

# VEZINA 19.2 INDUSTRIAL ACRES

NORTH EAST CORNER OF AVE 12 AND ROAD 25, MADERA, CA 93637



## PROPERTY HIGHLIGHTS

- This unique industrial-zoned property offers a prime location just 1 mile from Madera city limits and a short drive from the Avenue 12 freeway exit. Situated on a busy corner, the site presents an excellent opportunity for truck parking or warehousing operations. The strategic position near major transportation routes makes it ideal for logistics and distribution businesses. Additionally, the corner location provides potential for a gas station development, catering to both commercial and passenger vehicles. With its versatile zoning and high-traffic exposure, this property is well-suited for a variety of industrial and commercial uses, making it a valuable investment opportunity in the growing Madera area

## PROPERTY DESCRIPTION

Industrial zoning  
Ave 12 Freeway exit  
Close to city limit  
Hard corner for Gas Station

## OFFERING SUMMARY

Sale Price:	\$1,824,000
Lot Size:	19.2 Acres



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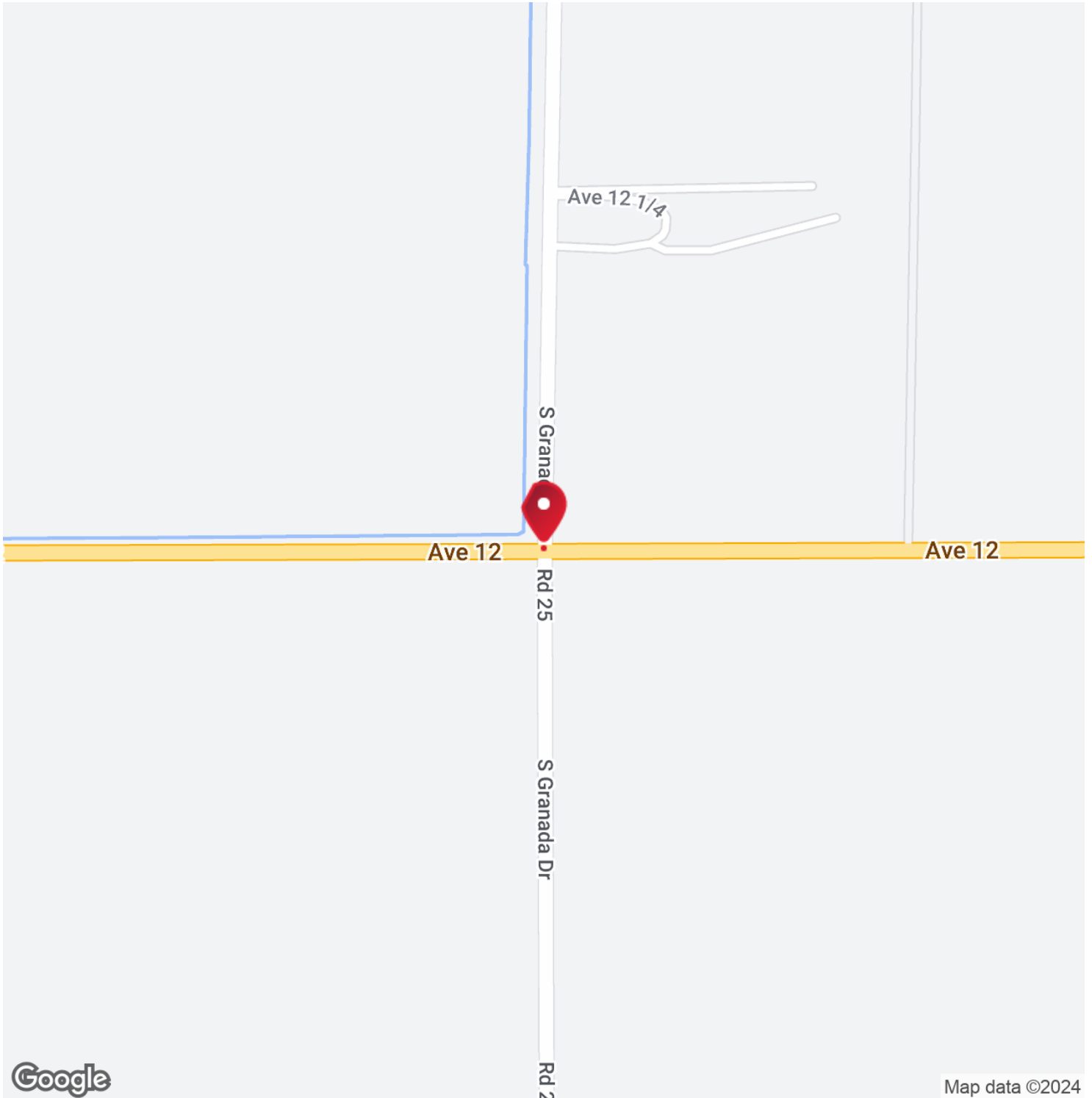
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