

±11,078 SF Industrial Property on ±2.43 Acres in Madera, CA


Sale Price	\$890,000
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PROPERTY HIGHLIGHTS

- Owner-User/Investment Opportunity: ±11,078 SF Of Industrial Space
- (2) Warehouses: 7,278 SF & ±1,500 SF w/ ±800 SF Overhang
- ±1,500 SF Office/Home Conversion Currently Occupied by MTM Tenant
- Excellent Location | High Traffic Flows | Flexible Zoning
- Functional Layout w/ Live-Work Potential or Traditional Office Use
- Ample Interior & Exterior Storage | Semi Access Available
- Ready For Immediate Occupancy | Easy CA-99 Access
- Fully Fenced | Outside Lights, Security Cameras & Concreete Apron
- Excellent Location with Strong Access to Major Arterials & Freeways
- Private, Secure Setting | Ample On-Site Yard Space for Storage or Parking

OFFERING SUMMARY

Building Size:	11,078 SF
Available SF:	11,078 SF
Lot Size:	2.43 Acres
Price / SF:	\$80.34
Year Built:	1965
Zoning:	IL: Industrial Light
Market:	Fresno
Submarket:	Suburban Madera
Cross Streets:	Road 28 1/2 & Ave 15 1/2
APN:	035-162-028

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PROPERTY DESCRIPTION

Freestanding industrial property situated on approximately ±2.43 acres, featuring two functional warehouses: one ±7,278 SF building and one additional ±1,500 SF building. The property also features a ±1,500 SF remodeled office/home conversion space, and a ±800 SF covered overhang ideal for outdoor storage. The buildings are of durable metal construction, well-maintained, and ready for a variety of industrial or flex-space users. They each have pull-through access, ample parking and distribution areas. Site includes ground-level access and multiple entry points suitable for small-scale logistics, light manufacturing, or contractor use. The ±1,500 SF office/home conversion offers flexibility for live/work or professional use, complete with a private restroom and potential break area or kitchenette. Power infrastructure supports light to moderate industrial use, and the ±800 SF overhang provides significant covered exterior workspace. Currently occupied by a month-to-month tenant leasing the entire property, this asset offers immediate cash flow with the potential for owner-user occupancy or future redevelopment. A strategic alternative to new construction—avoid long entitlement periods, rising build costs, and the delay of site development.

LOCATION DESCRIPTION

Located just minutes from Highway 99 and the City of Madera, this property offers excellent access to California's primary north-south transportation artery. Situated in the heart of the Central Valley, this industrial location benefits from strong regional connectivity, with easy routes to Fresno, Merced, and the broader San Joaquin Valley industrial market. The property is positioned in a rapidly developing agricultural and industrial hub, with surrounding infrastructure improvements and ongoing development activity enhancing long-term value. Proximity to the Madera Regional Airport, downtown Madera, and nearby distribution and logistics operations makes this site a strategic option for owner-users and investors alike. Future infrastructure growth, including regional highway expansions and investment in Central Valley logistics corridors, positions this asset to benefit from increasing demand for accessible, functional industrial space. Madera's advantageous location between the Bay Area and Southern California makes it a critical junction for statewide commerce, offering access to key markets within a 2-3 hour drive.


