

**AVAILABLE FOR SALE**

**39400 Clarkson Drive**

**Kingsburg, CA**



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# METTEE & Co.

Real Estate and Business Brokerage

## EXECUTIVE SUMMARY

The W Group, in cooperation with Mettee & Co, is pleased to present the offering of 39400 Clarkson Drive, Kingsburg, California, consisting of two parcels available for purchase individually or as a combined site.

This property presents a flexible acquisition opportunity for owner-users, industrial operators, agricultural users, or developers seeking strategically positioned land within Tulare County's growing Highway 99 corridor.

The site benefits from existing covered/open space improvements, accessible configuration, and proximity to major transportation routes.

Available for purchase as:

- Entire Site: \$6,400,000
- Parcel 1: \$3,900,000
- Parcel 2: \$2,500,000

## LOCATION OVERVIEW

Kingsburg is uniquely located in both Fresno and Tulare Counties along the highly trafficked Highway 99 corridor, serving as a key connector between Northern and Southern California logistics routes.



The Central Valley market continues to experience demand growth in:

- Industrial yard space
- Agricultural operations
- Equipment and contractor storage
- Logistics and distribution

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## INVESTMENT OVERVIEW

Asset Type: Income-Producing Industrial Yard and Covered Open Space  
Location: Kingsburg, CA  
Ownership: Fee Simple  
Income Status: Currently Generating Income  
*Rent rolls available upon request*

The property provides stabilized income with potential to enhance revenue operational optimization.

## PROPERTY OVERVIEW

Address: 39400 Clarkson Drive  
County: Tulare County  
Property Type: Industrial / Yard / Covered Structure  
Parcel Configuration: Two Parcels  
Zoning: M1 with overlay MU (Mixed-Use)  
Access: Rd 12 and 18th Ave Exit (Hwy 99)

### Site Improvements

- Covered open structure(s)
- Functional yard layout
- Level topography
- Accessible ingress/egress
- Utilities available on site
- Ample Yard Space

## AVAILABLE FOR LEASE

**8,000 SF WAREHOUSE**  
**+/- 2 ACRES OF INDUSTRIAL LAND**



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# PARCEL MAP NO. 5492

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, T.16S., R.22E., MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AUGUST 2025



SCALE: 1" = 100'

### LEGEND

- FOUND AND ACCEPTED EXISTING SECTION CORNER AS NOTED.
- FOUND AND ACCEPTED EXISTING SECTION QUARTER CORNER AS NOTED.
- FOUND AND ACCEPTED EXISTING SECTION CENTER QUARTER CORNER AS NOTED.
- SET 3/4" IRON PIPE FLUSH TO SURFACE, TAGGED "PLS 9417".
- DOCUMENT NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
- D.N. VOLUME XX OF MAPS, PAGE YY, T.C.R.
- XX RM YY BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
- XX LS YY BOOK XX OF LICENSE SURVEYS, PAGE YY, T.C.R.
- (R1) RECORD DATA PER REFERENCE
- (R) RADIAL BEARING
- c CALCULATED RECORD DATA
- T.C.R. TULARE COUNTY RECORDS
- O.C.T.C. OFFICIAL RECORDS OF TULARE COUNTY
- SPRR SOUTHERN PACIFIC RAILROAD
- OVERALL BOUNDARY
- PROPOSED PARCEL LINES
- SECTION LINES
- EXISTING RIGHT OF WAY
- ADJACENT/UNDERLYING PARCEL LINES
- EASEMENT LINE

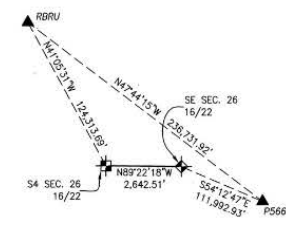
### RECORD REFERENCES

- R1 PARCEL MAP NO. 1726, 18 PM 27, T.C.R.
- R2 RECORD OF SURVEY, 20 LS 50, T.C.R.
- R3 RECORD OF SURVEY, 20 LS 83, T.C.R.
- R4 RECORD OF SURVEY, 24 LS 14, T.C.R.
- R5 RECORD OF SURVEY, 24 LS 21, T.C.R.
- R6 RECORD OF SURVEY, 28 LS 49, T.C.R.
- R7 RECORD OF SURVEY, 28 LS 75, T.C.R.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS83(2017.50), ZONE 4, SHOWN LOCALLY BY THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26-16/22, M.D.B.M. BEARING NORTH 89°22'18" WEST AND IS BASED UPON GPS OBSERVATIONS FROM CSRM STATIONS P566 AND RBRU, ALL HAVING PUBLISHED ACCURACIES OF LESS THAN 1 CM.

