

±86,000 SF High Exposure Industrial Building on 2.42 Acres
 Industrial For Sale | 661 L St Sanger, CA 93657



**CENTRAL CA
 COMMERCIAL**



Sale Price	\$2,150,000
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OFFERING SUMMARY

Building Size:	±86,000 SF
Lot Size:	±2.42 Acres
Number of Units:	1
Price / SF:	\$25.00
Year Built:	1950
Renovated:	1990
Zoning:	ML - Light Industrial
Market:	Sanger Industrial
Submarket:	Central Sanger
APN's:	320-011-155

PROPERTY HIGHLIGHTS

- ±86,000 SF Freestanding Building on ±2.42 Acres
- ±23,876 SF of Cold Storage Space
- Prime Alternative To New Construction
- Hard To Find, Industrial Zoning w/ 3 Truck Docks
- Excellent Access To All Major Freeways
- 480/277 Volt, 3-Phase 4-Wire over 3,000 Amp Electric Service
- ±3,230 SF Air Conditioned/Heated Office
- Clear-Span Warehouse w/ Evaporative Cooler & Reznor Heaters
- Flexible Zoning That Allows Many Uses.
- Cold Storage Rooms | Located In The Enterprise Zone
- Current MTM Tenant | Call Agent For More Info

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PROPERTY DESCRIPTION

±86,000 SF of freestanding Industrial buildings on ±2.42 acres with Academy Ave visibility in Sanger, CA. The building features a functional layout offerings ±23,876 SF of cold storage (subdivided into 3 pre-cooling rooms and 3 cold storage rooms), ±58,894 SF of warehouse space including 3 loading docks and 2 packing areas, and ±3,230 SF of general office space. This existing deal offers a flexible configuration offering the possibility to occupy (or lease out) different sections. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs. Flexible Industrial Zoning allows for many uses allowed in this centrally located area.

Current month to month tenant offers flexibility for a buyer. Please call agent for more details!

LOCATION DESCRIPTION

The property is located off Academy Ave & 5th Street in Sanger, CA. The building is located North of Jensen Ave, South of 4th Street, West of K St and East of Academy Ave. The subject property is 1.94 miles South of HWY-180.

Sanger, California is a growing Central Valley community strategically located just southeast of Fresno, offering excellent regional access and a strong local workforce. Known for its agricultural heritage and expanding commercial base, Sanger benefits from proximity to Highway 180, providing direct connectivity to Fresno, Clovis, and the greater San Joaquin Valley. The city's business friendly environment, steady population growth, and access to key transportation corridors make it an attractive location for commercial, industrial, and service oriented uses. With a mix of established local businesses, new development, and a supportive municipal climate, Sanger presents compelling opportunities for investors and owner-users seeking value, accessibility, and long-term growth potential.



