

15.3 ACRES OF INDUSTRIAL LAND

WEST KENNEDY STREET AND NORTH WESTBERRY BLVD, MADERA, CA 93638



PROPERTY DESCRIPTION

Discover a rare opportunity in the heart of Madera California, where 15.3 acres of prime industrial land await your vision. Strategically located in a thriving industrial area, this expansive parcel offers unparalleled potential for various ventures, including truck parking, logistics, or industrial development. Possible owner carry with right deposit

Boasting easy access to major highway 99, this property ensures seamless connectivity for transportation and logistics operations. Its expansive size provides ample space for maneuvering and storage, catering to the demands of modern industrial businesses.

With the demand for industrial space on the rise, seize the chance to secure your foothold in this dynamic market. Whether you're an investor seeking a lucrative opportunity or a business owner looking to expand operations, this 15.3-acre parcel promises endless possibilities. Found within an opportunity zone.

OFFERING SUMMARY

Sale Price:	\$1,514,700
Lot Size:	15.3 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	678	3,083
Total Population	1,189	2,523	9,826
Average HH Income	\$118,181	\$116,603	\$103,376



RE/MAX GOLD - KIRK ATAMIAN

Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H , Madera, CA 93638

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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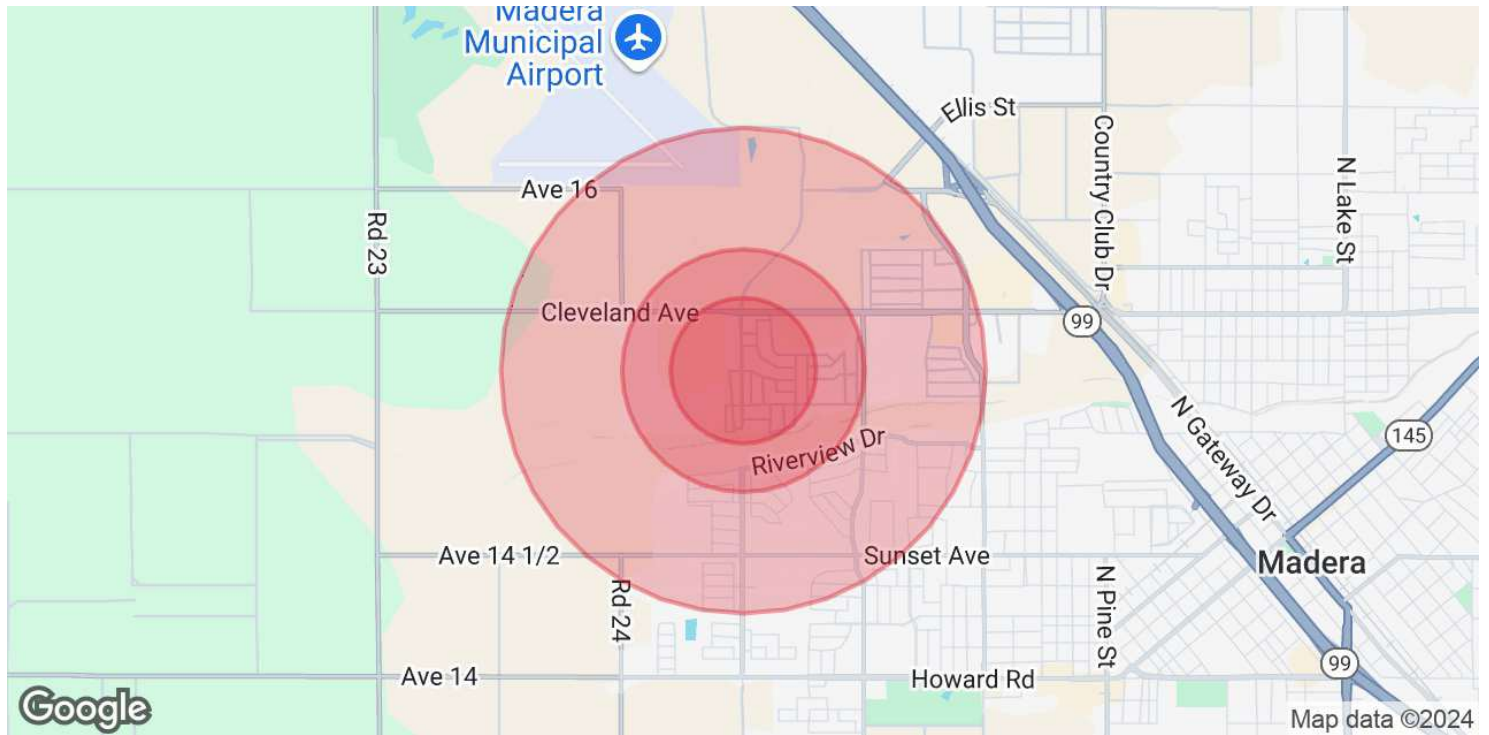
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,189	2,523	9,826
Average Age	34	35	37
Average Age (Male)	34	35	36
Average Age (Female)	34	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	678	3,083
# of Persons per HH	3.9	3.7	3.2
Average HH Income	\$118,181	\$116,603	\$103,376
Average House Value	\$537,679	\$518,121	\$472,997

Demographics data derived from AlphaMap



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