### CONTROL DIAGRAM

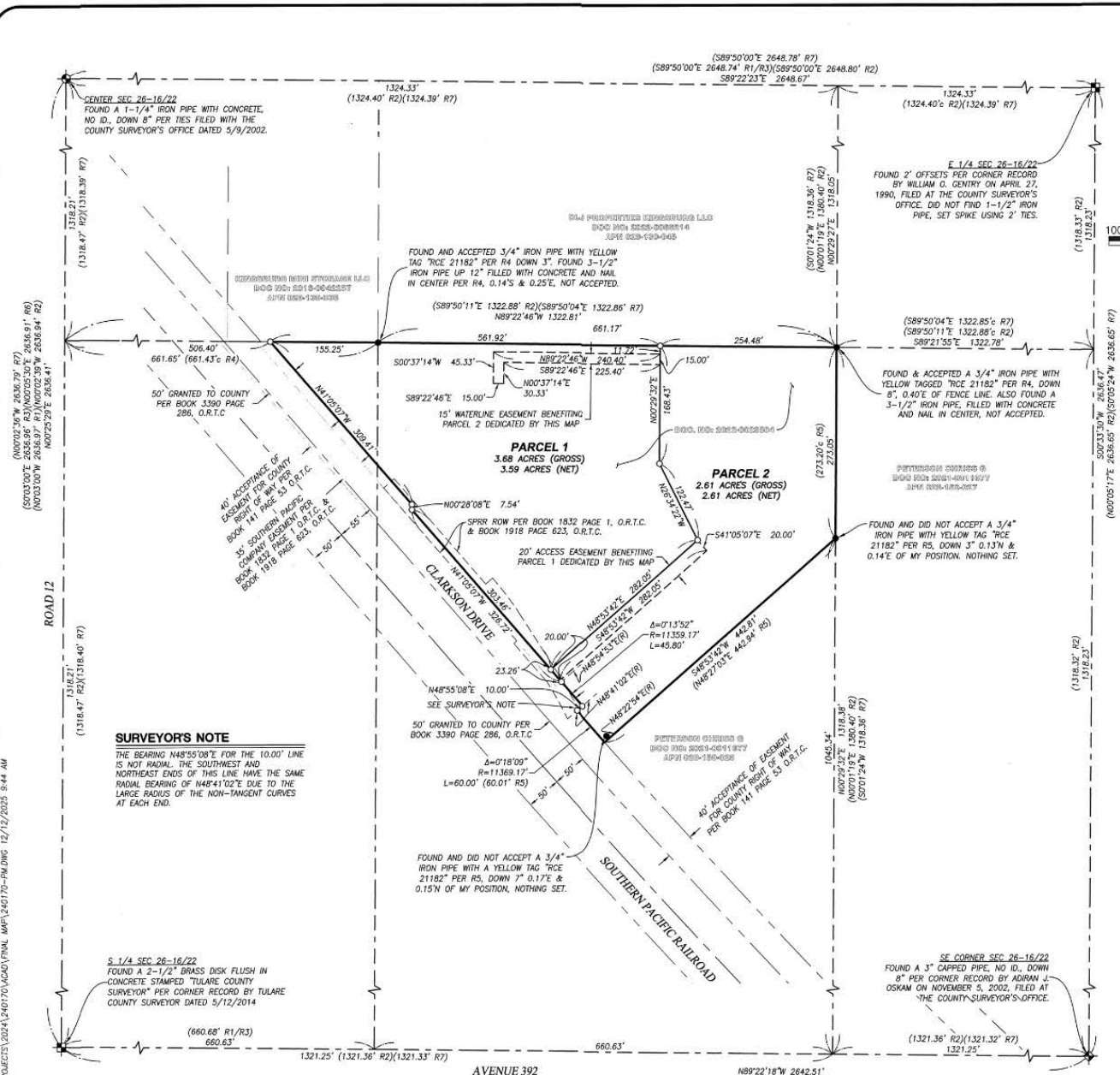


### SURVEY NOTES

1. ALL DISTANCES SHOWN HEREON ARE GRID DATA TO OBTAIN GROUND DATA, DIVIDE GRID DATA BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.999934. GEOID18 WAS USED TO OBTAIN ELEVATION DATA PERTAINING SCALE FACTORS.
2. THE VALUES REFERENCED ABOVE AND SHOWN HEREON WERE COMPUTED USING A LEAST SQUARES ADJUSTMENT HOLDING FIXED THE NAD83 ECEF COORDINATES, AS PUBLISHED BY THE CSRC AND SHOWN HEREON, OF THE FOLLOWING STATIONS:  
HORIZONTAL CONSTRAINTS: P566 AND RBRU  
VERTICAL CONSTRAINT: P566
3. THE RESULTING HORIZONTAL POSITIONAL ACCURACY OF THE MONUMENTS MEASURED IN THIS SURVEY RANGE FROM 0.036" TO 0.049" AS EXPRESSED BY THE SEM-MAJOR AXIS OF THE ERROR ELLIPSE AT THE 95% PERCENT CONFIDENCE REGION.
4. CCS83 COORDINATES AND DATA ARE SHOWN ONLY FOR COMPLIANCE WITH THE PUBLIC RESOURCES CODE.
5. NO FGDC ACCURACY IS CLAIMED FOR THIS SURVEY.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.

### COORDINATE LISTING

STATION	NAD83 ECEF COORDINATES (METERS)			CCS83 (COMPUTED)			COMBINATION FACTOR	MAPPING ANGLE
	X (ECEF)	Y (ECEF)	Z (ECEF)	NORTHING	EASTING	ELEVATION		
P566	-2512243.6313	-4489742.6982	3757304.2870	2001309.36	6494126.84	361.53		
RBRU	-2544780.1793	-4432028.4687	3796046.6096	2160518.52	6318928.53			
S4 SEC 26				2066828.92	6400636.25	294.51	0.999934	-079°38.7"
SE SEC 26				2066799.93	6403278.60	298.40	0.999934	-079°17.4"



**SURVEYOR'S NOTE**  
THE BEARING N48°55'08" E FOR THE 10.00' LINE IS NOT RADIAL; THE SOUTHWEST AND NORTHEAST ENDS OF THIS LINE HAVE THE SAME RADIAL BEARING OF N48°41'02" E DUE TO THE LARGE RADIUS OF THE NON-TANGENT CURVES AT EACH END.

S 1/4 SEC 26-16/22  
FOUND A 2-1/2" BRASS DISK FLUSH IN CONCRETE STAMPED "TULARE COUNTY SURVEYOR" PER CORNER RECORD BY TULARE COUNTY SURVEYOR DATED 5/12/2014

SE CORNER SEC 26-16/22  
FOUND A 3" CAPPED PIPE, NO ID., DOWN 8" PER CORNER RECORD BY ADRIAN J. OSKAM ON NOVEMBER 5, 2002, FILED AT THE COUNTY SURVEYOR'S OFFICE.