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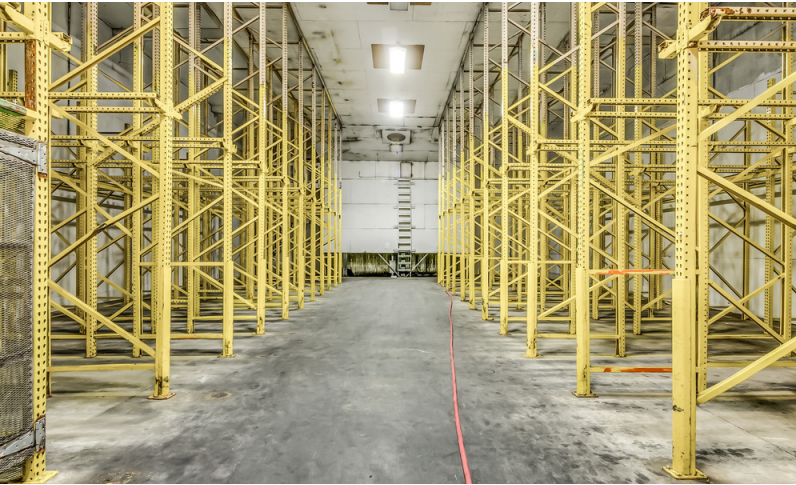
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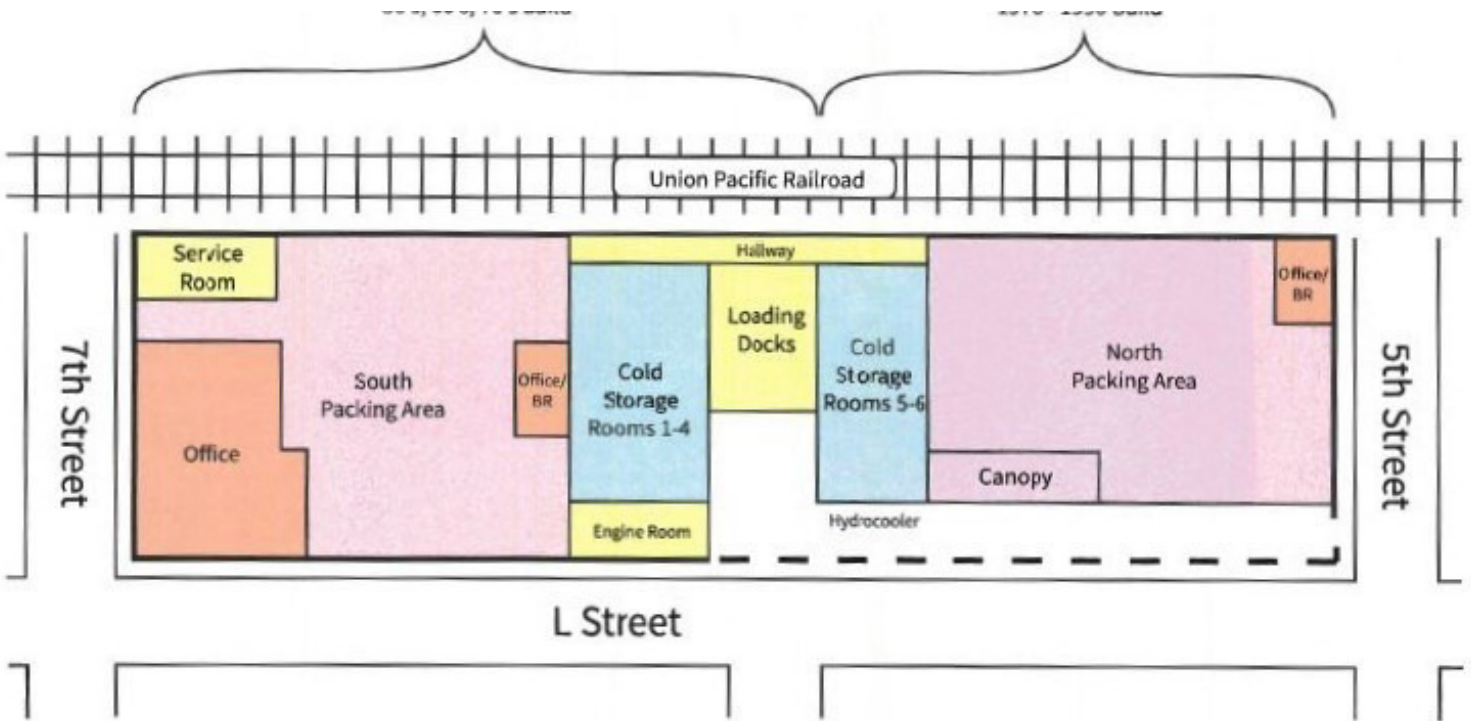
