

FOR SALE

**FLEX INDUSTRIAL
BUSINESS PARK**

325 S Schnoor Ave, Madera, CA 93637



BOESE COMMERCIAL

BOESECOMMERCIAL.COM | (559) 369-2750

Presented By:

ROB BOESE & ERIN VOLPP

Broker

310-433-0402

CalDRE #01966093

erin@boesecommercial.com

EXECUTIVE SUMMARY

MADERA INDUSTRIAL WHSE

325 S Schnoor Ave, Madera, CA 93637



OFFERING SUMMARY

Sale Price:	\$23,500,000
Price / SF:	\$162.86
Cap Rate:	5.25%
NOI:	\$1,233,952
Lot Size:	9.07 Acres
Year Built:	2023
Building Size:	144,300
Zoning:	M1
Occupancy:	94%
Submarket:	Madera

PROPERTY OVERVIEW

This property stands out as the newest delivery of small bay flex industrial in the region and is already setting market rates for like-kind spaces. The property is currently operating at 94% occupancy, showcasing strong tenant demand and growth potential. Its strategic location, combined with modern facilities, positions it as an attractive asset for businesses seeking functional, flexible industrial space. Professional management is in place providing operational excellence, with tenants paying a flat monthly fee for recoverable expenses in addition to base rent. The site is optimized for security and convenience, making it highly attractive to a wide range of industrial tenants.

PROPERTY HIGHLIGHTS

- Flex industrial business park developed and delivered in 2023.
- Impressive 95% occupancy rate, upside available with built-in rent escalations.
- Fully sprinkled, 25 year roof warranty, superior insulation, in ground loading dock, 3 phase power capability.
- Monthly flat rate tenant bill-backs on top of the industrial gross rents, account for additional income.

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PRIME INDUSTRIAL LOCATION

Madera Industrial WHSE is ideally positioned in an industrial corridor just around the corner from a major thoroughfare lined with prominent retail establishments, providing convenient access to a variety of amenities and high foot traffic. Located just off Highway 99, California's primary north-south business corridor, this property provides direct and efficient access to the entire state, from agricultural hubs to major urban centers. The highway's connectivity is a boon for logistics, offering convenient access to the Ports of Oakland and Stockton, both within a few hours' drive, facilitating the smooth transport of goods for regional and global markets with delivery timelines within one day for San Francisco and Los Angeles MSA's.

LOCATION

Building Name	Madera Industrial WHSE
Street Address	325-355 S Schnoor Ave
City, State, Zip	Madera, CA 93727
Nearest Highway	CA 99
APN #	009-330-011
Buildings	4 Buildings, 74 Bays
Lot Length x Depth	312 ft x 1,267 ft
Year Built	2023

PROPERTY DETAILS

Property Type	Flex / Light Industrial
Zoning	M1
Grade Level Doors	74
Clear Height	18 ft
Space Breakdown	7% Office, 93% Warehouse
Sprinklers	Yes, with Monitoring
Framing/Roof	Varco-Pruden, Pre-Engineered Metal
Insulation	3 in Exterior Walls, 4 in Roof

PROPERTY EXTERIOR

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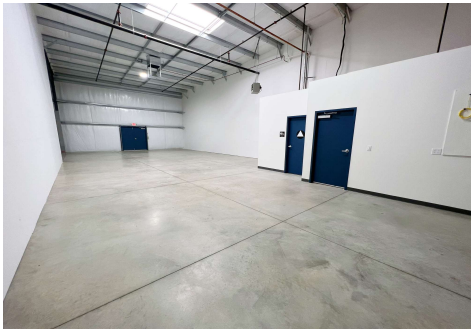
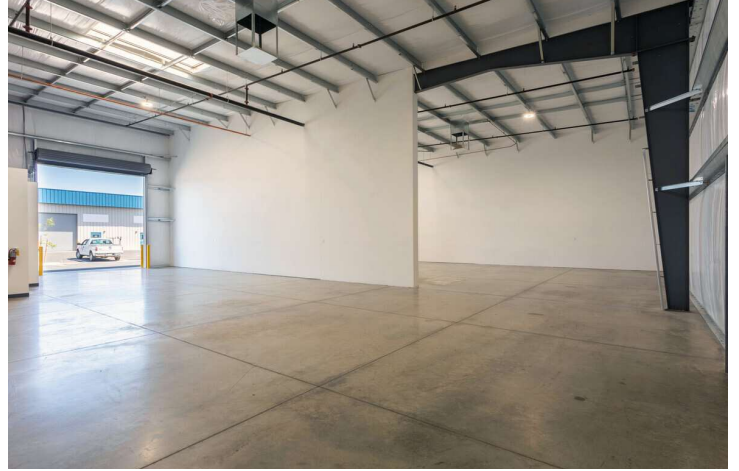
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INTERIOR PHOTOS

