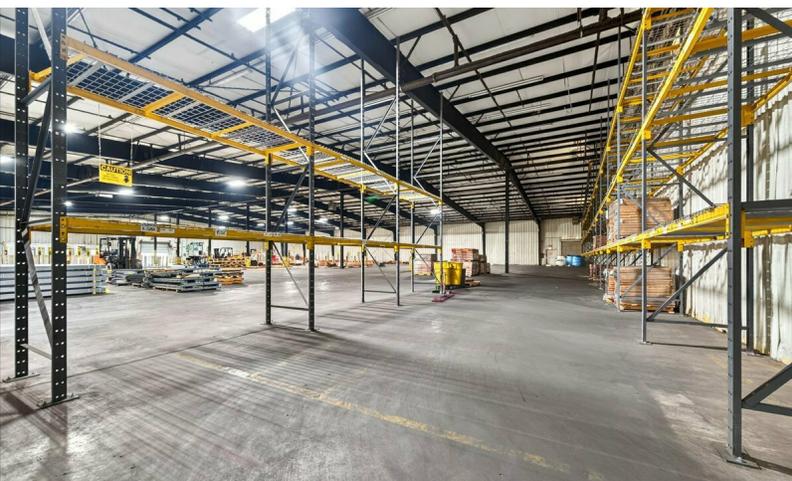
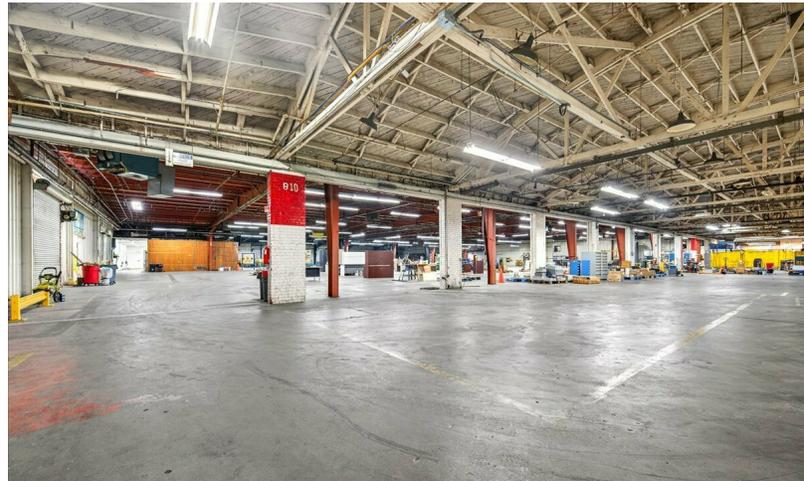
Central CA Commercial
 Investments | Industrial | Office
 Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