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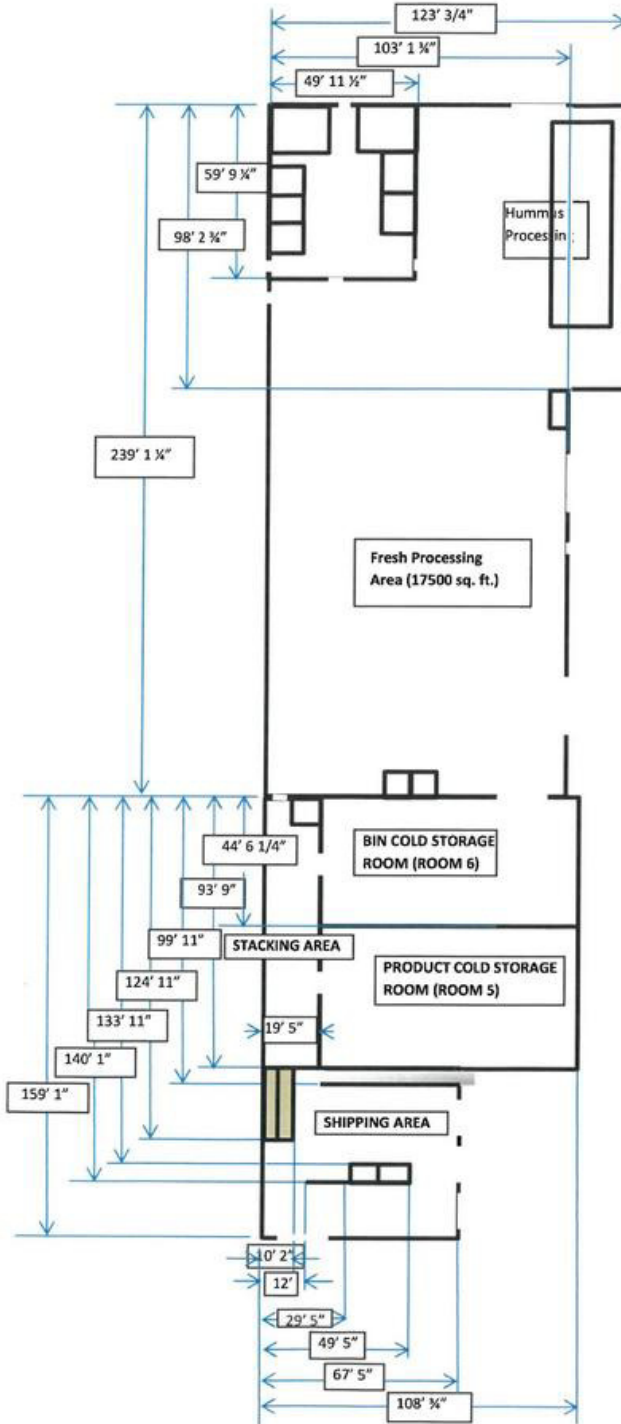
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FACILITY (NORTH)



