

**±20.1 Acres of Industrial Development Land In Sanger, CA**



Sale Price	<b>\$1,295,000</b>
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**OFFERING SUMMARY**

Available SF:	±875,556 SF
Lot Size:	20.1 Acres
Price / SF:	\$1.47
Zoning:	M-H: Heavy Manufacturing
Market:	Fresno
Submarket:	E Outlying Fresno County
Cross Streets:	Newmark Ave & Central Ave
APN:	332-042-30

**PROPERTY HIGHLIGHTS**

- ±20.1 Acres of Industrial Development Land in Sanger, CA
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- High Identity Location | Shovel Ready | Expedient County Building Jurisdiction
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- Nearby Union Pacific Line Operated By San Joaquin Valley Railroad (SJVR)
- Close Proximity to Kings River Technology Park & Sanger Unified District
- Surrounded By Sanger's Highest Trafficked Roads & Major Arterials
- Ideal for Manufacturing, Warehouse/Distribution, Flex Space, or Terminal
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Close to Public Transportation & Growing Developments
- Excellent Access To Major Freeways CA-99 & CA-180

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**PROPERTY DESCRIPTION**

±20.1 Acres of industrial development land located in the heart of Sangers most active development zone with great potential. Site includes nearby utility improvements (water, power, gas), nearby access from CA-180, and easy access from Fresno, Madera, & Merced counties. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along Highway 99 & easy access to the I-5. This site is situated among a number of significant businesses along the southern boundary of Sanger, following Highway 99 toward Northern California metros such as San Francisco, San Jose, & Sacramento. The City of Sanger made a significant investment in new road infrastructure in the area and has been supportive of new industrial development in the park. The property has quick access to both Highway's 99 and 180, which allows for convenient access to all the major highways in the area. Active railroad is Union Pacific Line Operated By San Joaquin Valley Railroad (SJVR).

**LOCATION DESCRIPTION**

Located within the City of Sanger's Kings River Technology Park across from International Paper off Newmark Avenue, just east of Muscat Avenue, north of Central Avenue, & south of North Avenue in Sanger, California. Other business' located within the park are Sanger Unified School District, California TrusFrame, Peters Roofing, American West Books, Pet Carousel, Algonquin Power, ADCO Manufacturing, Taiga Building Products, Sequoia Custom Cabinetry, Campbell Industrial Supply, Fresno Hydro-graphics, Initiative Foods, and many more.



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**M-H: HEAVY MANUFACTURING ZONING**

The M-H (Heavy Manufacturing) zone is established to accommodate a broad range of industrial and manufacturing activities essential to the city's economic base. This zone is intended for uses that involve substantial processing, fabrication, or assembly of goods, which may produce significant noise, vibration, odor, or other emissions. While fostering economic development, it is imperative that such uses are designed and operated to minimize adverse impacts on surrounding properties and the community.

The M-H zone is distinguished from lighter industrial zones by the scale and intensity of its permitted activities. Uses within this zone must adhere to stringent performance standards to ensure compatibility with adjacent land uses and to protect public health and safety.

The maximum height of any building shall be 45 feet, unless approved for additional height through a use permit.

A maximum of 80% of the lot area shall be permitted for aggregate building coverage, including both main and accessory buildings.