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PARCEL

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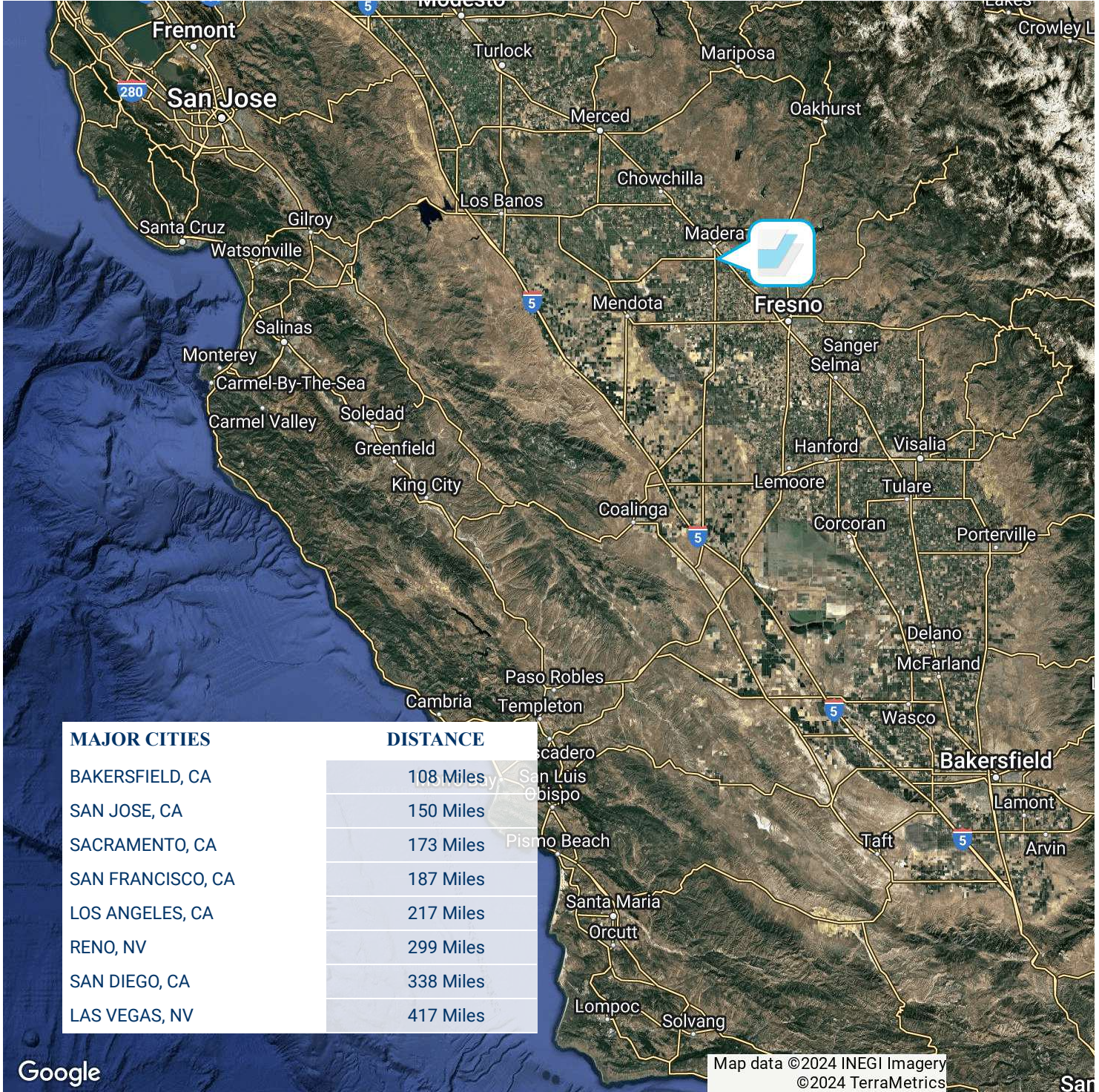
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REGIONAL MAP

