

325-355 S SCHNOOR AVE | MADERA
APN: 009-330-044 (±8.17 AC) - 009-330-045 (±1.09 AC)



ZONING & ENTITLEMENT SUMMARY - SELF STORAGE DEVELOPMENT OPPORTUNITY

- Zoning:** Industrial (I) – City of Madera

By-Right Development Potential

- The property is zoned Industrial (I), which permits a wide range of warehouse, storage, and light manufacturing uses.
- Mini/self-storage facilities are defensible as a by-right use under the Industrial designation.
- The City of Madera Community Development Director has confirmed self-storage within buildings as consistent with permitted uses.

City Guidance

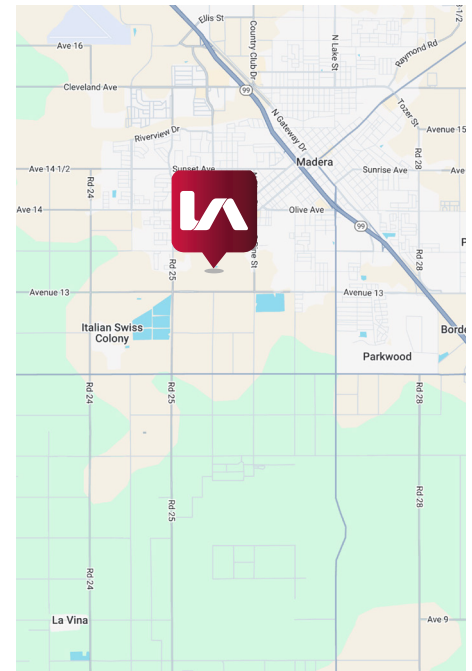
- Indoor self-storage is permissible by-right
- Outdoor storage (boats, RVs, etc.) may also be permissible if ancillary/incidental to primary indoor storage.
- Formal approval requires:
 - Site Plan Review
 - Determination of Use Application (concept plan + project narrative)

Supporting Entitlement Infrastructure

- Parcel division completed Dec. 2024, resolving ingress/egress and ponding basin access issues
- Drainage & maintenance covenants recorded, ensuring long-term basin access and cost sharing.
- ALTA survey (Mar. 2025) confirms zoning as Industrial, with no restrictions preventing storage development.

Buyer Advantage

- Low entitlement risk: A straightforward staff-level process can lock in a written zoning determination before acquisition.
- Fast track to development: No Conditional Use Permit required.



For More Information, Contact:

JUSTIN SMITH

Senior Vice President
949.790.3151
jbsmith@lee-associates.com
Lic. 01504494

GRANT LABOUNTY

Vice President
949.790.3120
glabounty@lee-associates.com
Lic. 02086573

CHRIS VASSILIAN

Associate
949.790.3102
cvassilian@lee-associates.com
Lic. 02191531

CHAD BROCK

President
661.205.8011
cbrock@lee-associates.com
Lic. 01454494

ERIC POWERS

Vice President
661.201.0320
epowers@lee-associates.com
Lic. 00977873

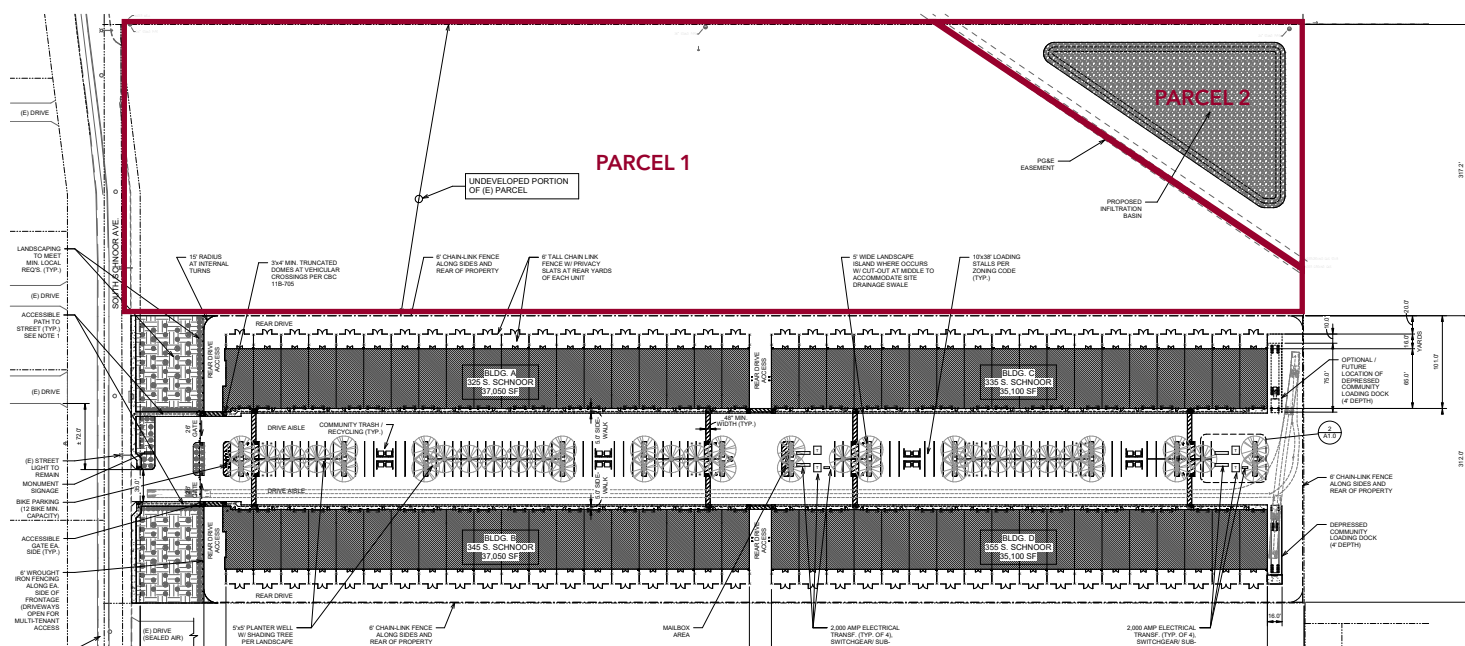
ROSS PUSKARICH

Associate
661.889.6580
rpuskarich@lee-associates.com
Lic. 02175945

325-355 S SCHNOOR AVE | MADERA
APN: 009-330-044 (±8.17 AC) - 009-330-045 (±1.09 AC)



PARCELS



For More Information, Contact:

JUSTIN SMITH
Senior Vice President
949.790.3151
jbsmith@lee-associates.com
Lic. 01504494

GRANT LABOUNTY
Vice President
949.790.3120
glabounty@lee-associates.com
Lic. 02086573

CHRIS VASSILIAN
Associate
949.790.3102
cvassilian@lee-associates.com
Lic. 02191531

CHAD BROCK
President
661.205.8011
cbrock@lee-associates.com
Lic. 01454494

ERIC POWERS
Vice President
661.201.0320
epowers@lee-associates.com
Lic. 00977873

ROSS PUSKARICH
Associate
661.889.6580
rpuskarich@lee-associates.com
Lic. 02175945