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Warehouse Building



Warehouse Building



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Office & Small Warehouse



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Warehouse Building



Warehouse Building



1,500 SF Office/Home Conversion



800 SF Overhang



800 SF Overhang



Warehouse Building

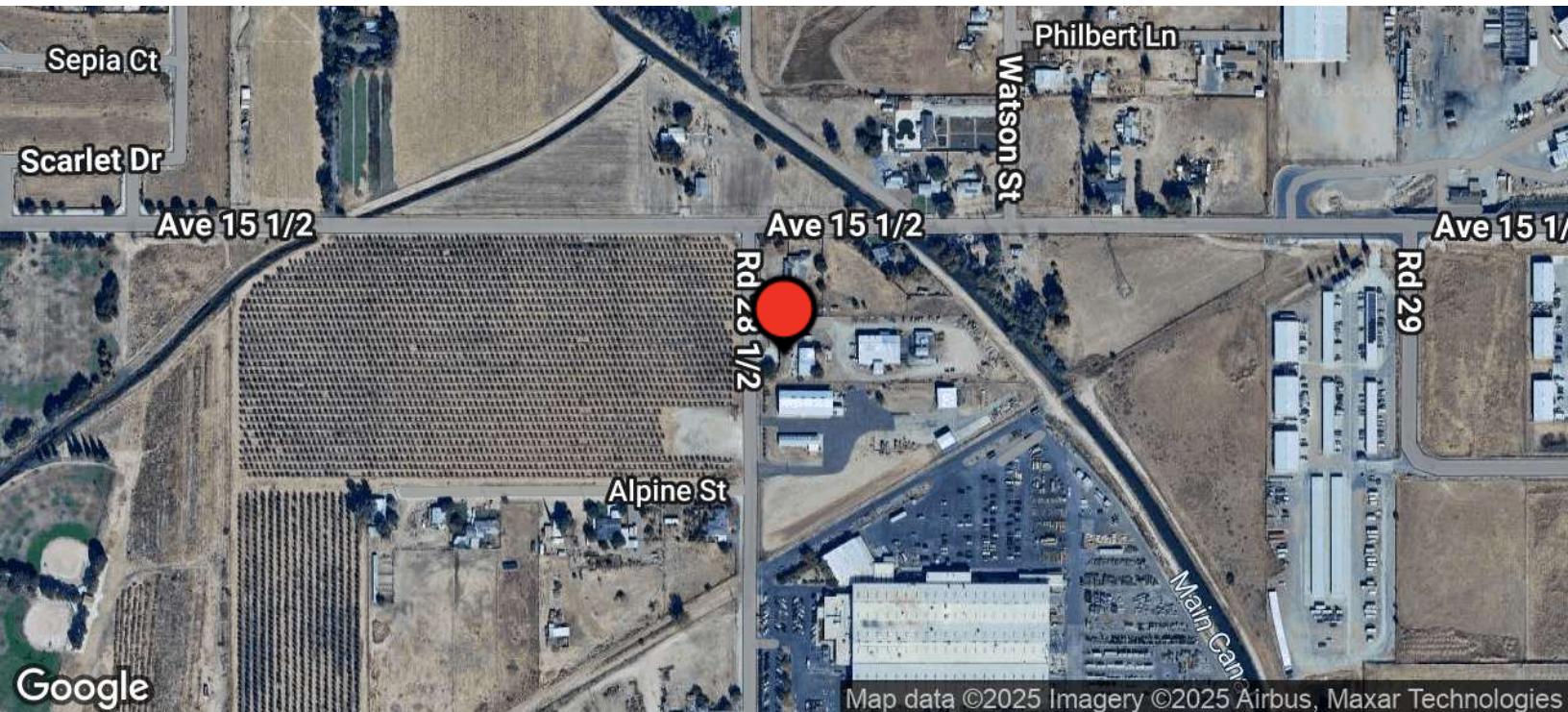
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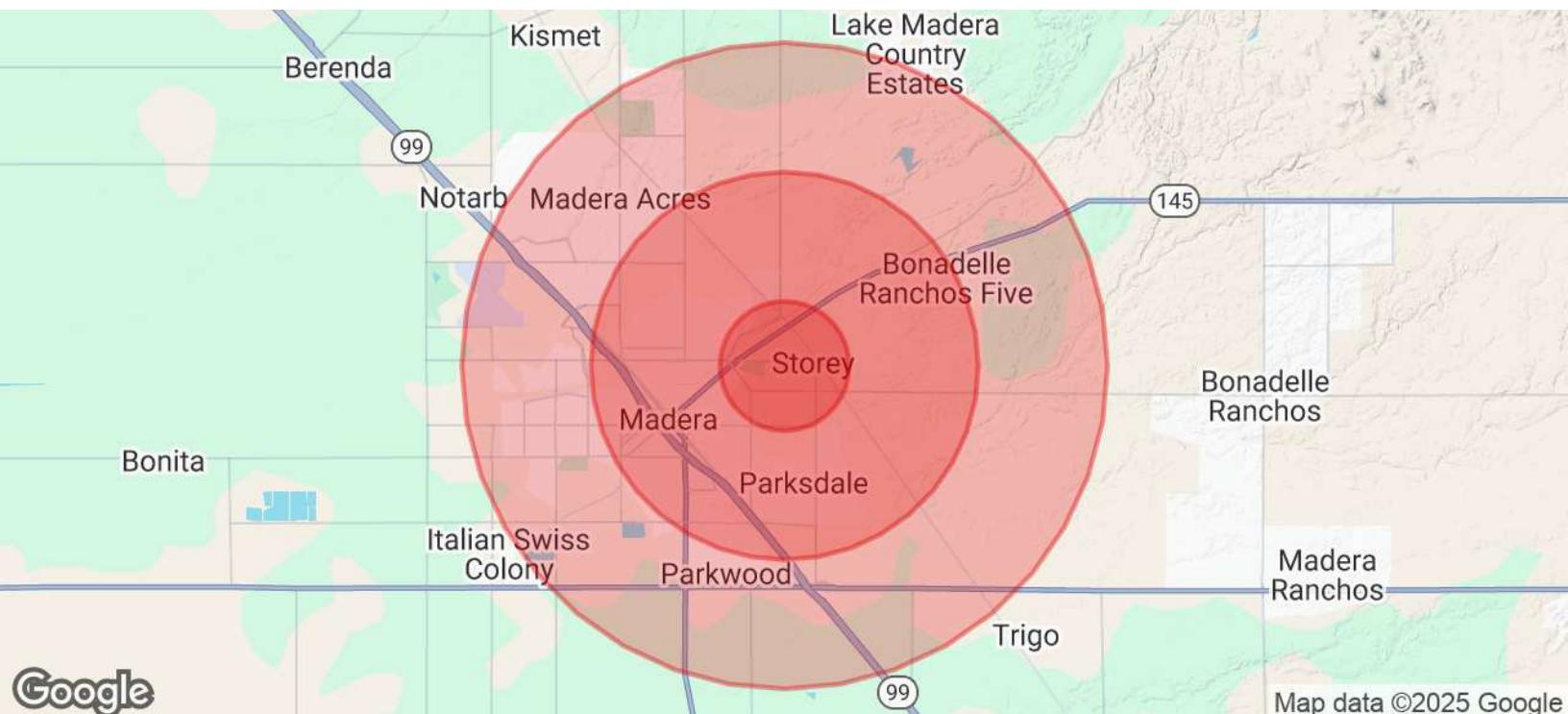


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,593	57,605	88,366
Average Age	33	32	34
Average Age (Male)	33	32	33
Average Age (Female)	33	33	34
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	850	14,501	23,585
# of Persons per HH	4.2	4	3.7
Average HH Income	\$87,857	\$72,314	\$85,324
Average House Value	\$412,439	\$387,715	\$407,227
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	85.2%	87.2%	82.3%

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