MADERA INDUSTRIAL WHSE

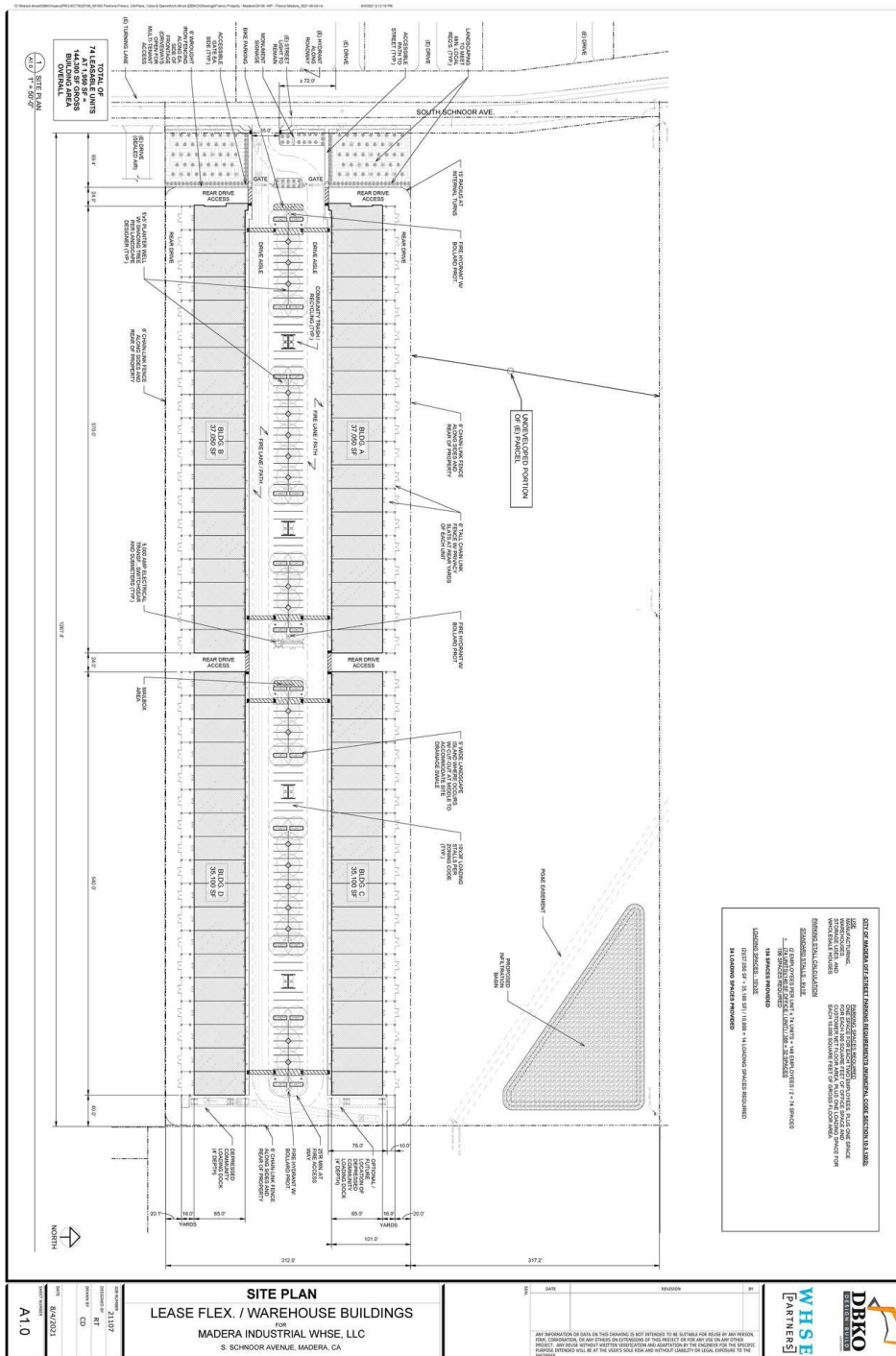
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SITE PLAN

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INCOME & EXPENSES

MADERA INDUSTRIAL WHSE

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INCOME SUMMARY	MADERA INDUSTRIAL WHSE	PER SF
Gross Rents	\$1,594,267	\$11.05
Recoverables	\$60,044	\$0.42
Vacancy Cost	(\$45,831)	(\$0.32)
GROSS INCOME	\$1,608,480	\$11.15
EXPENSES SUMMARY	MADERA INDUSTRIAL WHSE	PER SF
Dayporter	\$18,420	\$0.13
HVAC	\$216	\$0.00
Landscaping	\$11,400	\$0.08
Pest Control	\$3,000	\$0.02
Fire Life Safety	\$1,368	\$0.01
Electricity Common Area	\$19,200	\$0.13
Trash	\$29,859	\$0.21
Water/Sewer	\$4,800	\$0.03
Property Tax	\$170,000	\$1.18
Property Insurance	\$40,000	\$0.28
Internet	\$768	\$0.01
Misc Fees and Maintenance	\$27,243	\$0.19
Property Management	\$48,254	\$0.33
OPERATING EXPENSES	\$374,528	\$2.60
NET OPERATING INCOME	\$1,233,952	\$8.55

