

INDUSTRIAL FOR SALE

±5,800 SF CLEAR SPAN INDUSTRIAL BUILDINGS ON ±0.5 ACRES

684 E Citrus St, Lindsay, CA 93247



Sale Price

\$275,000

OFFERING SUMMARY

Building Size:	5,800 SF
Lot Size:	0.5 Acres
Price / SF:	\$47.41
Year Built:	1900
Zoning:	PD-M-1 (Limited Manufacturing)
Market:	Visalia/Porterville
Submarket:	SW Outlying Tulare County
Cross Streets:	E Citrus St & Rd 20
APN:	215-370-013

PROPERTY HIGHLIGHTS

- ±5,800 SF of Warehouse/Office + Apartment
- ±3,000 SF Shop w/ ±1,400 SF Office + 15' Tall Basement
- Additional ±1,000 SF Lean-To | 14' Clear Height
- Clean Industrial Space Located in Chowchilla, CA
- 200 Amps 3 Phase Power | LED Lighting Throughout
- Ready For Immediate Occupancy | ±0.5 Acre Lot
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- Flexible Zoning | Close Proximity to Major Traffic Generators

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PROPERTY DESCRIPTION

±5,800 SF clear-span freestanding industrial building on ±0.5 acres of land with CA-65 exposure. This move-in ready deal consisting of a ±4,400 clear span industrial building with a ±400 SF apartment. The site offers direct exposure to CA-65 via Citrus St.

The warehouse building of ±4,400 SF offers a ±1,400 SF office, a ±3,000 SF (30' x 100') shop, 15' tall basement, & ±1,000 SF lean-to.

The previous owner has paid for permits to remodel the ±1,400 SF office space. Property is located near CA-65 and Orange Belt Dr creating convenient access to CA-137. Flexible Zoning also allows for many uses.

LOCATION DESCRIPTION

The property is well located off Orange Belt Dr & 3rd Ave in Lindsay, CA. The property is east of Harvard Ave (Rd 20), South of 3rd Ave, & West of Orange Belt Dr. Lindsay, California, in Tulare county, is 14 miles SE of Visalia, California and 53 miles SE of Fresno, California. Nearby cities & towns include Exeter, Farmersville, Porterville, Tulare, Visalia, Woodlake, & many others!



