

AVAILABLE FOR SALE, LEASE, OR BUILD TO SUIT

FREEDOM INDUSTRIAL PARK

NWC OF PECAN AVENUE & PINE STREET | MADERA, CA



FOR LEASE
50,274± SF

TRANPAK

U.S. WATER

FASTENAL

Premium Waters, Inc.

AGRI SOLUTIONS

UNION PACIFIC

DOG

INDEPENDENCE DRIVE

PECAN AVENUE

PINE AVENUE

NEWMARK
PEARSON COMMERCIAL

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DEVELOPER CAPABILITIES

Design build services provided by SPAN Construction and Engineering, a highly reputable and very experienced vertically integrated company with in-house architectural engineering and construction.

PARK INFRASTRUCTURE

Sewer *(City of Madera)*

- 12" main in street,
- 8" service stubbed to each site

Water *(City of Madera)*

- 12" main in street,
- 4" domestic and 6"/8" fire stubbed to each site
- Fire hydrants in street per code

Storm

- 36" storm drain in street, with stub to each site.

PG&E

- 2" Gas stubbed to each site, Electrical available to suit

Telecommunications

- Comcast and AT&T
- Fully improved sites complete with street improvements, street lights, curb/gutter and sidewalk
- Rail service can be made available through Union Pacific to lots 7 and 8

PARCEL MAP

Custom design build opportunities for sale or lease

- Shovel ready lots
- Office/warehouse with yard
- High cube distribution up to 360,000± SF

Custom Lot Sizes Available

KEY

- NOT AVAILABLE
- AVAILABLE
- FOR LEASE



AERIAL MAP



Distance to Major Markets

Market	Distance
Fresno Metropolitan Area	20
Yosemite	88
Pacific Beaches	160
Bay Area	166
Los Angeles	240



Madera County is one of the fastest growing counties in the state of California



84 million dollar fully renovated interchange at Avenue 12 and Freeway 99 with signalized intersections.



3.86 miles to Freeway 99 from site



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