

FOR SALE



City of San Joaquin Industrial Land

Industrial Zoned Land
Approximately 84.67 Acres
Prime for Distribution & Logistics

Zoning: Manufacturing (M)

Located within the city limits of
San Joaquin, CA

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

CONFIDENTIALITY AGREEMENT

Proprietary and Confidential Information

The information presented in the accompanying offering memorandum is proprietary and strictly confidential. It is intended solely for the review of the recipient as designated by RC Commercial. Disclosure to any other individual or entity requires prior written consent from RC Commercial.

Recipient Obligations

By accepting and reviewing this offering memorandum, the recipient agrees to maintain all information in the strictest confidence. The recipient shall not photocopy, duplicate, or distribute any portion of the memorandum without authorization. If the recipient determines they have no interest in the property at this time, the offering memorandum must be returned to RC Commercial.

Purpose and Limitations

This offering memorandum provides summary, unverified financial and physical details about the property to gauge preliminary interest. It is not a substitute for comprehensive due diligence. RC Commercial has not conducted an investigation and makes no warranty or representation regarding:

- The property's income, expenses, or projected financial performance;
- The size or square footage of the property and its improvements;
- The presence or absence of contaminants, including PCBs or asbestos;
- Compliance with local, state, or federal regulations;
- The physical condition of the improvements;
- The financial condition or business prospects of any tenant, or their intent to continue occupancy.

Information Reliability

The information in this offering memorandum is sourced from entities believed to be reliable. However, RC Commercial has not verified, nor will verify, the accuracy or completeness of this information and provides no warranty or representation thereof. Prospective buyers are responsible for conducting their own due diligence to verify all details presented.

Buyer Responsibilities

All potential buyers shall bear the costs and expenses associated with their investigation of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.

Contact for more information

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Property Description:

RC Commercial is pleased to offer for sale approximately 84.67 acres of prime Industrial Land already annexed into the City of San Joaquin. San Joaquin is a city located in the central part of the San Joaquin Valley in Fresno County, California, situated about 17 miles southwest of Fresno. This strategic location provides efficient access to major transportation corridors, making it ideal for distribution centers, logistics operations, warehousing, or e-commerce fulfillment facilities.

Strategically located just 17 miles from Highway 99 (via Manning Ave/CA-180 east for direct access to Fresno and north-south Valley transport) and approximately 24 miles from Interstate 5 (via Manning Ave/CA-180 west to Mendota and CA-33, providing seamless connections to Southern California, the Bay Area, and beyond). This positioning allows distribution operations to reach 90% of California's population within a one-day truck drive, reducing shipping times and costs for statewide and interstate freight.

Ideal for distribution centers, this 84.67-acre site offers low-cost land in the heart of the San Joaquin Valley's goods movement corridor. Proximity to I-5 and SR 99 supports efficient inbound/outbound operations for agricultural products, consumer goods, or e-commerce fulfillment, with access to major intermodal facilities in Fresno (rail-to-truck transfers) and reduced transit times to ports like Oakland (via I-5 north, ~170 miles) or Long Beach (via I-5 south, ~260 miles). The Valley's central location minimizes fuel and labor costs while tapping into a skilled workforce for warehousing and logistics.

This is a unique opportunity to acquire a large industrial zoned property next to a railroad. Utilities are nearby (buyer to verify). The property is currently being farmed (lease expires 12/31/2026) and it receives James Irrigation District Water. There is no ag well on the property.

Key Logistics Advantages:

- Rail adjacency for cost-effective bulk shipping and intermodal operations.
- Quick highway access for just-in-time delivery and supply chain optimization.
- Annexed into city limits for streamlined permitting and utilities (buyer to verify).
- Low operational costs in the Valley, supporting 24/7 distribution with synergies to the region's \$50B+ agricultural output.