Income/Expenses as of 10/1/2024 based on 100% Occupancy with 5% Vacancy Factor

RENT ROLL 11/1/2024

MADERA INDUSTRIAL WHSE 325 S Schnoor Ave, Madera, CA 93637

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
325 101	Freedom Auto Sales	1,950 SF	\$10.51	\$20,495	05/08/2023	05/31/2025
325 103	One Main Janitorial	1,950 SF	\$11.04	\$21,528	03/01/2024	02/28/2026
325 105	Flipper Queen	1,950 SF	\$10.20	\$19,890	12/01/2023	11/30/2025
325 107	CenCal Audio	1,950 SF	\$11.04	\$21,528	06/01/2024	05/31/2026
325 109	CenCal Audio	1,950 SF	\$10.51	\$20,495	04/27/2023	05/31/2024
325 111	VACANT	1,950 SF	\$11.04	\$21,528	-	-
325 113	Guyaki, LLC	1,950 SF	\$10.51	\$20,495	09/01/2023	08/31/2025
325 115	VACANT	1,950 SF	\$11.04	\$21,528	-	-
325 117	E and M Plus Manufacturing	1,950 SF	\$10.51	\$20,495	04/12/2023	04/30/2025
325 119	VACANT	1,950 SF	\$11.04	\$21,528	-	-
325 121	Infinity Communications, LLC	1,950 SF	\$10.51	\$20,495	06/09/2023	05/31/2025
325 123	Boba Brothers, LLC	1,950 SF	\$11.04	\$21,528	05/01/2024	04/30/2026
325 125 & 127	Madera Unified School District	3,900 SF	\$10.51	\$40,989	08/01/2023	07/31/2028
325 129 & 131	Grizzly International	3,900 SF	\$11.04	\$43,056	10/01/2024	09/30/2027
325 133	2 Golden Eagles	1,950 SF	\$10.51	\$20,495	10/01/2023	09/30/2025
325 135	Management Office	1,950 SF	-	-	-	-
325 137	Sweet Sleeps, LLC	1,950 SF	\$10.51	\$20,495	04/12/2023	4/30/2025
335 101	CRC Construction and Consulting	1,950 SF	\$10.20	\$19,890	01/01/2024	12/31/2026
335 103	Tint Works LLC	1,950 SF	\$10.20	\$19,890	12/01/2023	11/30/2025
335 105	K&K Vending and Distribution	1,950 SF	\$10.50	\$20,475	04/12/2023	04/11/2025
335 107	Madera Gloss House	1,950 SF	\$11.04	\$21,528	05/01/2024	04/30/2026
335 109	Madera Gloss House	1,950 SF	\$11.04	\$21,528	01/15/2024	04/30/2026
335 111	Maurizio Martines	1,950 SF	\$10.50	\$20,475	04/14/2023	04/13/2025
335 113	RVD Heating & Air And Son	1,950 SF	\$10.51	\$20,495	07/01/2023	06/30/2025
335 115	Solirvine, LLC	1,950 SF	\$10.51	\$20,495	07/01/2023	06/30/2025
335 117	DS Glass & Window Inc	1,950 SF	\$11.04	\$21,528	09/01/2024	09/30/2025
335 119 & 121	Cypress Systems	3,900 SF	\$11.04	\$43,056	02/15/2024	02/28/2026
335 123	Sun Flare Solar	1,950 SF	\$10.20	\$19,890	06/01/2024	05/31/2026
335 125	Sun Flare Solar	1,950 SF	\$10.20	\$19,890	01/01/2024	05/31/2026
335 127	365 Logistics	1,950 SF	\$10.20	\$19,890	02/01/2024	01/31/2026