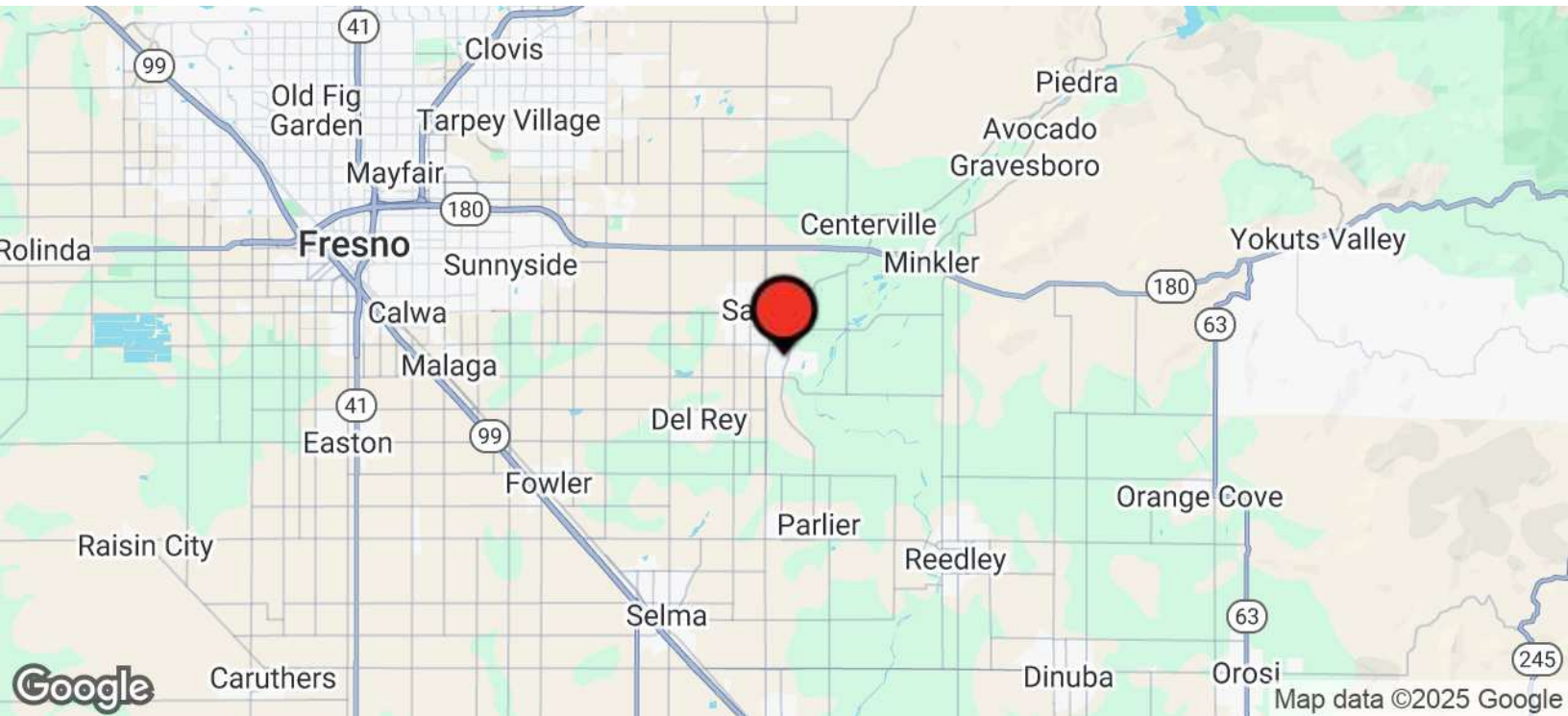
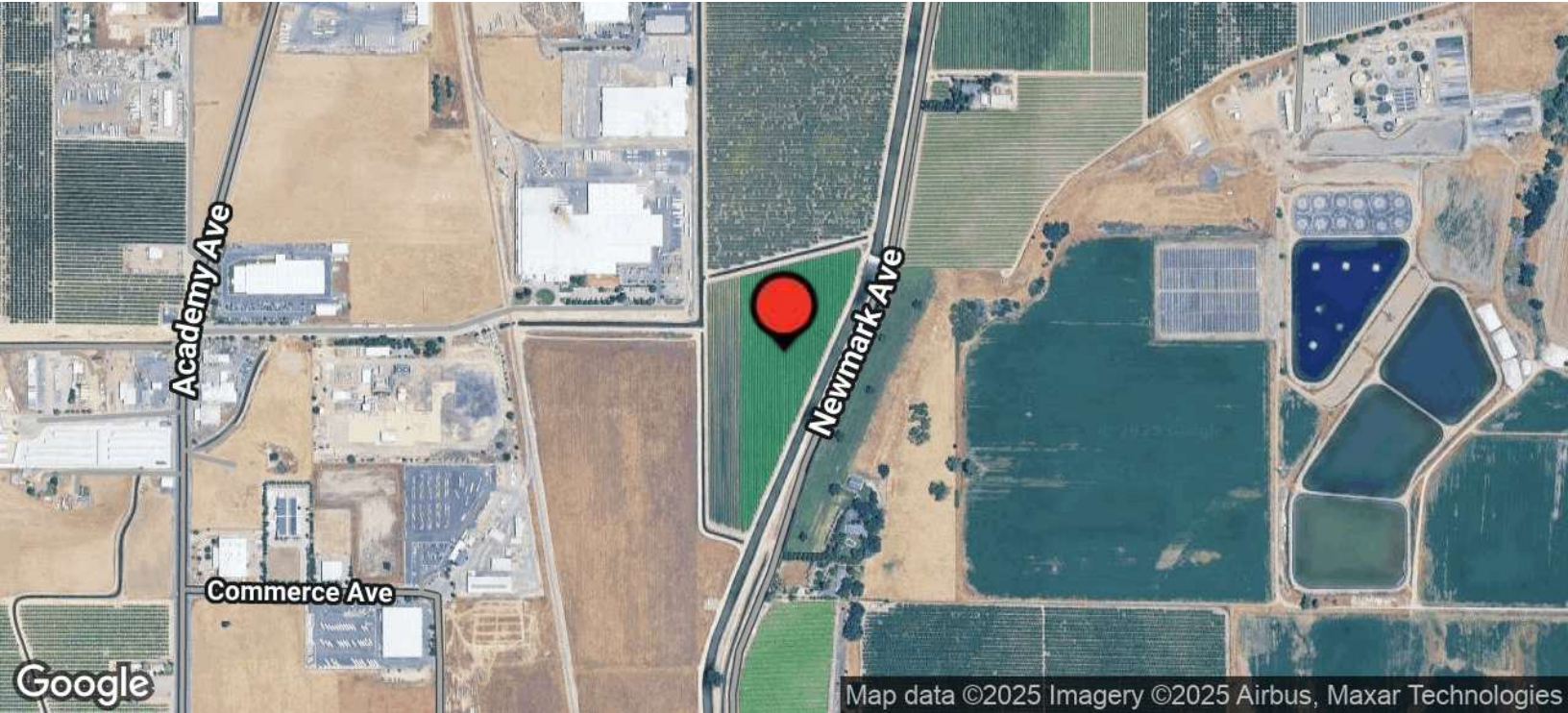
Minimum setbacks shall be established to provide adequate separation from property lines, ensuring appropriate buffering from adjacent uses.

