

INDUSTRIAL FOR SALE

±16,538 SF OF INDUSTRIAL BUILDINGS (6) ON ±1.96 ACRES

800/840 W Elm Ave, Coalinga, CA 93210



Sale Price

\$1,200,000

PROPERTY HIGHLIGHTS

- ±16,538 SF Consisting of (6) Industrial Warehouse Buildings
- ±2,546 SF of Office Space w/ Upgraded PG&E
- Additional Overhang (±2,548 SF) + Land (.5 Acres)
- Prime Alternative To New Construction
- Additional Income From RV Storage
- Clear Span Construction | 20' Clear Height
- Ready For Immediate Occupancy | ±1.96 Acre Lot
- Clean Industrial Space Located in Coalinga, CA
- Fully Insulated w/ Skylights Throughout
- Multiple Gas & Water Services Provided
- Excellent Access To All Major Freeways
- Flexible Zoning | Building Equipped w/ HVAC In Office
- Close Proximity to Major Traffic Generators

OFFERING SUMMARY

Building Size:	±16,538 SF
Lot Size:	1.96 Acres
Number of Units:	6
Year Built:	1980
Zoning:	M1 - Light Industrial
A.P.N's:	083-080-84S & 083-080-08S
Year Built:	1983
Cross Streets:	W Elm Ave & Pacific St
Clear Height:	20'
Market:	Fresno
Submarket:	Coalinga

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PROPERTY DESCRIPTION

±16,538 SF clear-span freestanding industrial buildings on ±1.96 acres of land with CA-198 exposure. This move-in ready deal consists of ±11,444 SF of industrial/warehouse buildings, ±2,546 SF of office and ±2,548 SF of open structure. All buildings offer upgraded PG&E, 483 phase electrical, multiple gas & water services. Property is located near W Polk St and Elm Ave creating convenient access to CA-198. Flexible Zoning also allows for many uses.

Parcel #840 consists of (3) buildings totaling ±7,594 SF on 1 acre. Building 1 is ±3,944 SF of a office/warehouse & half open warehouse, building 2 is ±2,400 SF of clear span warehouse, & building 3 is a ±1,250 SF office.

Parcel #800 consists of (3) buildings totaling ±8,944 SF on 0.96 acres. Building 4 is ±1,296 SF of office, building 5 is ±5,100 SF of clear span warehouse, & building 6 is ±2,548 SF of an overhang covering 0.5 acres.

LOCATION DESCRIPTION

The property is well located off W Elm Ave and Pacific St in Coalinga, CA. The property is North of S Coalinga St, South of W Elm Ave, & West of Pacific St. Coalinga is a city in Fresno County and the western San Joaquin Valley, in central California about 80 miles southeast of Salinas. The community is located between San Jose & Los Angeles with nearby pulls to the Yosemite National Park, Sequoia/Kings National Park, Pismo Beach, & Harris Ranch.