RENT ROLL 11/1/2024

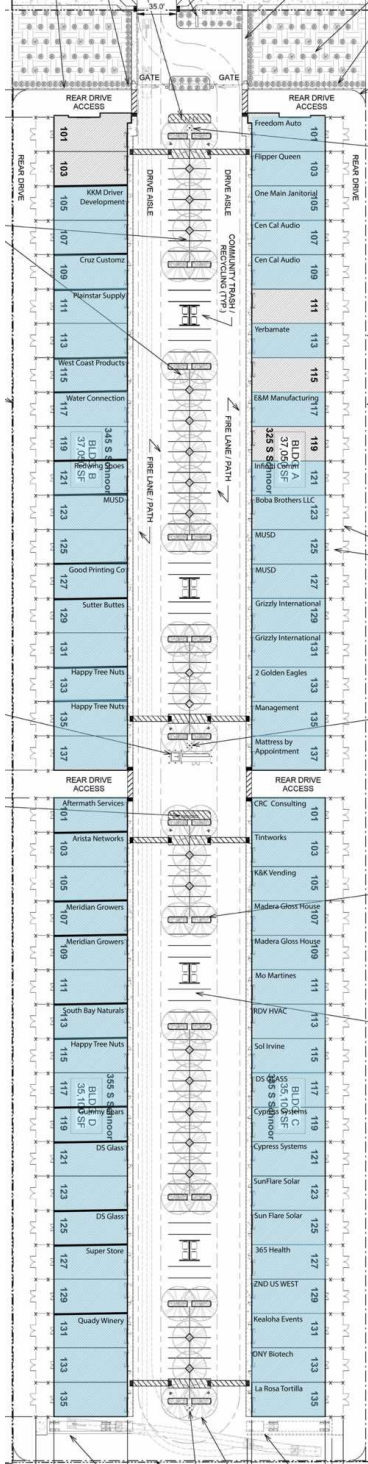
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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
335 129	ZND West	1,950 SF	\$12.60	\$24,570	08/01/2024	11/30/2024
335 131	Kealoha Events	1,950 SF	\$10.51	\$20,495	07/01/2023	06/30/2025
335 133	ONYBiotech	1,950 SF	\$11.04	\$21,528	11/01/2024	10/31/2026
335 135	La Rosa Tortilla Factory, Inc	1,950 SF	\$10.51	\$20,495	07/07/2023	06/30/2025
345 101	VACANT	1,950 SF	\$11.04	\$21,528	-	-
345 103	VACANT	1,950 SF	\$11.04	\$21,528	-	-
345 105 & 107	KKM Driver Development	3,900 SF	\$10.20	\$39,780	10/1/2023	09/30/2025
345 109	Alex Cruz	1,950 SF	\$11.04	\$21,528	06/10/2024	06/30/2026
345 111 & 113	Plainstar Supply	3,900 SF	\$11.04	\$43,056	05/15/2024	05/31/2026
345 115	West Coast Products	1,950 SF	\$11.40	\$22,230	12/01/2024	11/30/2025
345 117 & 119	The Water Connection	3,900 SF	\$10.51	\$40,989	05/01/2023	04/30/2025
345 121	Red Wings Brand of America	1,950 SF	\$10.50	\$20,475	05/01/2023	04/30/2025
345 123 & 125	Madera Unified School District	3,900 SF	\$11.04	\$43,056	05/01/2024	07/31/2028
345 127	Good Printing Co	1,950 SF	\$10.50	\$20,475	04/19/2023	04/30/2025
345 129 & 131	Sutter Buttes Rubber	3,900 SF	\$10.20	\$39,780	11/01/2023	10/31/2025
345 133, 135, & 137	Happy Tree Nut	1,950 SF	\$11.28	\$21,996	10/01/2024	09/30/2026
355 101	Aftermath Services LLC	1,950 SF	\$10.50	\$20,475	04/17/2023	04/30/2026
355 103 & 105	Arista Networks Inc	3,900 SF	\$10.51	\$40,989	06/01/2023	12/31/2025
355 107 & 109 & 111	Meridian Growers	5,850 SF	\$10.20	\$59,670	10/05/2023	10/31/2025
355 113	South Bay Naturals	1,950 SF	\$10.50	\$20,475	10/05/2023	10/31/2025
355 115 & 117	Happy Tree Nut	3,900 SF	\$11.04	\$43,056	10/01/2024	09/30/2026
355 119	Gummy Bear Distributers	1,950 SF	\$10.20	\$19,890	09/01/2023	08/30/2025
355 121 & 123	DS Glass & Window Inc	3,900 SF	\$10.51	\$40,989	06/29/2023	09/30/2025
355 125	DS Glass & Window Inc	1,950 SF	\$10.20	\$19,890	10/15/2023	09/30/2025
355 127 & 129	Super Store, LLC	3,900 SF	\$10.51	\$40,989	04/12/2023	04/30/2025
355 131, 133, & 135	Quady South Winery	5,850 SF	\$10.51	\$61,484	04/12/2023	04/11/2025
TOTALS		140,400 SF	\$587.87	\$1,477,014		
AVERAGES		2,507 SF	\$10.69	\$26,855		