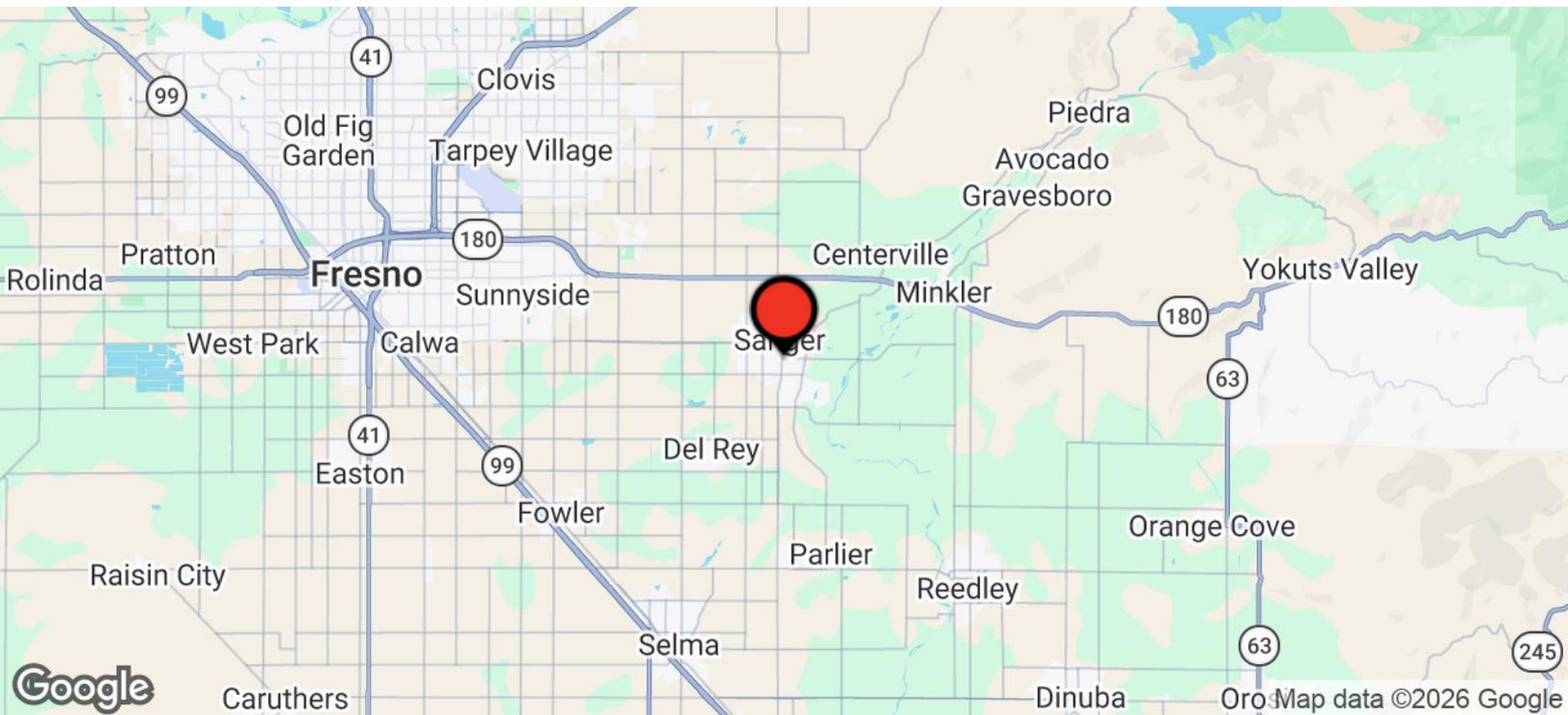
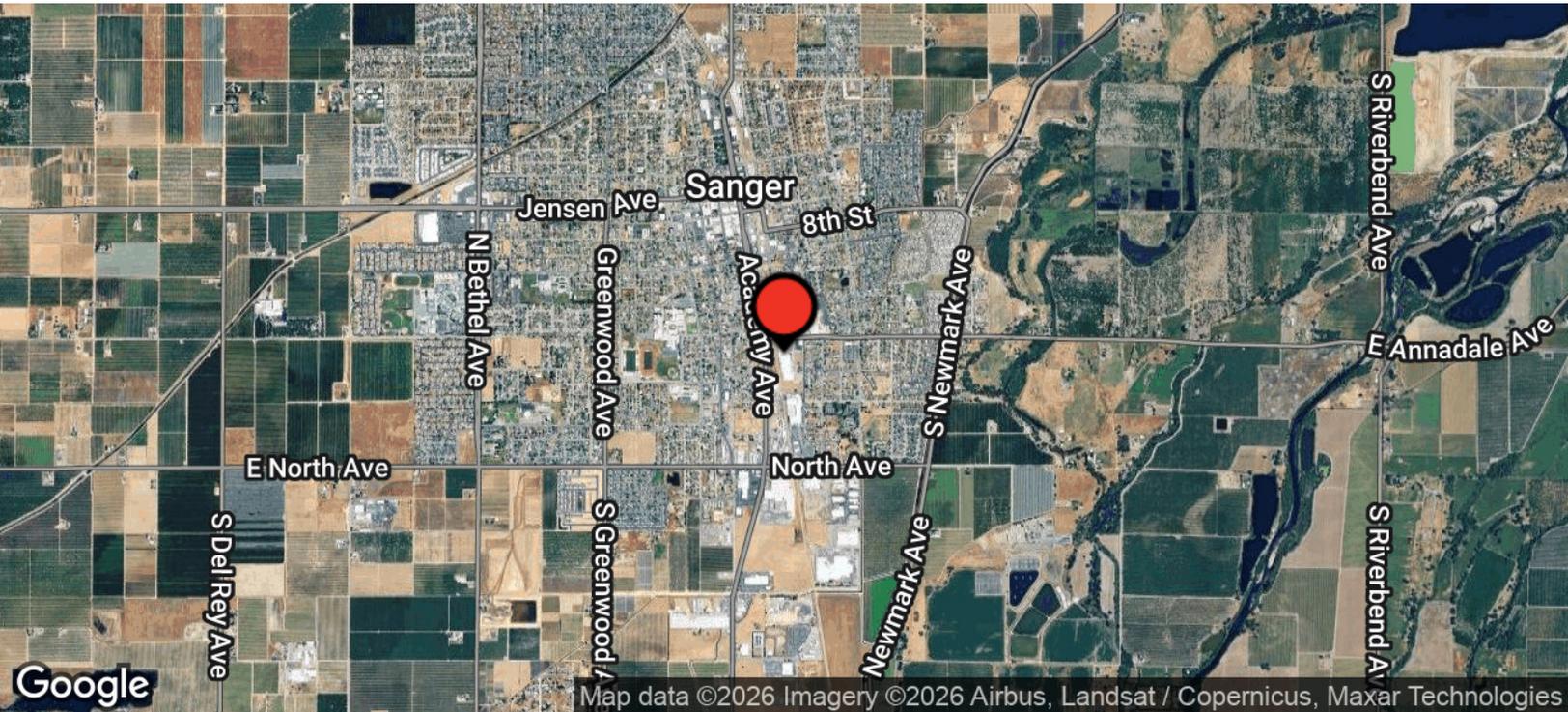
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

