



Sale Price	\$2,495,000
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OFFERING SUMMARY

Building Size:	33,690 SF
Lot Size:	5.44 Acres
Clear Height:	20'
Year Built:	1971
Renovated:	2022
Zoning:	C-4 General Commercial
Market:	Fresno County
Submarket:	CA-180 Industrial
APN:	315-174-06, -11, & -01

PROPERTY HIGHLIGHTS

- Food Grade Facility w/ Active Licenses & Equipment
- Priced @ 2018 MAI Appraisal | Includes 4.34 AC Additional Land
- ±33,690 SF Freestanding Buildings + Equipment on ±1.78 Acres
- BONUS 4.34 AC For Expansion On 2 APN's | Easy CA-180 Access
- 20' Clear Height | Ground Level & Dock High Doors | Fully Fenced
- 3,000 Amps, 600 Volt - 3 Phase Power w/ Various Switchboards
- 22,540 SF Clear-Span Conditioned Warehouse w/ 20' Clear Height
- Rail Spur Opportunity w/ Low Cost Land Lease In Place
- (2) Existing Cold Storage Rooms | Fire Sprinklers Throughout
- (4) Buildings on ±1.78 AC | Existing Operational Bakery
- 1,000 SF Remodeled Open Office w/ HVAC + Bonus Office Trailer
- Prime Alternative To New Construction | Move-In Ready
- City Utility Services & Fully Fenced Paved Private Parking
- Fully Insulated w/ Skylights Throughout | ESFR Sprinklers

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High Exposure Commercial Property in Sanger, CA

Industrial For Sale | 101 Academy Ave Sanger, CA 93657



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PROPERTY DESCRIPTION

Freestanding Conditioned Food-Grade Clear-Span Industrial Buildings: ±33,690 SF on 1.78 AC plus 4.34 AC of Expansion Land. Offers ±13,000 SF of conditioned warehouse via 9 HVAC's and natural gas radiant heating, ±5,461 SF of cold storage, ±12,950 SF of warehouse space, and 1,000 SF of office space within (4) freestanding buildings. (1) ±22,540 SF concrete Tilt-Up construction and (2) metal construction buildings (±4,950 SF + mezzanine & 5,200 SF) – all with 20' clear height, fully insulated, efficient lighting, various ADA restrooms, fully fire suppression system, video surveillance, & heavy power: 3,000 Amp main panel, (4) switchboards (main s/b is 800 amps), 6 panel boards, 2 switchgears, & (2) 75 kVa transformers. Features (6) roll up doors, (5) spot truck dock, wrought iron fence at front parking area & chain link for rear loading area. Existing San Joaquin Valley Railroad (SJVR) rail spur access lease in place where a spur can be added. Nearby CA-180 visibility, flexible heavy industrial zoning allows for many uses allowed in this centrally located Industrial area. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs.

LOCATION DESCRIPTION

This property is located off Academy Ave in Sanger, CA just north of Church Ave & south of CA-180. Academy Avenue serves as the major entry into Northeast Sanger, 52,200 cars per day travelling the nearby 180 Freeway. Sanger, California, in Fresno County, is 11 miles SE of Clovis, California (center to center) and 12 miles E of Fresno, California. Sanger offers several recreational activities including a number of parks, sports facilities and playgrounds. In addition, the city also organizes many festivals like Blossom Days Festival, Sanger Farmer's Market and the Street Fair, as well as the Trek to the Nation's Christmas Tree.



