



43016

ROAD 68
REEDLEY, CA

**FOR SALE
OR LEASE**

PRICE REDUCED

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

Positioned between Reedley and Dinuba, this ± 2.71 -acre industrial opportunity offers versatility, scale, and location. The property features two functional warehouse buildings totaling $\pm 16,200$ SF, a recessed loading dock, and a 5-ton crane, ideal for light manufacturing, agri-industrial, or storage uses. A ± 1 -acre undeveloped parcel offers room for future development, while multiple office units, restrooms, and utility access (electricity, gas, and well water) provide operational flexibility. With close proximity to Highway 99 and just ± 20 miles from Fresno Yosemite Airport, this site is strategically positioned for regional logistics. Equipment is negotiable and available outside of escrow.

OFFERING PRICE

~~\$950,000~~ **REDUCED to \$850,000**
or **LEASE RATE of \$0.60 PSF**

LOT SIZE

± 2.71 acres

AVAILABLE SF

$\pm 16,200$ sq. ft.

ZONING

AE-20 (Agricultural)

BUILDINGS

Warehouse 1: $\pm 9,000$ SF

- Two 12'X16' Rolling Doors
- One 12'X16 Roll Up Door
- 18' Middle Clear Height
- Interior Office

Warehouse 2: $\pm 7,200$ SF

- 5 Ton Crane
- Two 16'X16' Roll Up Doors
- Interior Restrooms

Mobile office: $\pm 1,625$ SF with Ktchenette & Full Bathroom

Paint Booth: ± 300 SF



WATER
Well



ELECTRIC
PG&E

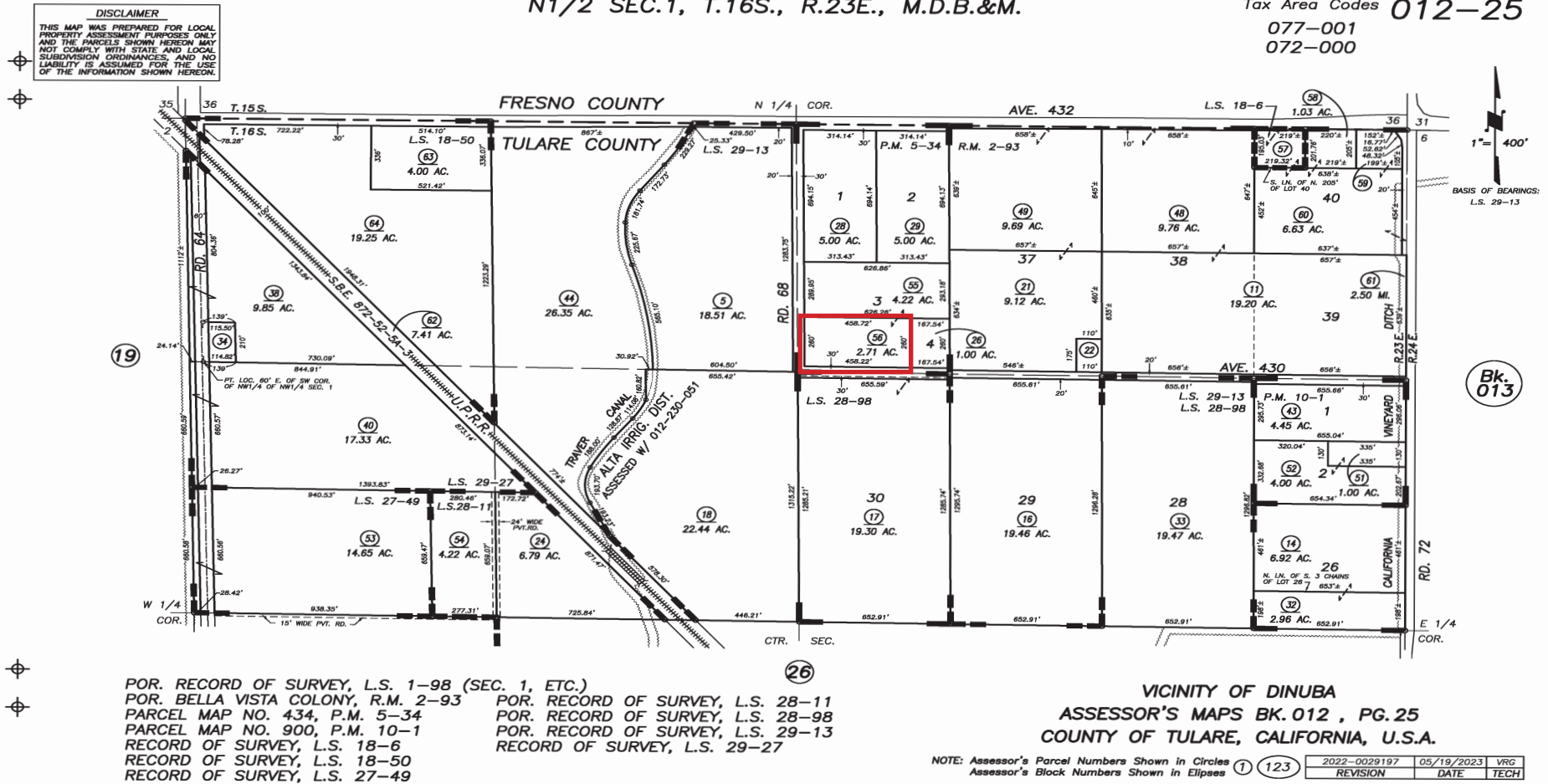


GAS
SoCal Gas

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ASSESSOR'S MAP

N1/2 SEC.1, T.16S., R.23E., M.D.B.&M.

Tax Area Codes 012-25
077-001
072-000

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PROPERTY IMAGES



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PROPERTY IMAGES



LOADING DOCK



WAREHOUSE



YARD

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ASSOCIATES**

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