N89°22'18"W 2642.51'  
(S89°50'50"E 2642.72' R1/R3)(S89°50'22"E 2642.72' R2)  
(S89°42'03"E 2642.63' R3)(S89°50'10"E 2642.65' R7)  
BASIS OF BEARINGS

L:\PROJECTS\2024\240770\ACAD\FINAL MAP\240170-FINAL.DWG 12/12/2025 8:44 AM

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# CLARKSON



## Parcel 1:

- **Listed for \$3,900,000**
- **+/- 3.6 Acres**
- Free standing buildings, +/- 4,000- to 16,000 SF (Total 20,000 sf)
- Approximately 35,000 sf of covered area
- Approximately 4,800 sf of office space
- 30' ceiling height
- 2 Rail sidings for 22 rail cars, site holds an active lease with Union Pacific RR
- Easy access to Highway 99 corridor
- Annual Rental Income: \$297/yr, NNN (Cap Rate 7%)
- Excellent site for manufacturing, electricians, contractors, painters, plumbers, HVAC contractors and/or supplies.
- 2 Truck scales and 1 pallet scale
- 5 Flush loading docks and 2 depressed loading docks
- Electricity 480V with 4 transformers
- New foam roofing with warranty on all building



## Parcel 2:

- **Listed for \$2,500,000**
- **+/- 2.5 Acres**
- Free standing buildings, +/- 8,000 sf
- Up to 24' ceilings
- M1 Zoning
- Electricity: 480V
- Easy access to Highway 99 corridor
- Excellent site for manufacturing, electricians, contractors, painters, plumbers, HVAC contractors and/or supplies.

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# CLARKSON



## INVESTMENT HIGHLIGHTS

- In-place income
- Industrial yard asset class exposure
- Highway 99 corridor access
- Strategic Central Valley location
- Flexible acquisition structure
- Potential rental upside
- Strong long-term industrial fundamentals

## AVAILABLE FOR SALE

Entire Site: \$6,400,000

Parcel 1: \$3,900,000

Parcel 2: \$2,500,000

## AVAILABLE FOR LEASE

8,000 SF WAREHOUSE

+/- 2 ACRES OF INDUSTRIAL LAND

Parcel 2: \$10,000/month NNN

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EXCLUSIVE LISTING TEAM



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