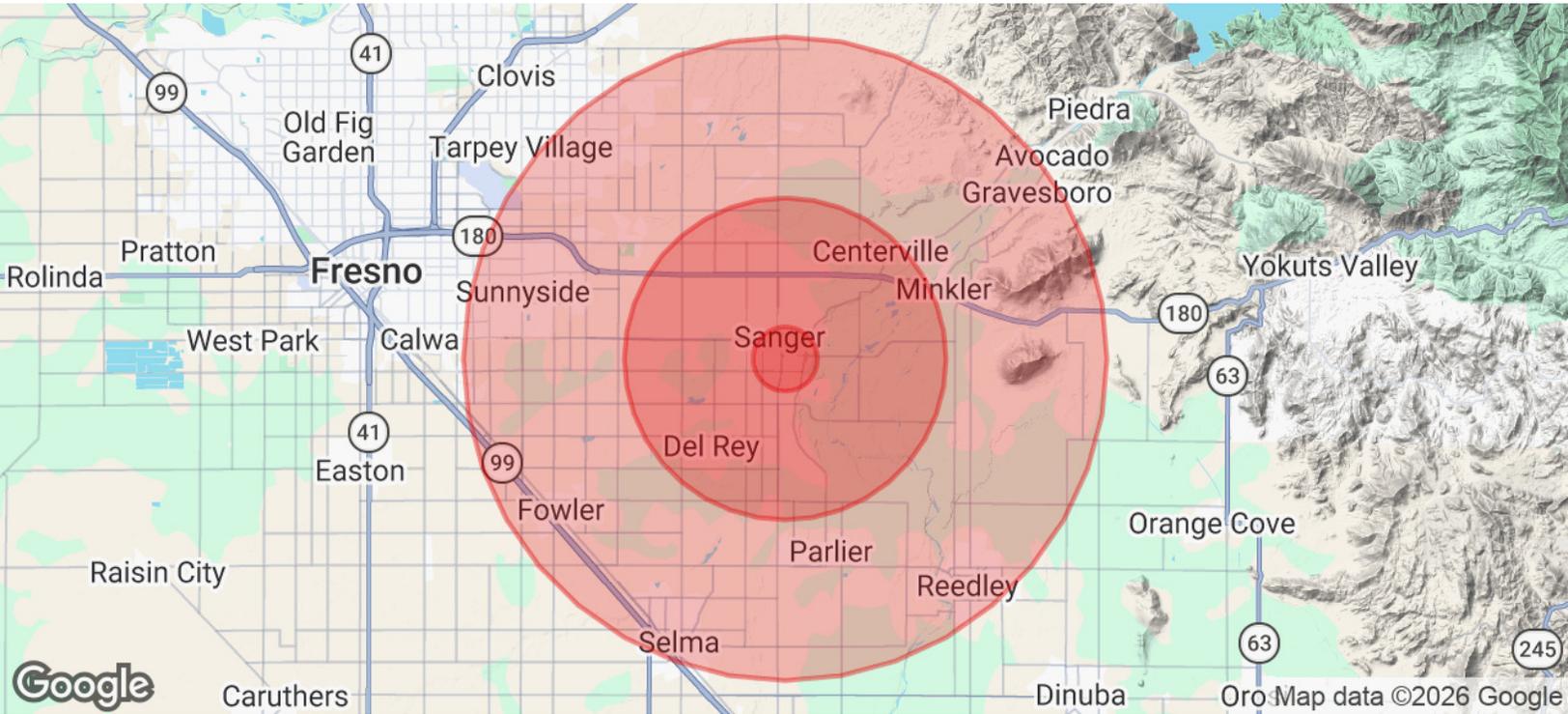
Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±127,057 SF High Exposure Industrial Building on ±7.5 Acres
Industrial For Sale & Lease | 1121 Annadale Ave Sanger, CA 93657



**CENTRAL CA
 COMMERCIAL**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,782	33,333	162,436
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,152	9,627	47,445
# of Persons per HH	3.6	3.5	3.4
Average HH Income	\$70,271	\$88,309	\$106,381
Average House Value	\$347,552	\$410,483	\$450,439

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	89.7%	81.0%	61.3%

Jared Ennis
 Executive Vice President
 CalDRE #01945284
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 Executive Managing Director
 CalDRE #01516541
 kevin@centralcacommercial.com
 559.705.1000

Central CA Commercial
 Investments | Industrial | Office
 Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.