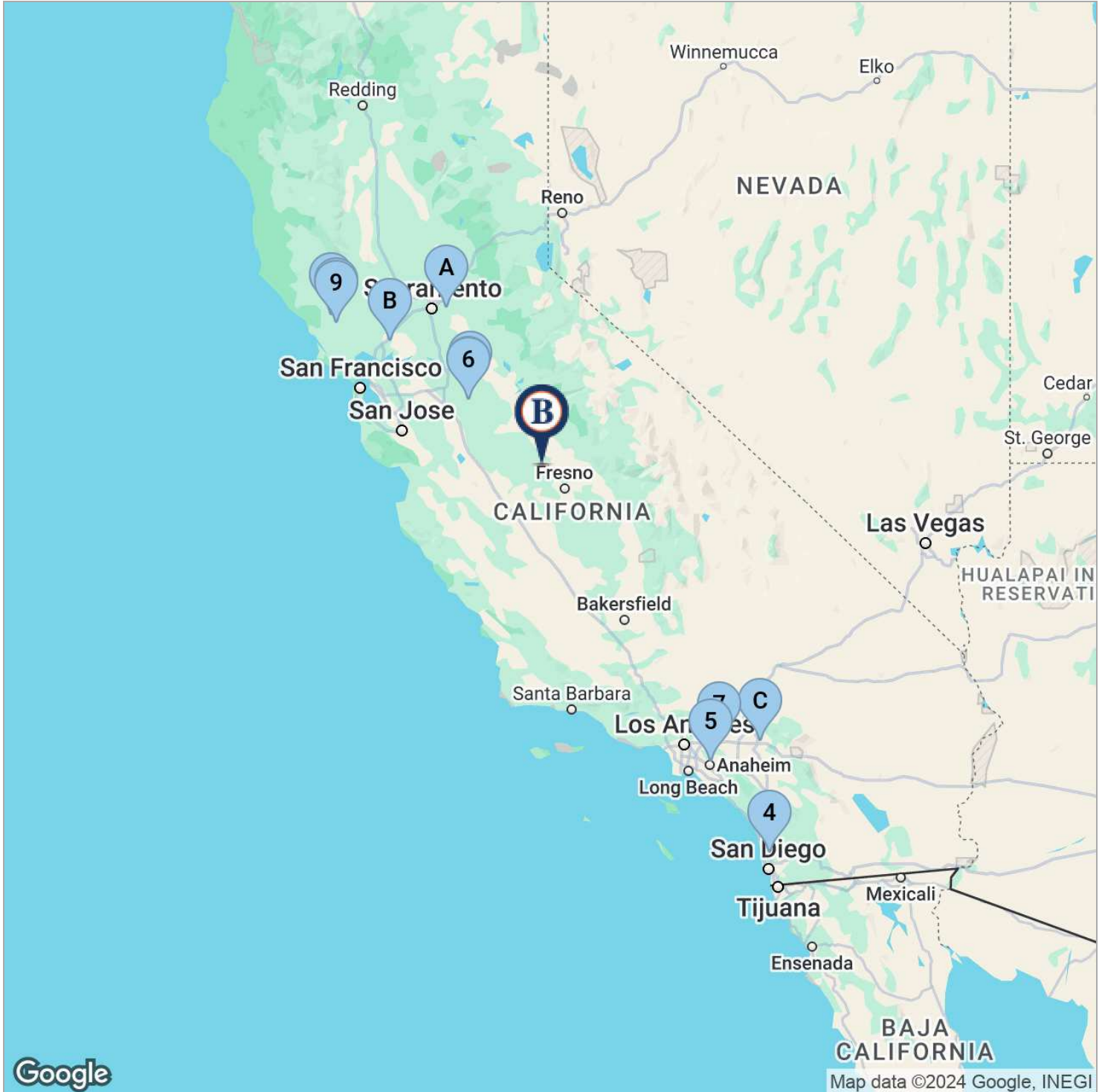
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SALE COMPS

MADERA INDUSTRIAL WHSE

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1641 PRINCETON AVE
Modesto, CA 95350

Sold 9/10/2024

Price:	\$2,200,000	Bldg Size:	20,800 SF
Lot Size:	1.12 Acres	Cap Rate:	4.96%
Year Built:	1980	Price/SF:	\$105.77



