

# INDUSTRIAL FOR LEASE

## REMODELED COMMERCIAL SERVICE/INDUSTRIAL BUILDING

610 North E St, Madera, CA 93638



Lease Rate

**\$0.75  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	14,400 SF
Available SF:	2,916 SF
Lot Size:	1.83 Acres
Year Built:	1977
Renovated:	2019
Zoning:	Commercial Service
Market:	Central Madera
Submarket:	Downtown Commercial Service
Cross Streets:	E Central Ave
APN:	007-042-001

### PROPERTY HIGHLIGHTS

- 2,916 SF Available: 1 Unit with North E Street Exposure
- Large Complex On ±1.83 Acres w/ Ample Yard Area
- Well Maintained Buildings | Functional Warehouse Spaces
- Easy Access from Surrounding Major Corridors
- Easy Access to Highway 99 On/Off Ramps
- Excellent Existing Signage On 3 City Street Corners
- Shop with Roll Up Doors + Fenced Common Area Parking
- Ample Parking, Quality Tenants, & Great Exposure
- Building Equipped w/ Evaporative Coolers & Heaters
- Flexible Zoning That Allows Many Uses - Large Parking Area
- Great Signage & Exposure | Frontage on North "E" Street

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#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
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### PROPERTY DESCRIPTION

±2,916 SF within a commercial service multi-tenant complex on ±1.83 Acres (±79,606 SF) between Fresno and Merced in Madera, CA. Offering a variety of move in ready warehouse spaces within an under-built market on reasonable lease terms. Great visibility, convenient parking & easy access to CA-99 on/off ramps. Many front parking spaces available and excellent existing corner signage. Suites offer multiple configurations and are setup to have a office/showroom, shop, and a fenced common area parking lot. Spaces equipped w/ ample power, roll up doors, restrooms, sky lights, air vents, evap coolers, heaters, security, separate meters, and have the ability to be combined.

### LOCATION DESCRIPTION

Located just SW of N "E" St between Central & E 3rd. Madera is the county seat with the city and county population at 65,508 and 156,890, respectively. Located in the San Joaquin Valley, Madera is the principal city of the Madera-Chowchilla Metropolitan Area, which encompasses all of Madera County, and Fresno. Within the city, CA-99 carries traffic in a north/south orientation. East of the city, CA-41 can be accessed via county roads, or via CA-145. Near the Madera Amtrak station as well as a planned California High-Speed Rail stop.

Property serves all surrounding communities including Fresno, Clovis, Chowchilla, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead, La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksdale, Parkwood, Rolling Hills, and Yosemite Lakes.