- TOTAL AREA**
60944 sq. ft.
- PACKAGING AREA**
26577 sq. ft.
- STACKING AREA**
1786 sq. ft.
- BIN COLD STORAGE ROOM (ROOM 6)**
3946 sq. ft.
- PRODUCT COLD STORAGE ROOM (ROOM 5)**
4364 sq. ft.
- SHIPPING AREA**
3905 sq. ft.

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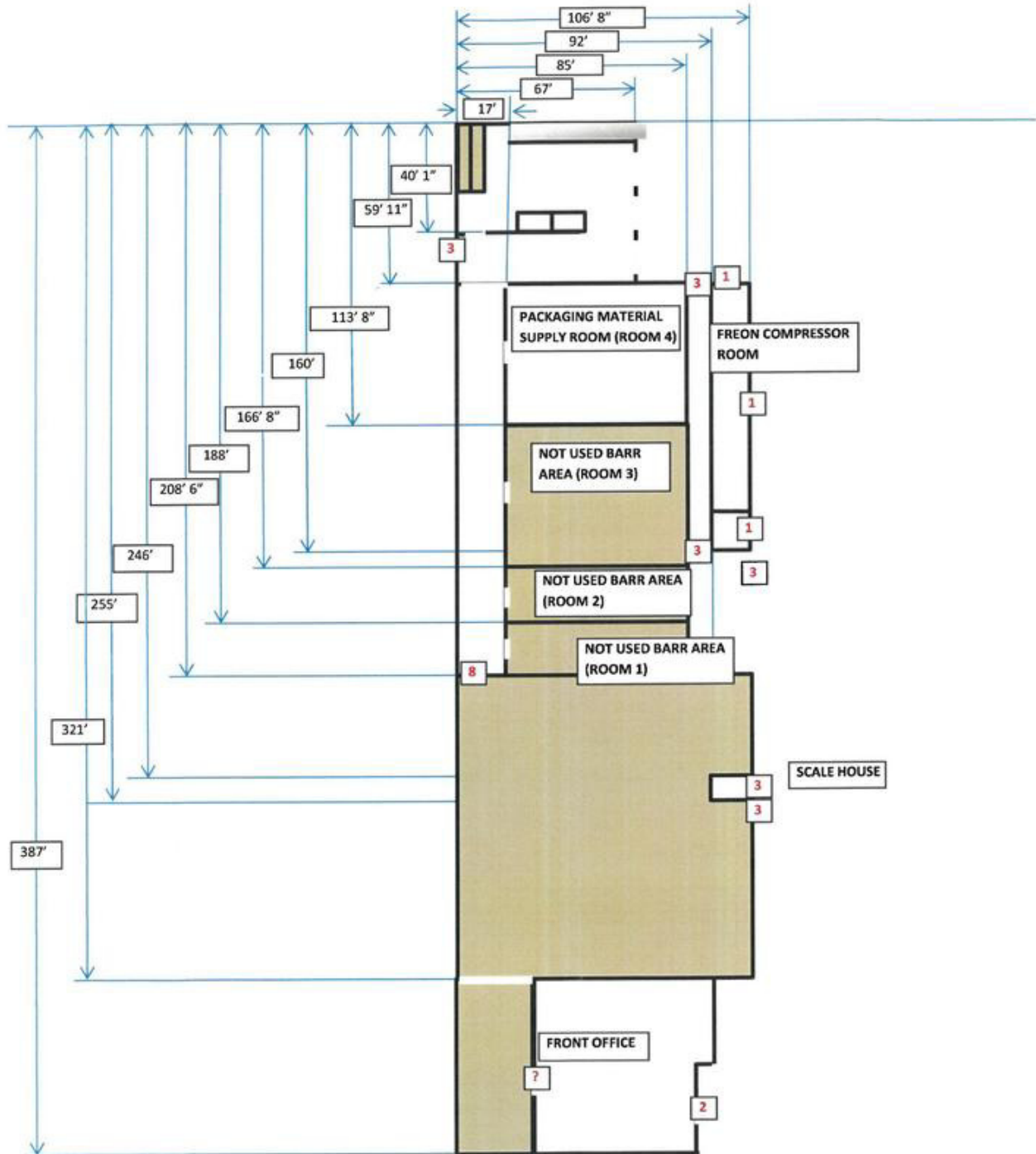
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FACILITY (SOUTH)