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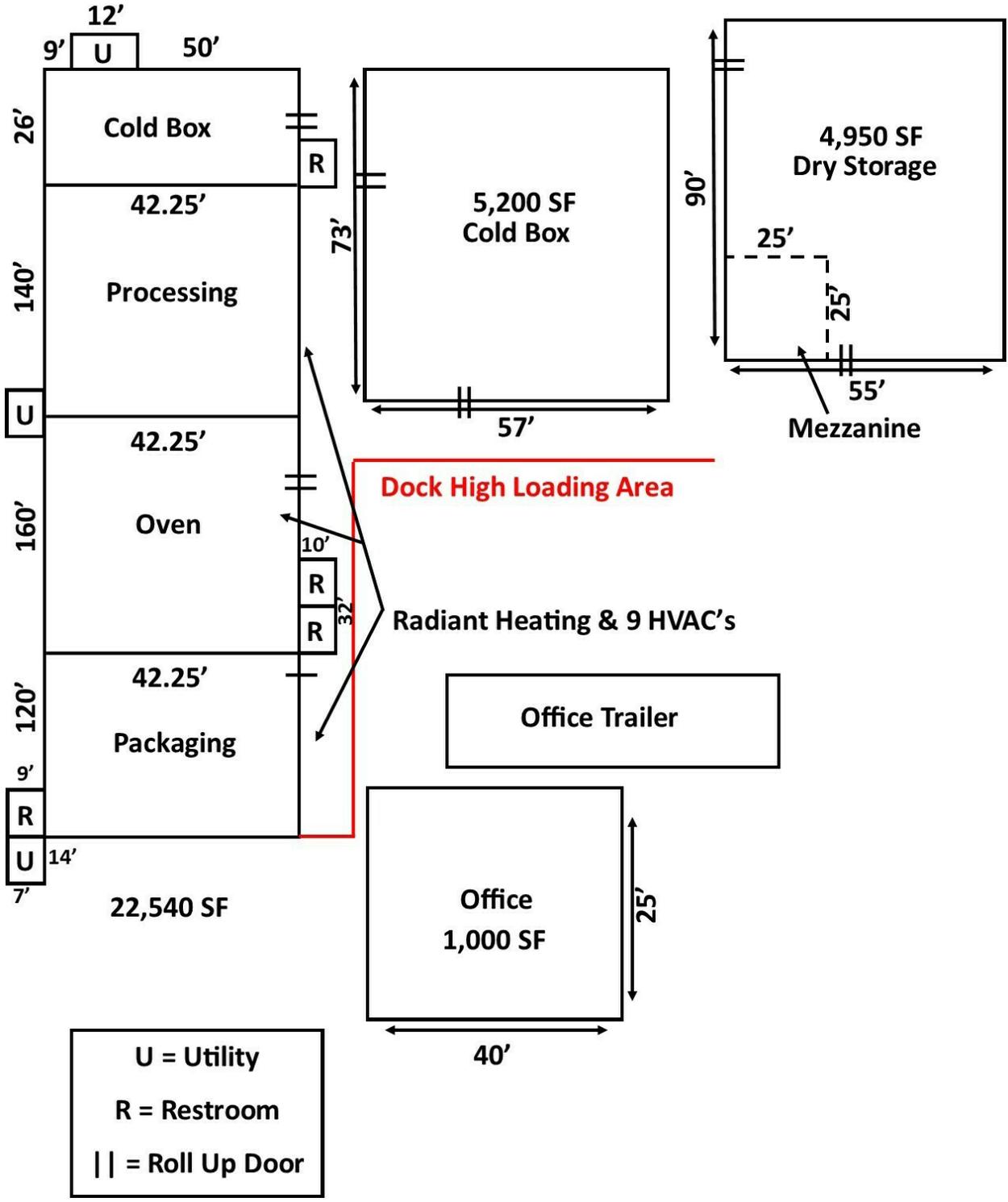


