

# For Sale: \$1,850,000

## 3115 Railroad Ave, Ceres CA 95307



### Hwy 99 Visible Retail/Warehouse with Materials Yard

± 5,000 SF Warehouse | ± 5,000 SF Warehouse/Retail Space | 1.07 AC LOT

To discuss your property or any commercial real estate needs please contact:

[PMZCommercial.com](http://PMZCommercial.com)

**Jordan Amarant**

DRE # 01911219  
209.345.8209 | [Jordanamarant@gmail.com](mailto:Jordanamarant@gmail.com)

**Damien Wilson**

DRE # 01965502  
209.505.1530 | [damienrealtor@gmail.com](mailto:damienrealtor@gmail.com)



# Property Overview

PMZ Commercial Real Estate is pleased to bring to market 3115 Railroad Ave, Ceres, CA 95307, a 10,000± sf retail and warehouse property on a 1.07± AC fenced and gated lot.

Property features two buildings: a 5,000± sf retail/warehouse building with restrooms and office space (built 1978), plus a 5,000± sf storage warehouse with two restrooms.

Buildings are in good condition, with high visibility from Hwy 99 with quick highway access. Fenced and gated ample sized lot provides additional utility for a variety of businesses.

Zoned M-1 Light Industrial, allowing for a variety of uses. Well suited for retail, warehousing, distribution, or other industrial uses.

The neighboring 27,006± sf fenced lot at 3102 & 3106 West Ave is also available for purchase, providing additional storage or yard space for the property.

Please check with the City of Ceres planning department for further details on permitted uses.

Call listing agent for more details and to arrange a showing.

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# Property Facts

**BUILDING SIZE**  
**± 10,000 SF**

**LOT SIZE**  
**1.07 AC**

**YEAR BUILT**  
**1978**

**APN**  
**127-028-041**

# Property Features

**NEIGHBOR PROPERTIES ALSO FOR SALE**

**± 5,000 SF RETAIL/WAREHOUSE**

**± 5,000 SF WAREHOUSE**

**FENCED 1.07 AC LOT**

**RESTROOMS IN EACH BUILDING**

**FREEWAY VISIBLE**

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# Location

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# Aerial Photos



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**1**

2219 Hackett Rd | 10,000 SF Warehouse | 18,295 SF Lot  
Listing Price: \$1,500,000

**2**

3115 Railroad Ave | 5,000 SF Warehouse | 5,000 SF Warehouse/Retail Space  
1.07 AC Lot | Listing Price: \$1,850,000

**3**

3102 West Ave & 3106 West Ave | 27,006 SF Fenced Lot  
Listing Price: \$200,000

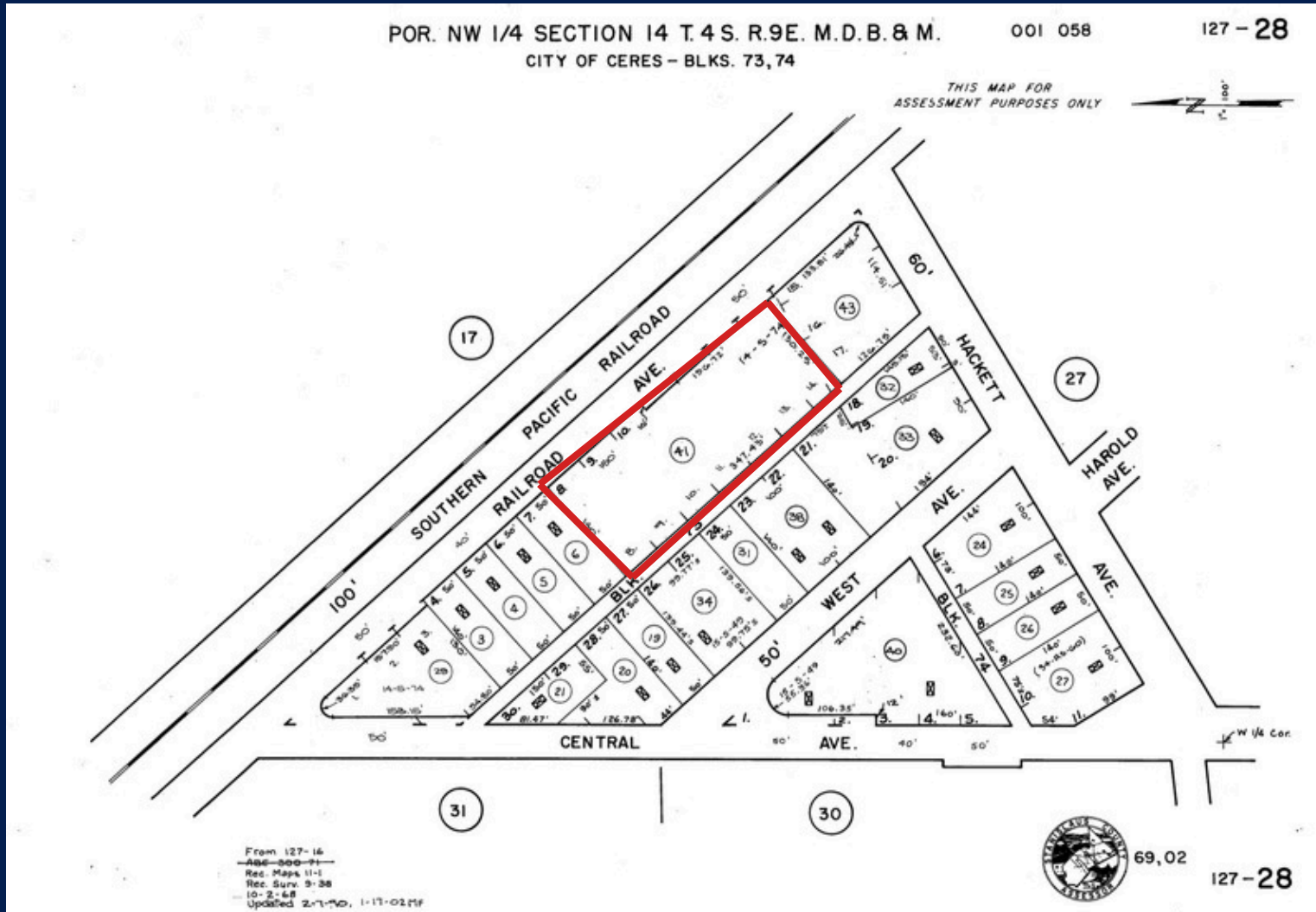
**4**

3118 West Ave | 6,000 SF Warehouse  
13,939 SF Lot | Listing Price: \$695,000

**5**

3119 West Ave | 2,400 SF Warehouse | 30,491 SF Lot  
Listing Price: \$685,000

# Parcel Map



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