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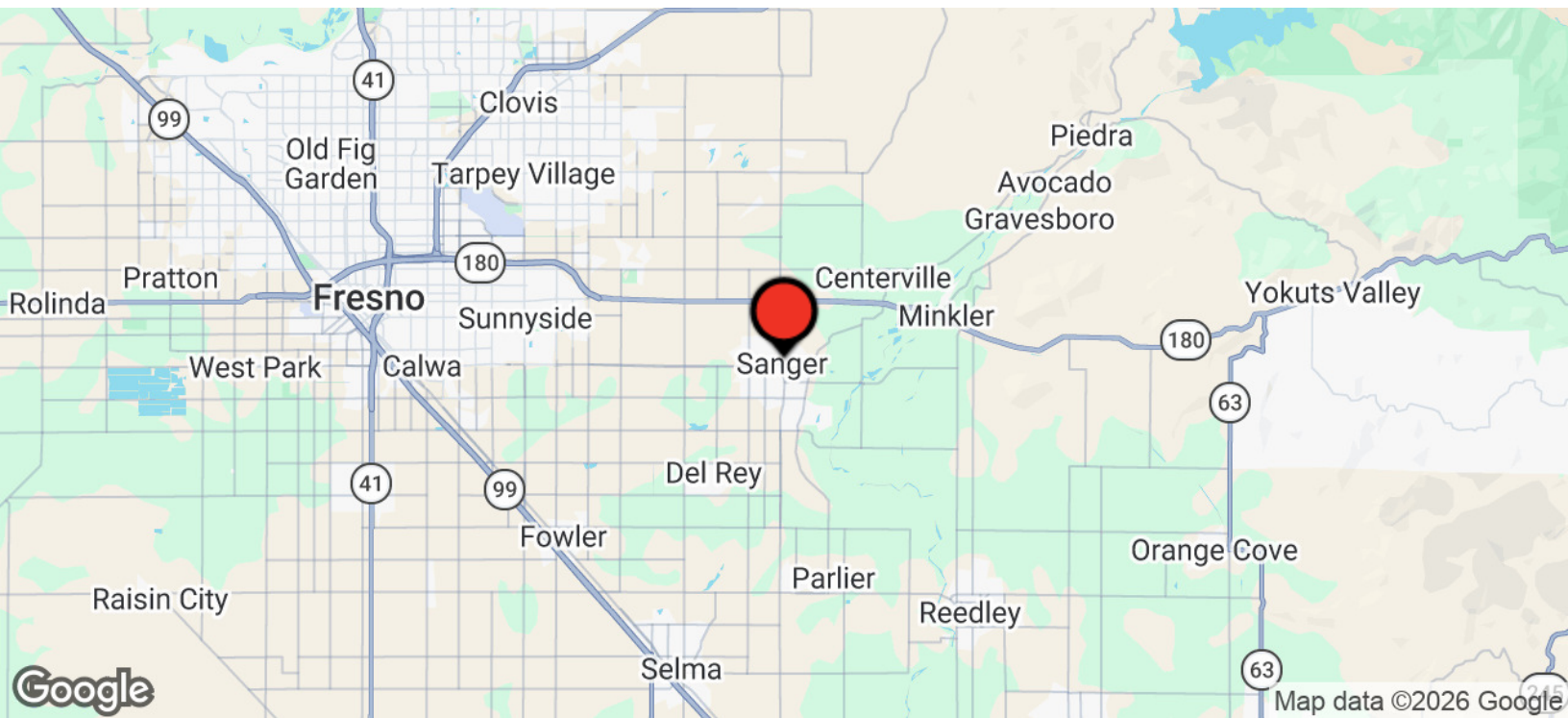
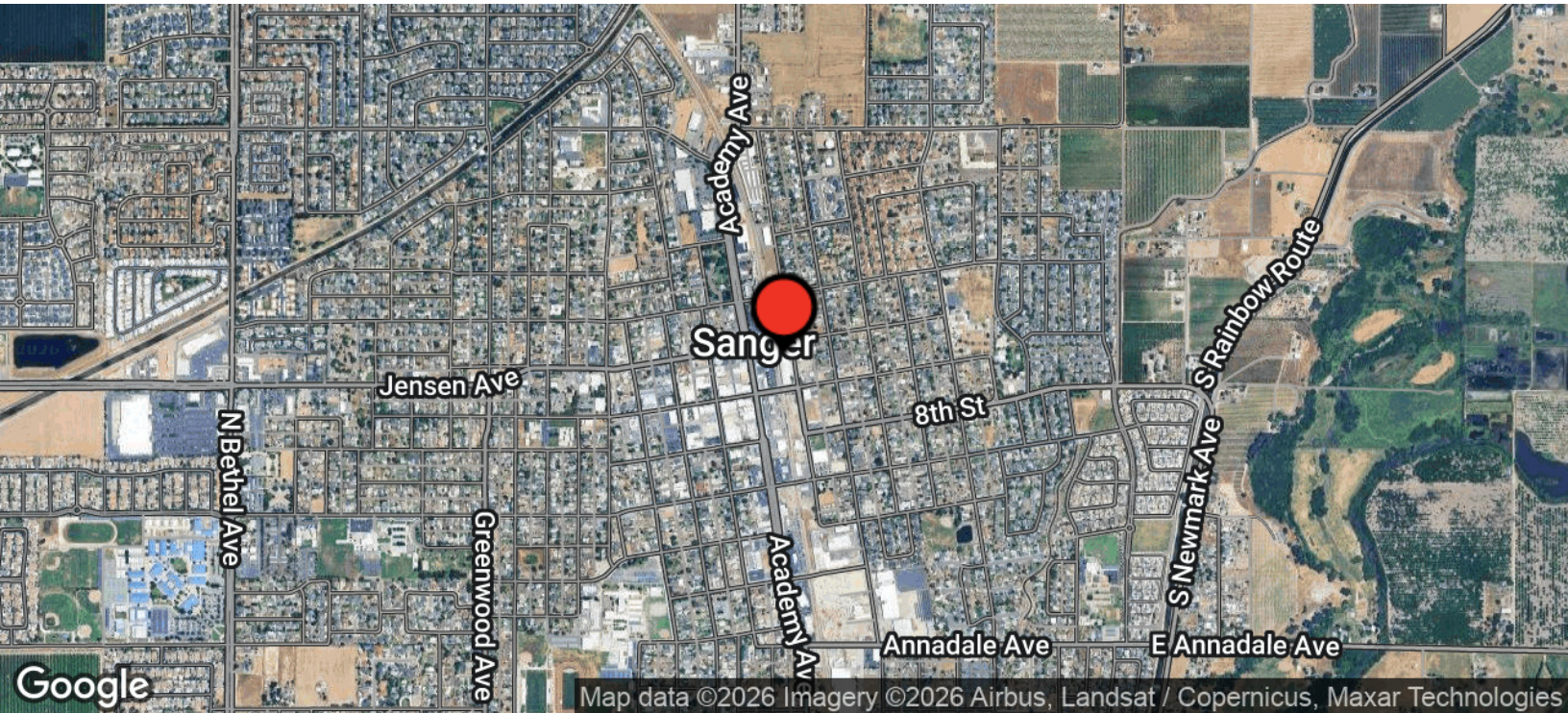
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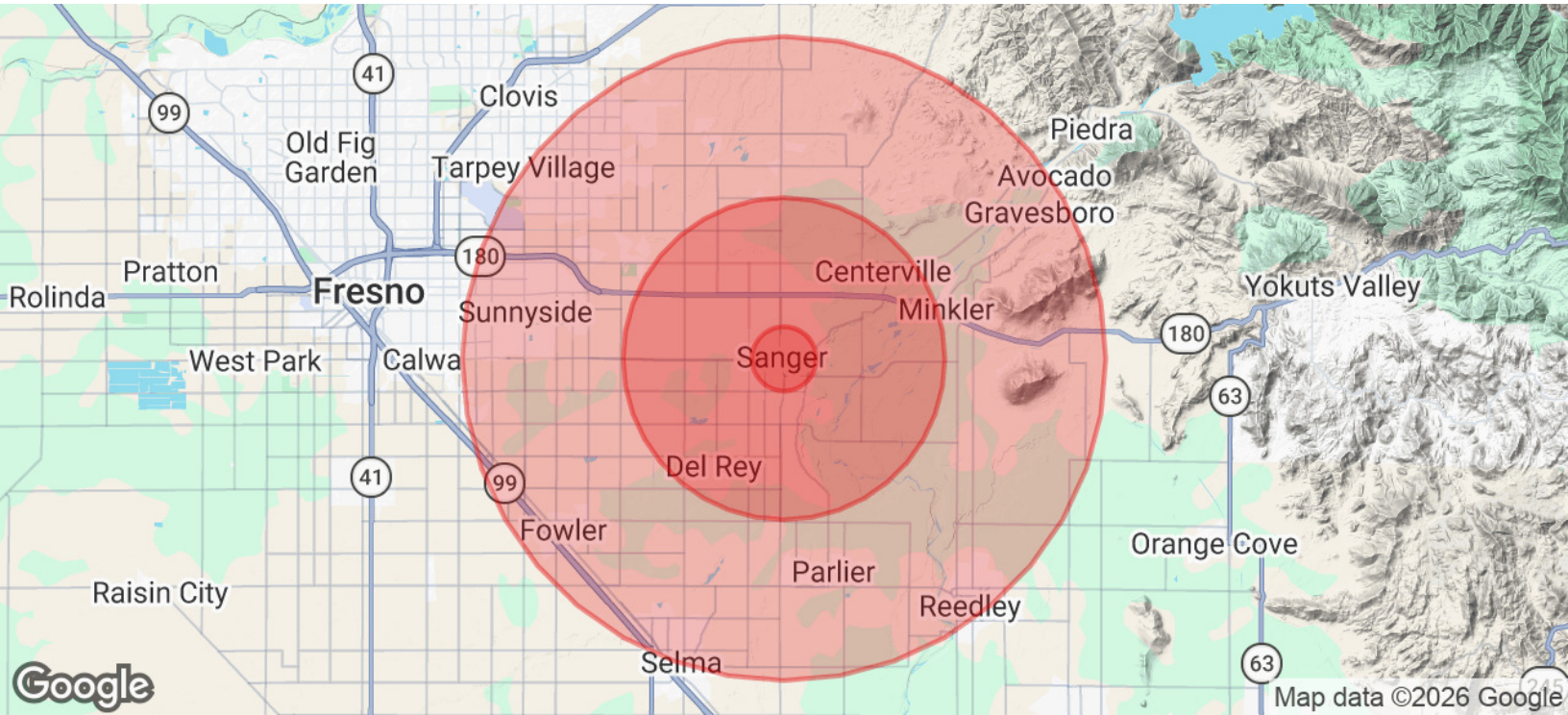
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,628	33,691	284,136
Average Age	35	36	35
Average Age (Male)	34	35	35
Average Age (Female)	36	37	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,081	9,756	82,986
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$76,000	\$89,886	\$93,685
Average House Value	\$384,131	\$417,313	\$398,494

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	87.6%	79.7%	61.3%

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