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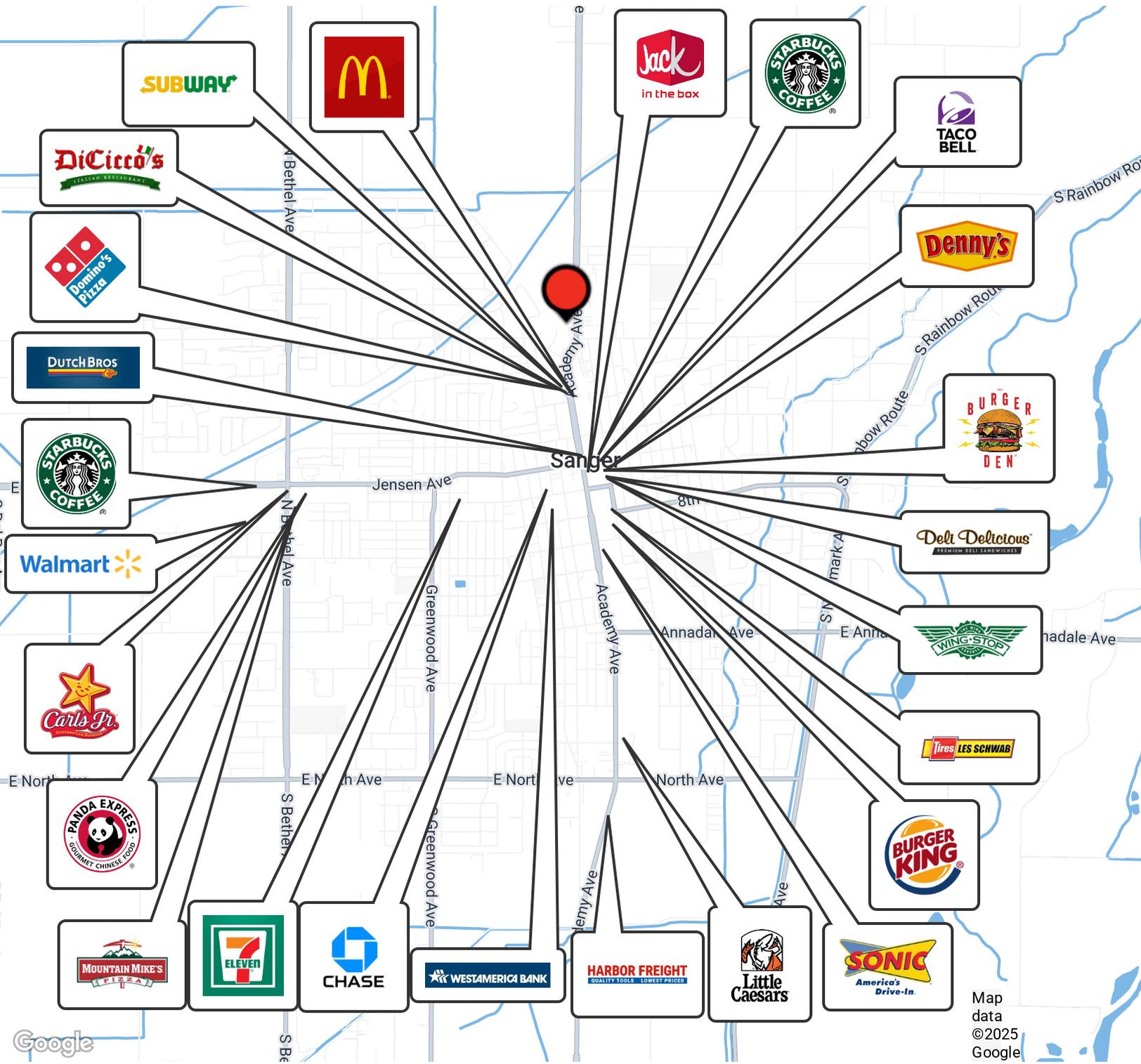
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Food Grade Concrete Tilt Industrial Buildings + Excess Land
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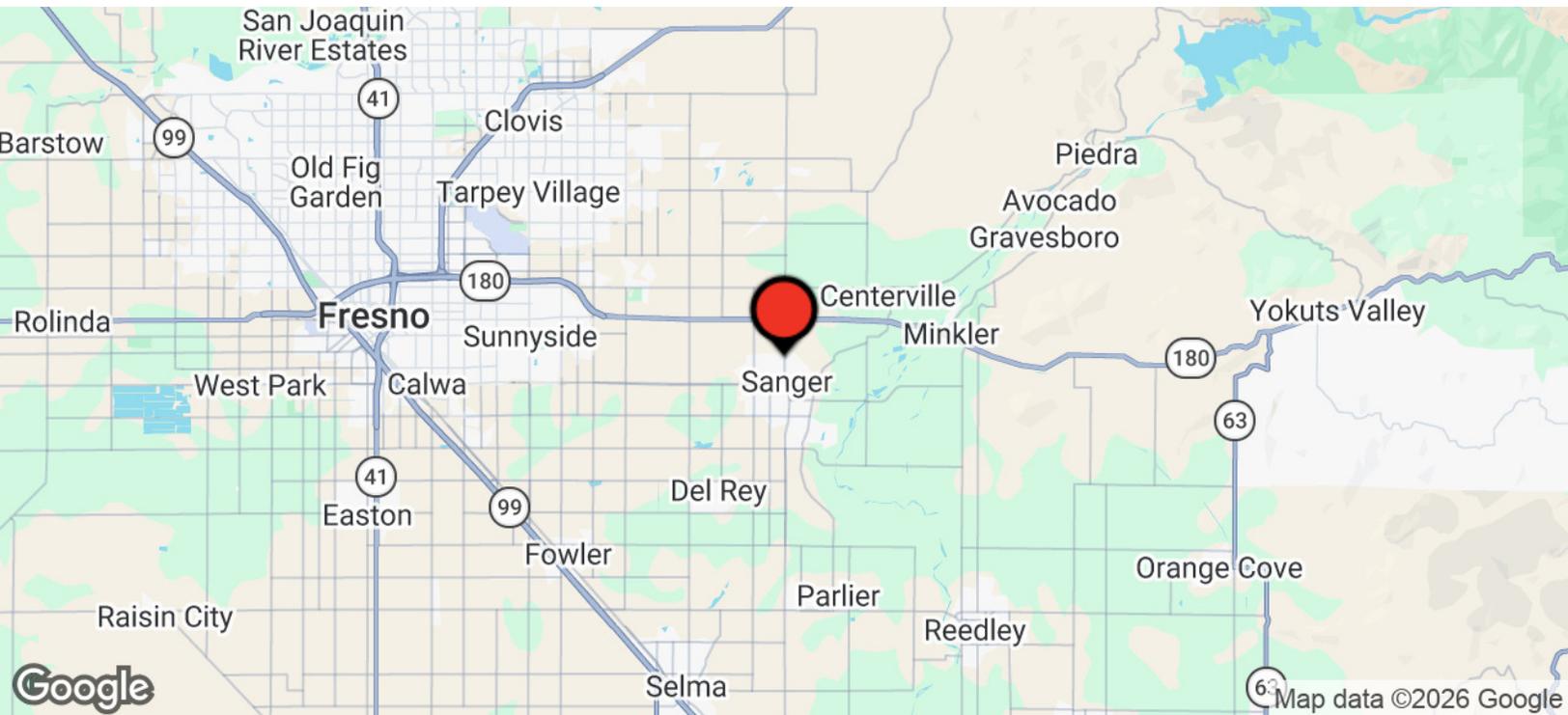