APN# - 033-020-31

PRICE - \$3,500,000 (\$41,337/acre)

Contact for more information

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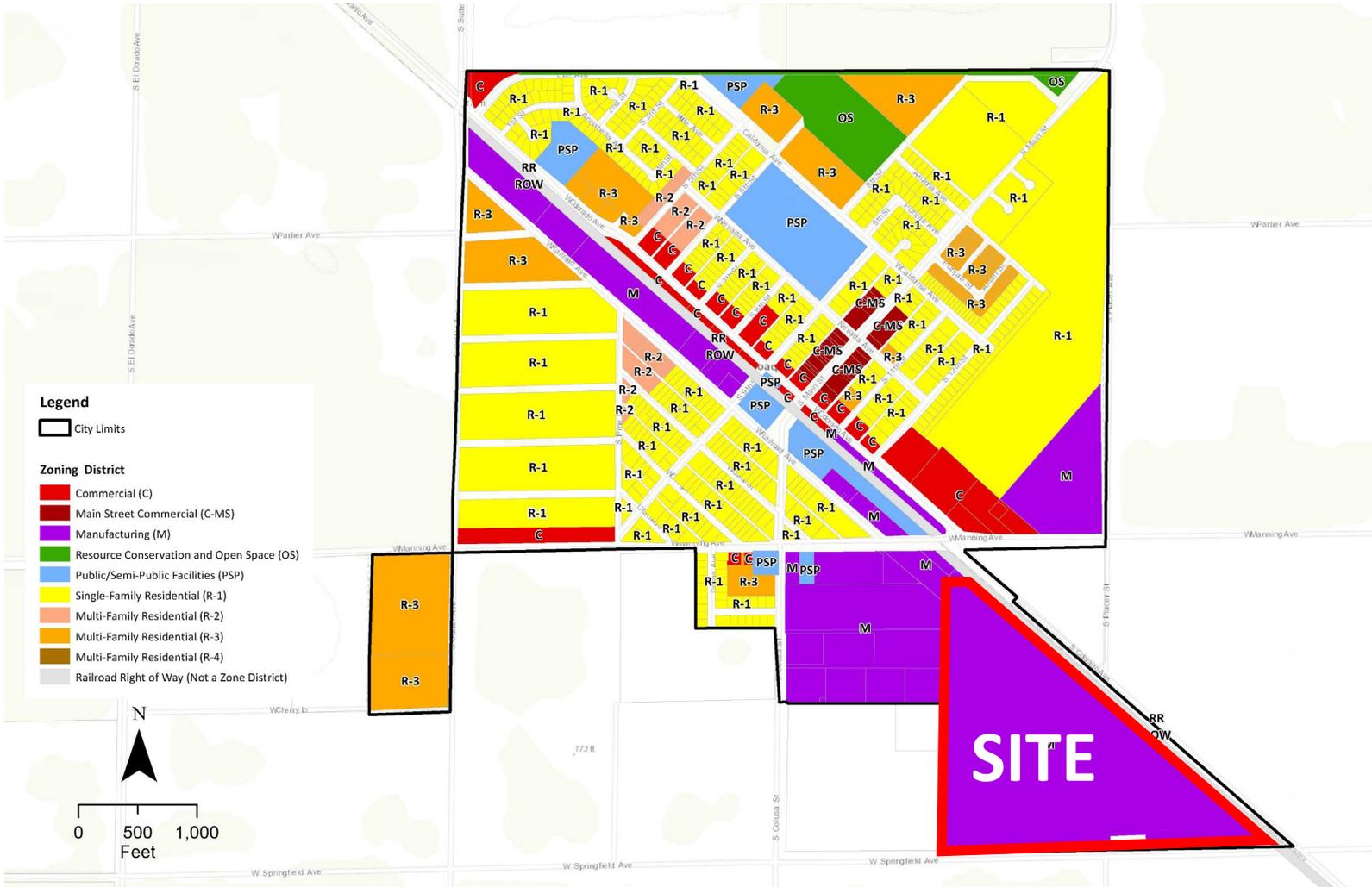
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San Joaquin Industrial Land