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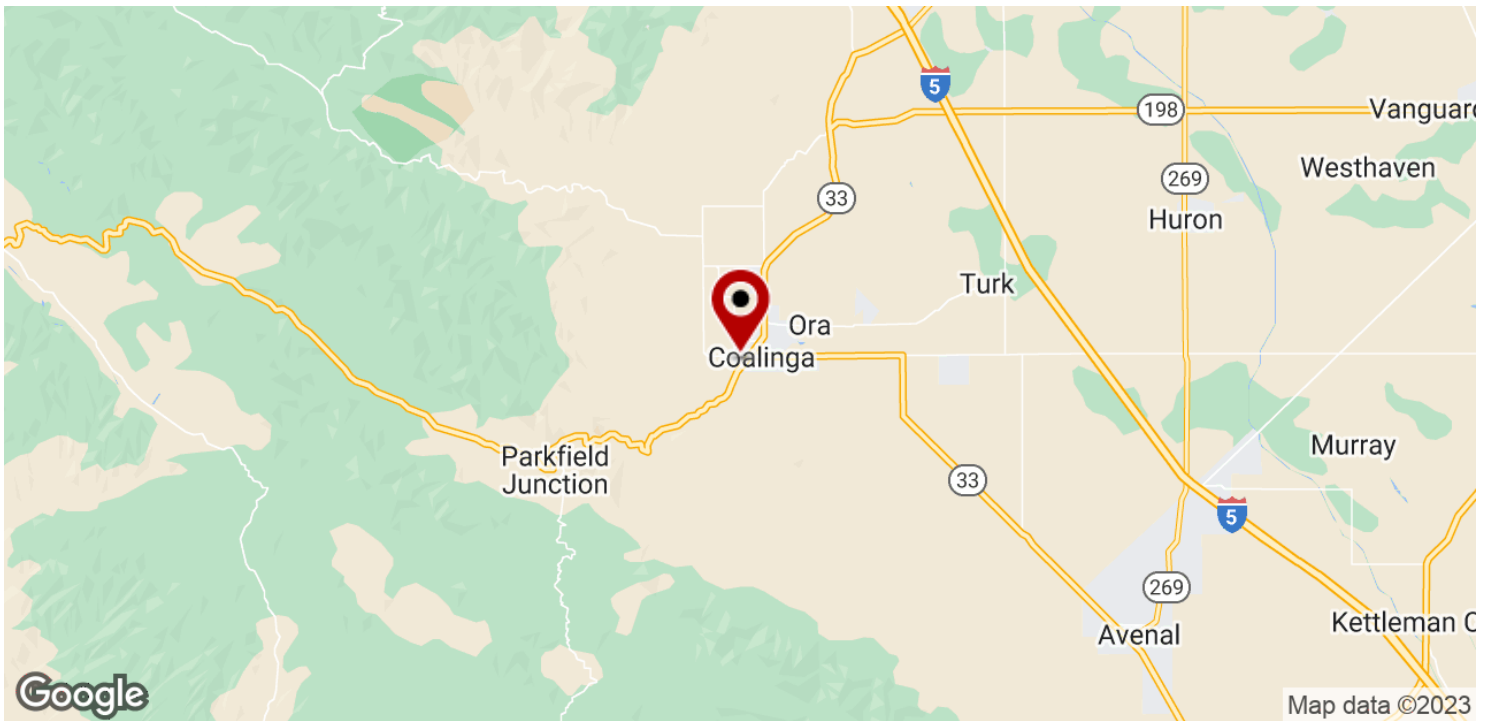
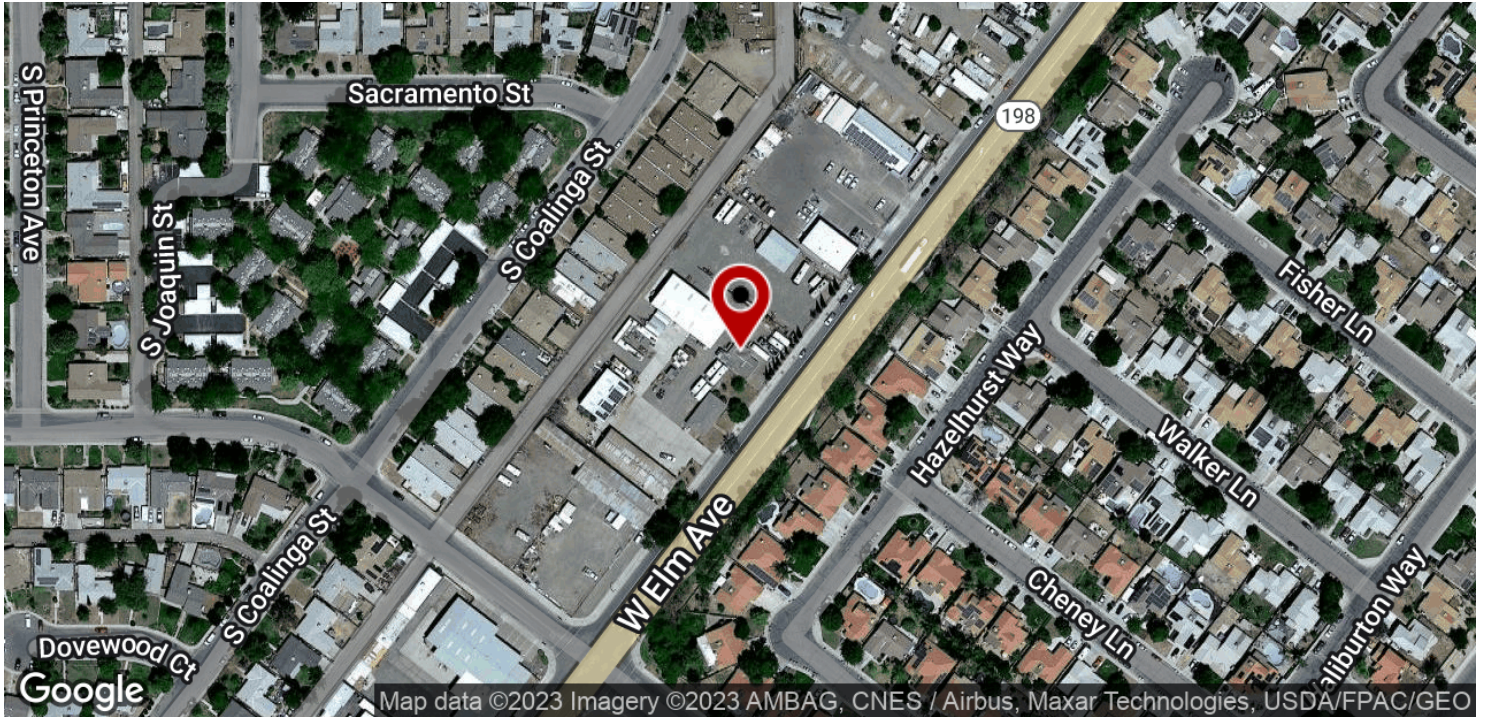
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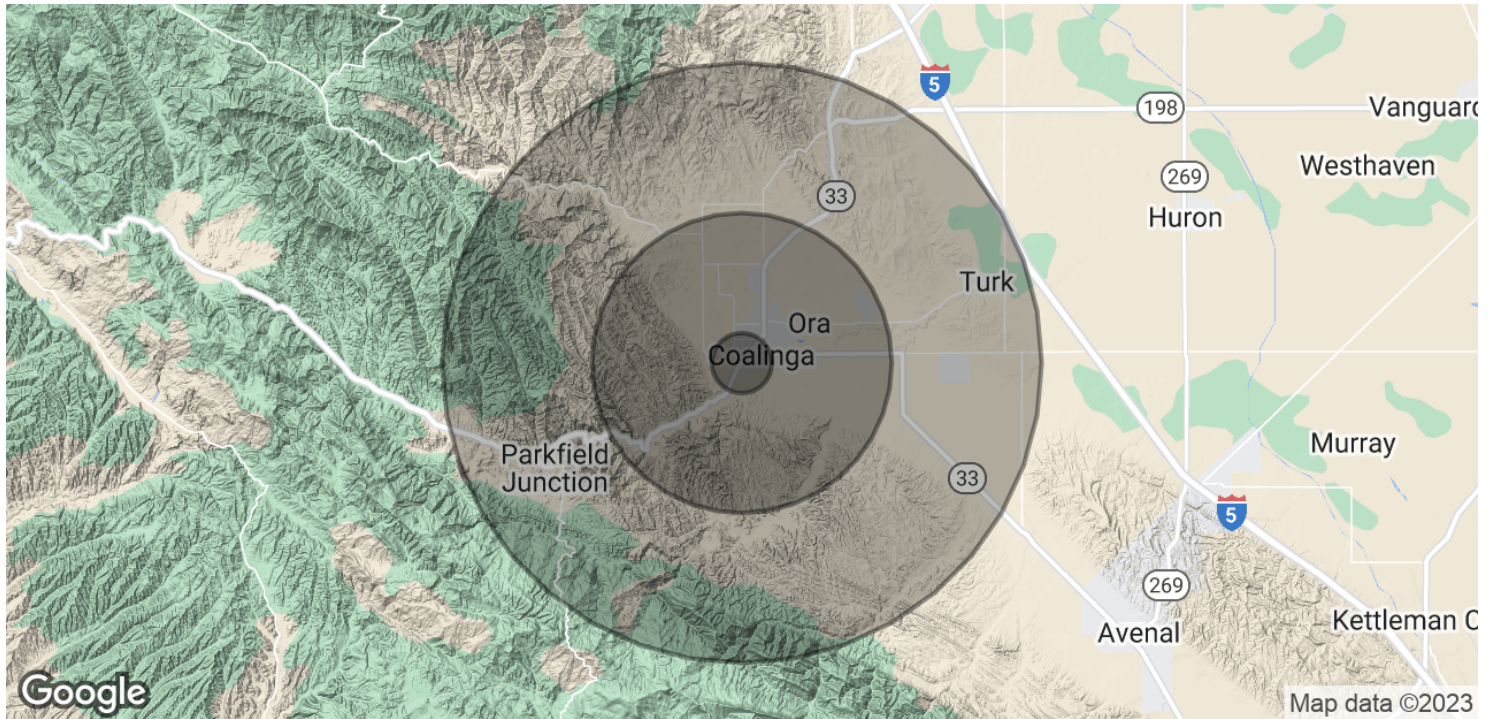
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,718	12,628	14,400
Average Age	34.2	34.8	35.0
Average Age (Male)	33.1	33.9	34.1
Average Age (Female)	32.6	33.5	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,185	4,424	4,819
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$69,473	\$73,039	\$72,251
Average House Value	\$178,803	\$186,146	\$187,954

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.6%	59.9%	60.8%

* Demographic data derived from 2020 ACS - US Census

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