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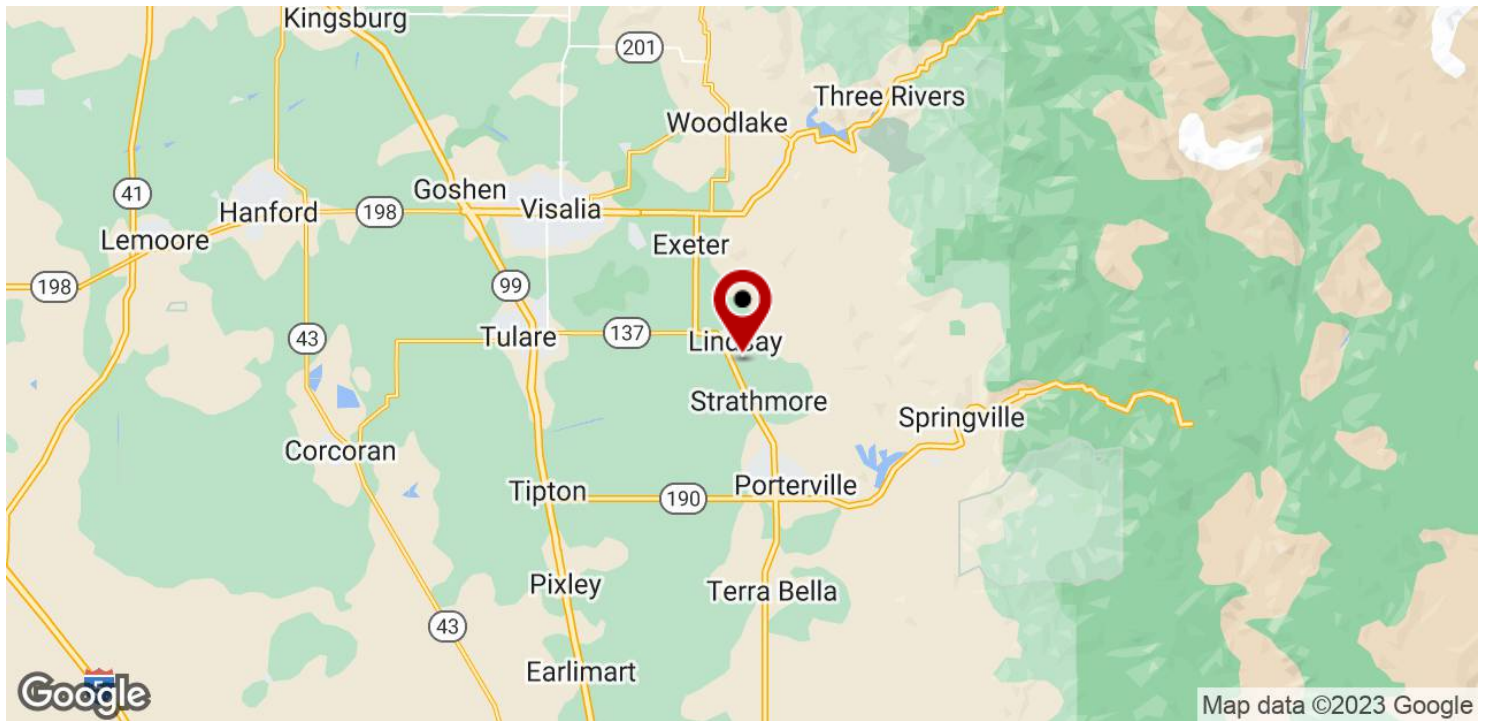
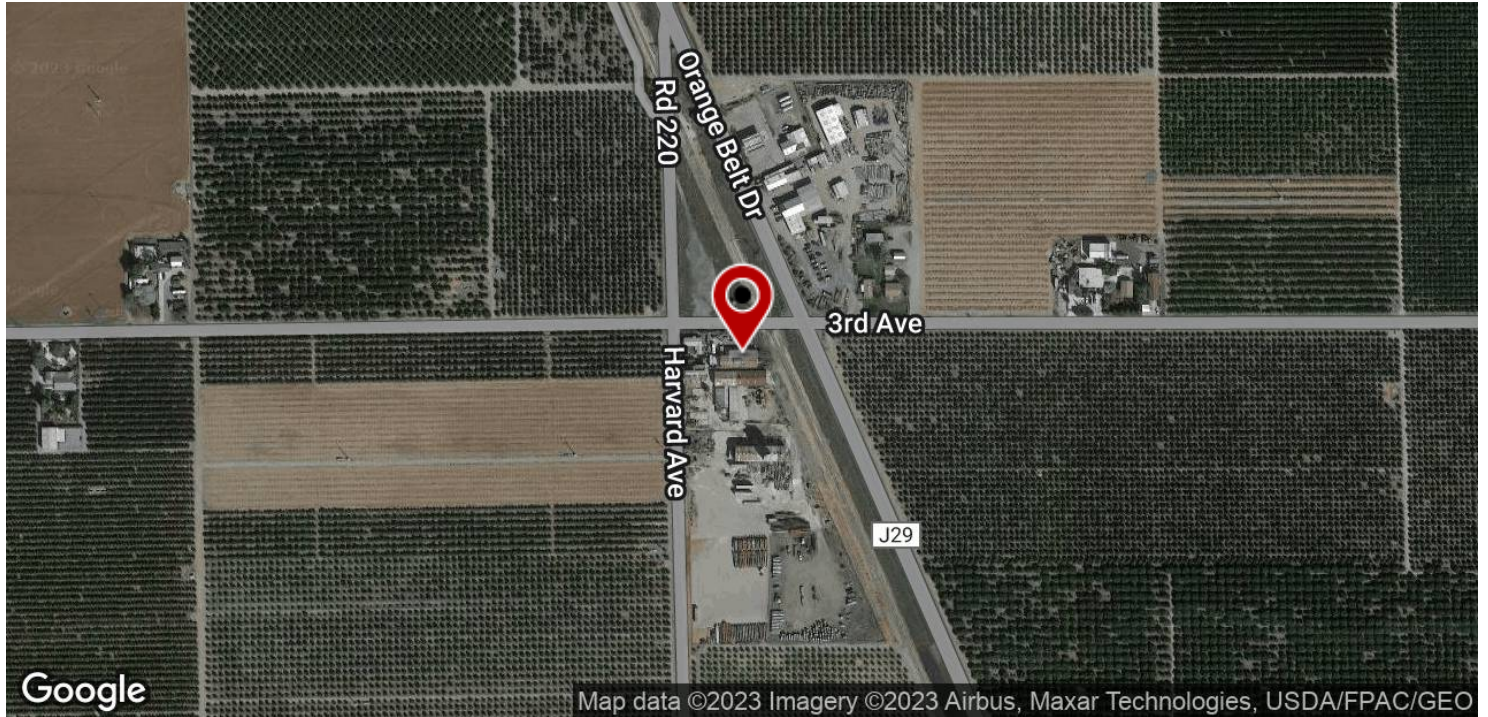
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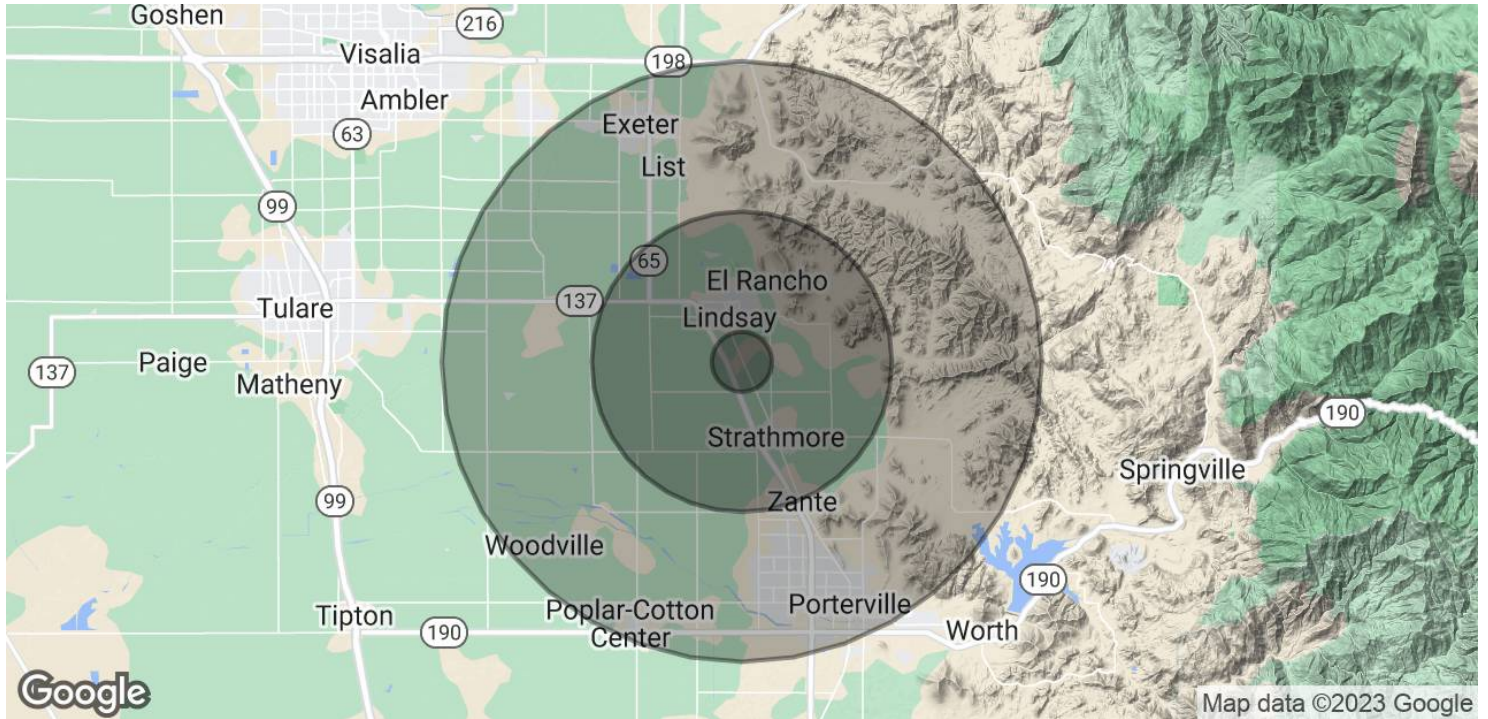
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,271	22,551	105,155
Average Age	29.1	36.1	33.7
Average Age (Male)	27.8	33.0	31.6
Average Age (Female)	30.7	36.5	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	443	7,178	34,160
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$37,954	\$46,463	\$58,814
Average House Value	\$211,560	\$198,382	\$205,133

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	72.9%	79.5%	67.9%

* Demographic data derived from 2020 ACS - US Census

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