City of San Joaquin Zoning Map



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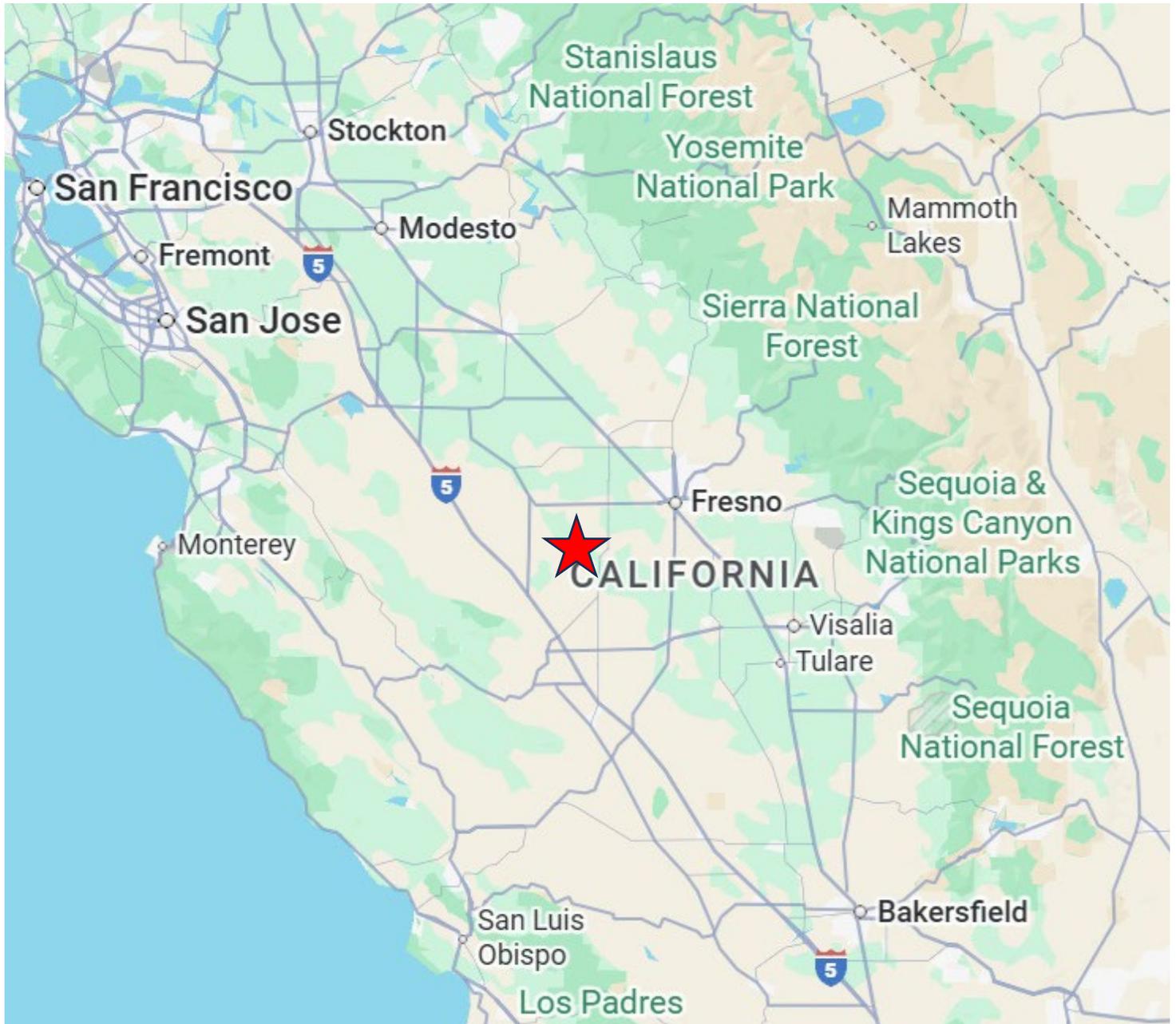


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San Joaquin Industrial Land

Proximity Map



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