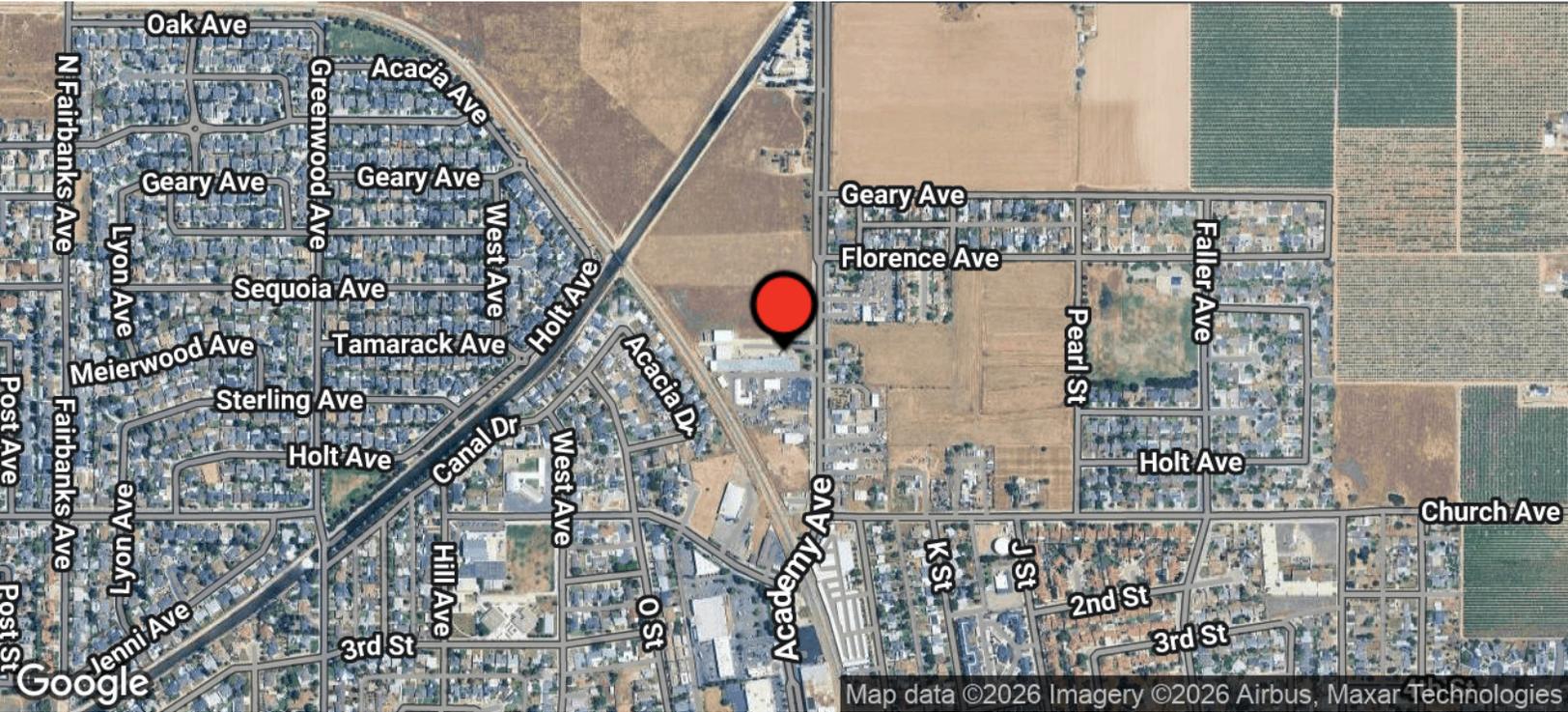
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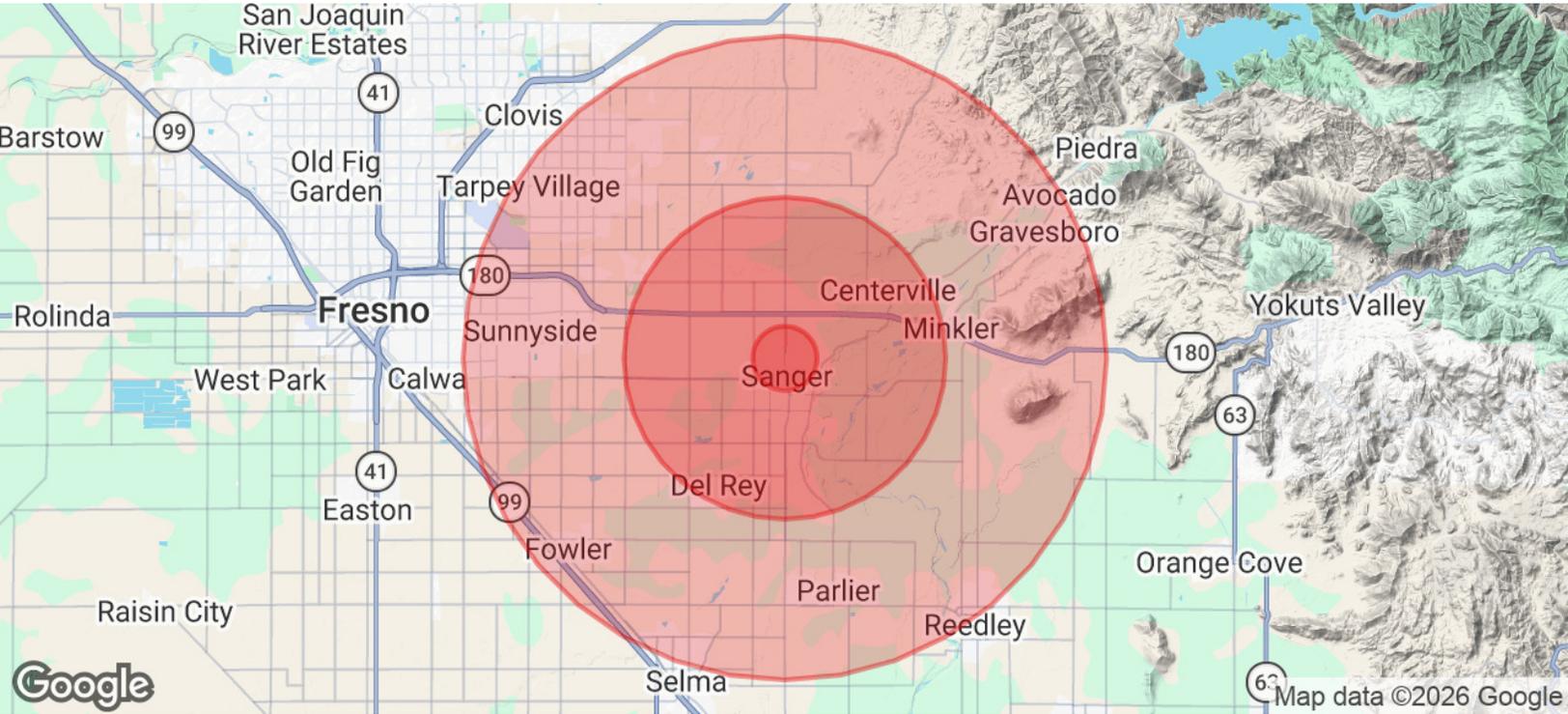
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,194	35,443	218,515
Average Age	33.4	33.9	33.9
Average Age (Male)	33.6	32.5	32.7
Average Age (Female)	33.9	34.9	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,122	10,919	68,279
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$64,690	\$73,330	\$81,553
Average House Value	\$220,152	\$271,231	\$281,172

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	83.2%	72.4%	53.4%

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