485 BITRITTO WAY
Modesto, CA 95356

Sold 6/28/2024

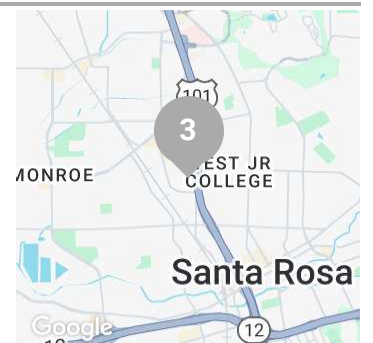
Price:	\$3,530,000	Bldg Size:	25,758 SF
Lot Size:	1.53 Acres	Cap Rate:	5.19%
Year Built:	2006	Price/SF:	\$137.04



125 FOLEY ST
Santa Rosa, CA 95401

Sold 4/26/2024

Price:	\$1,895,000	Bldg Size:	8,000 SF
Lot Size:	0.41 Acres	Cap Rate:	5.60%
Year Built:	2018	Price/SF:	\$236.88



7949 STROMESA CT
7949 Stromesa Ct, San Diego, CA 92126

Sold 3/20/2024

Price:	\$26,500,000	Bldg Size:	107,564 SF
Lot Size:	5.34 Acres	Cap Rate:	5.20%
Year Built:	1980	Price/SF:	\$246.36



SALE COMPS

MADERA INDUSTRIAL WHSE

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1002-1004 E WALNUT AVE

1002-1004 E Walnut Ave, Fullerton, CA 92831

Sold 3/5/2024

Price:	\$6,300,000	Bldg Size:	35,495 SF
Lot Size:	1.44 Acres	Cap Rate:	3.44%
Year Built:	1955	Price/SF:	\$177.49



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961 N EMERALD AVE

Modesto, CA 95351

Sold 2/29/2024

Price:	\$5,741,600	Bldg Size:	65,904 SF
Lot Size:	2.44 Acres	Cap Rate:	5.88%
Year Built:	1978	Price/SF:	\$87.12



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2680 POMONA BLVD

Pamona, CA 91768

Sold 1/18/2024

Price:	\$2,750,000	Bldg Size:	11,935 SF
Lot Size:	0.63 Acres	Cap Rate:	5.40%
Year Built:	1977	Price/SF:	\$230.41



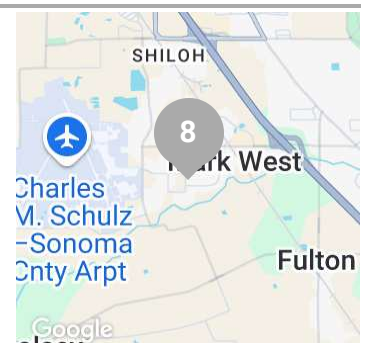
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3466 BRICKWAY BLVD

3466 Brickway Blvd, Santa Rosa, CA 95403

Sold 12/8/2023

Price:	\$3,000,000	Bldg Size:	18,766 SF
Lot Size:	1.31 Acres	Cap Rate:	5%
Year Built:	2007	Price/SF:	\$159.86



SALE COMPS

MADERA INDUSTRIAL WHSE

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887 SEBASTOPOL RD
887 Sebastopol Rd, Santa Rosa, CA 95407

Sold 6/1/2023

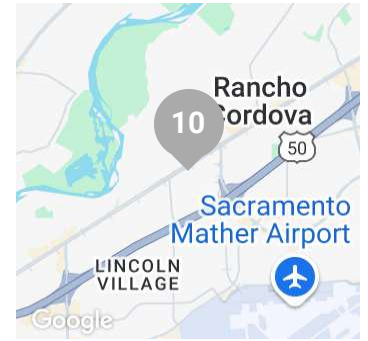
Price:	\$2,100,000	Bldg Size:	20,250 SF
Lot Size:	1.06 Acres	Cap Rate:	5.90%
Year Built:	1973	Price/SF:	\$103.70



10151, 10161 & 10173 CROYDON WAY
10151, 10161 & 10173 Croydon Way, Sacramento, CA 95834

Sold 3/9/2023

Price:	\$20,250,000	Bldg Size:	183,156 SF
Lot Size:	10.18 Acres	Cap Rate:	5.75%
Year Built:	1978	Price/SF:	\$110.56



330-342 STATE ST
Fairfield, CA 94533

Sold 2/28/2023

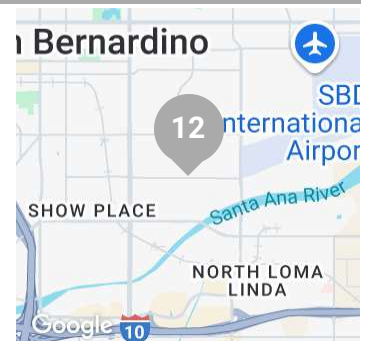
Price:	\$1,058,119	Bldg Size:	8,750 SF
Lot Size:	0.30 Acres	Cap Rate:	5.07%
Year Built:	1981	Price/SF:	\$120.93