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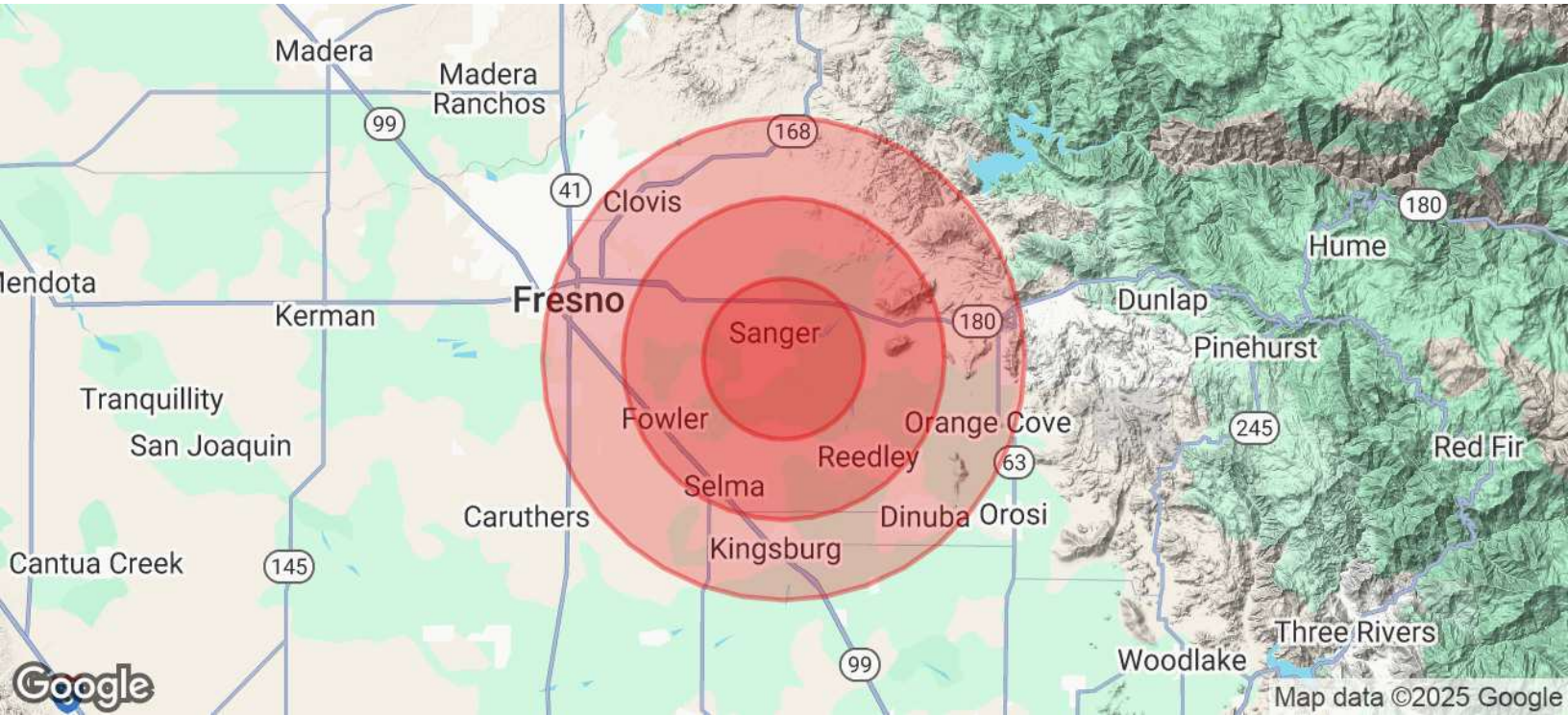
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	27,266	185,853	631,996
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	38	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	8,281	60,189	203,185
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$102,712	\$123,963	\$97,385
Average House Value	\$506,372	\$495,798	\$411,137

<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	66.4%	43.5%	53.5%

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