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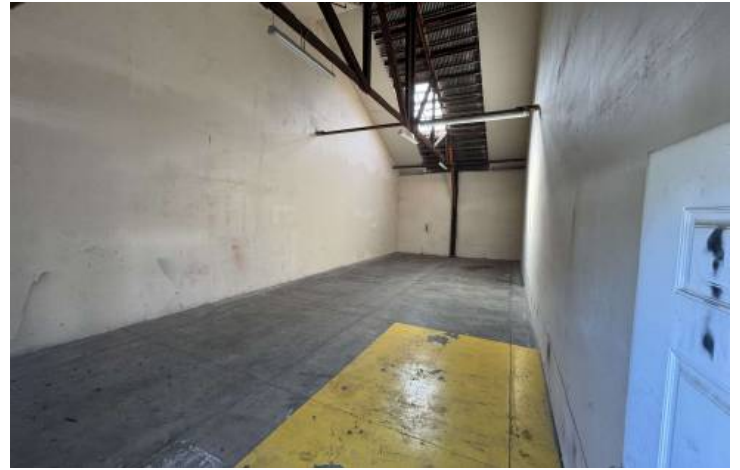
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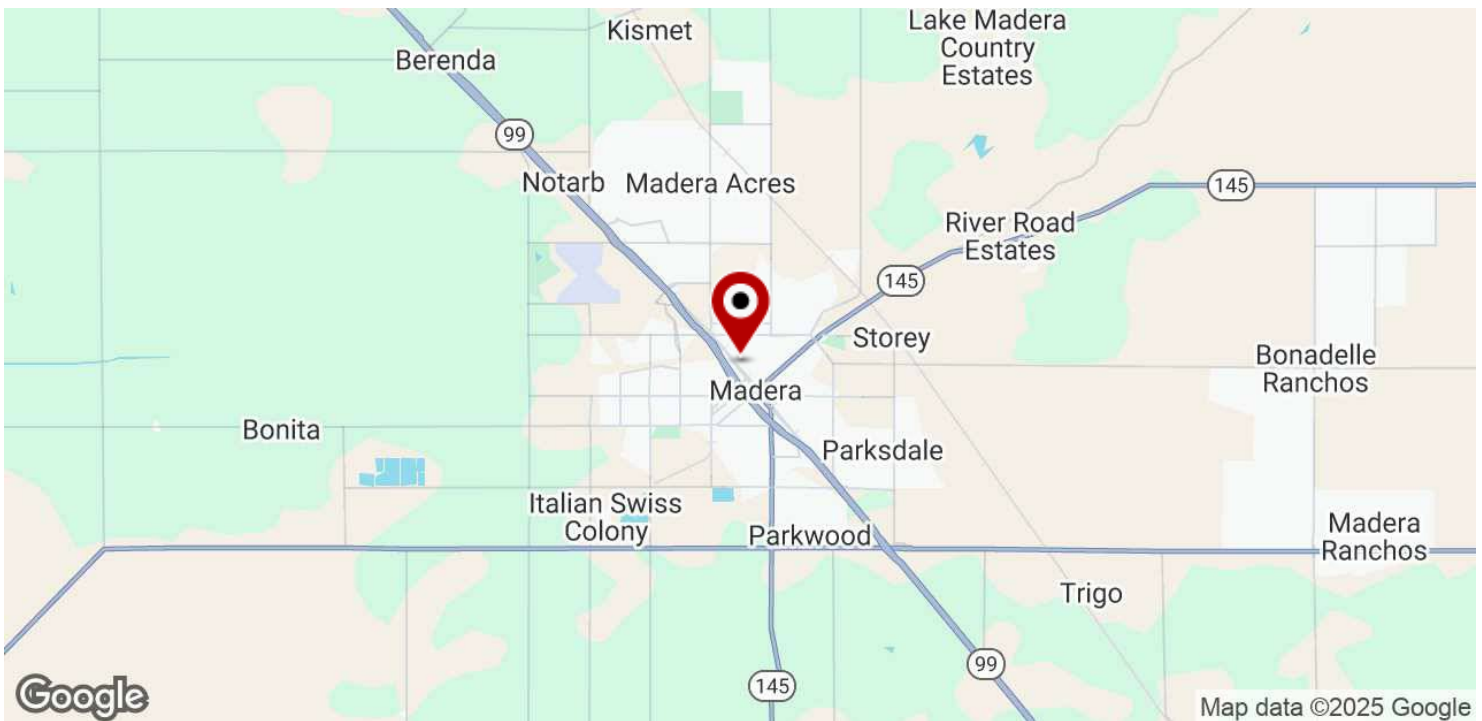
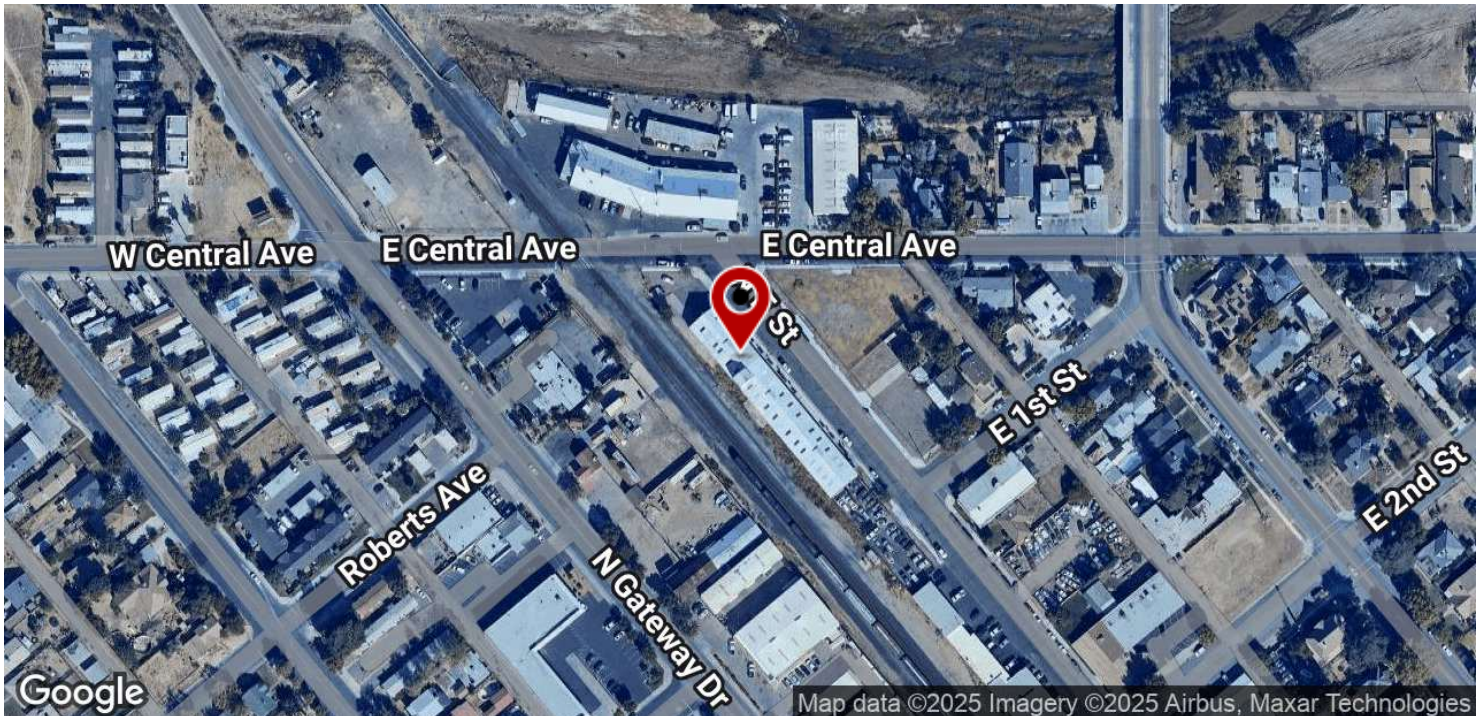
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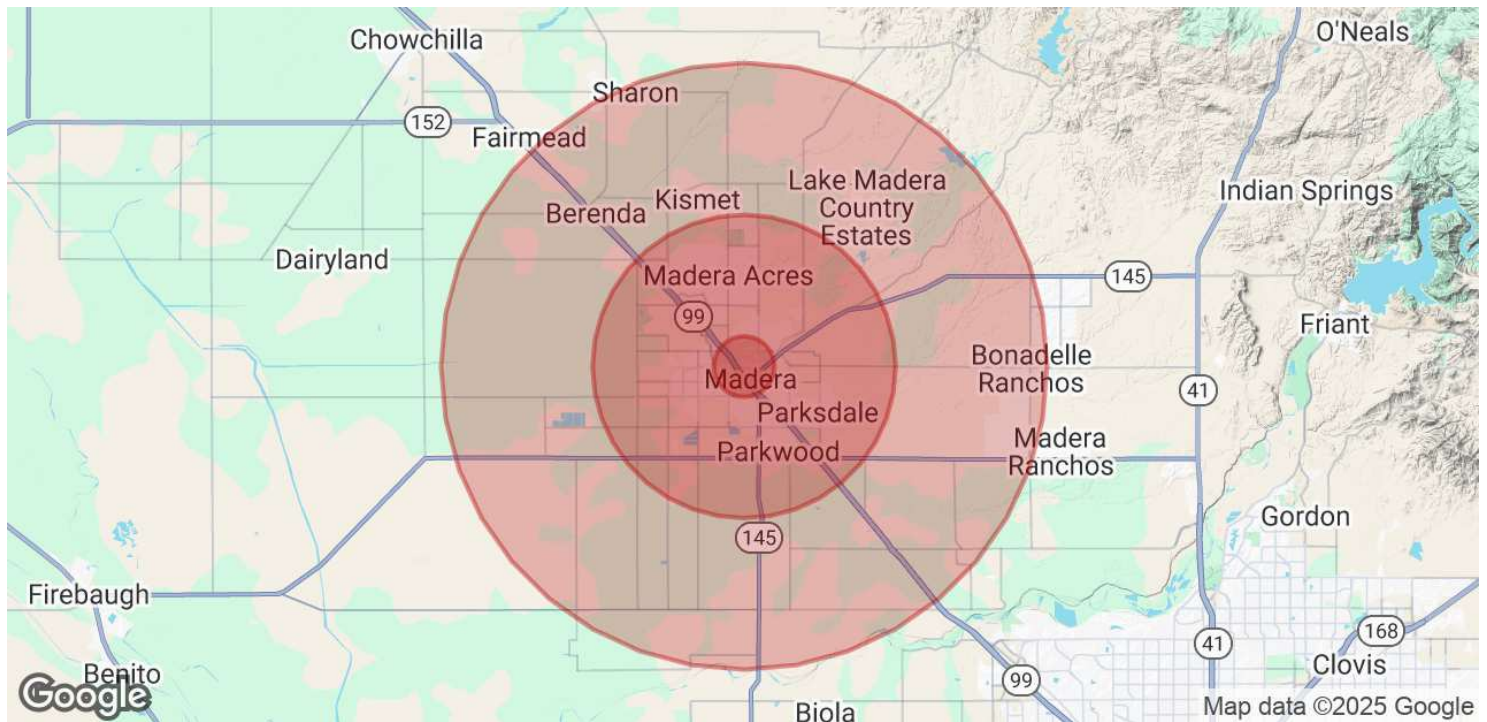
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,875	83,222	99,671
Average Age	28.9	30.7	31.8
Average Age (Male)	27.6	30.1	31.5
Average Age (Female)	30.5	31.6	32.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,862	23,569	27,602
# of Persons per HH	3.4	3.5	3.6
Average HH Income	\$46,808	\$64,895	\$67,081
Average House Value	\$168,927	\$221,062	\$246,777

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	84.6%	77.4%	73.8%

2020 American Community Survey (ACS)

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