GIFFORD BUSINESS PARK
750-760 E Central Avenue, San Bernardino, CA 92408

Sold 2/10/2023

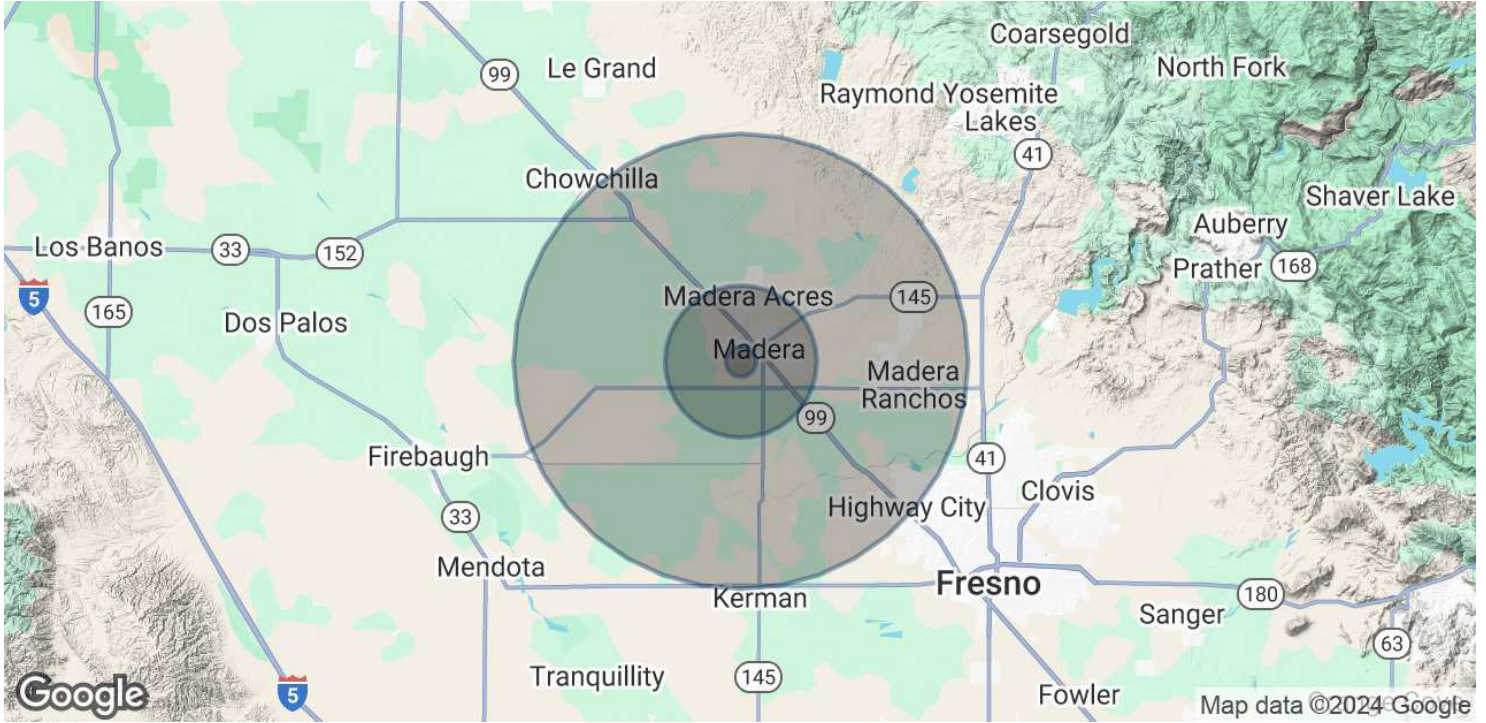
Price:	\$26,000,000	Bldg Size:	156,717 SF
Lot Size:	4.60 Acres	Cap Rate:	5.33%
Year Built:	1989	Price/SF:	\$165.90



DEMOGRAPHICS

MADERA INDUSTRIAL WHSE

325 S Schnoor Ave, Madera, CA 93637



POPULATION	1 MILE	5 MILES	15 MILES
Total Population	8,289	73,520	148,482
Average Age	35.0	27.4	30.2
Average Age (Male)	32.0	25.7	29.2
Average Age (Female)	37.4	28.9	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	2,754	19,491	38,068
# of Persons per HH	3.0	3.8	3.9
Average HH Income	\$63,912	\$50,492	\$61,195
Average House Value	\$318,338	\$322,286	\$332,059

2020 American Community Survey (ACS)

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