

# 15.3 ACRES OF INDUSTRIAL LAND

WEST KENNEDY STREET AND NORTH WESTBERRY BLVD, MADERA, CA 93638



## PROPERTY DESCRIPTION

Discover a rare opportunity in the heart of Madera California, where 15.3 acres of prime industrial land await your vision. Strategically located in a thriving industrial area, this expansive parcel offers unparalleled potential for various ventures, including truck parking, logistics, or industrial development.

Boasting easy access to major highway 99, this property ensures seamless connectivity for transportation and logistics operations. Its expansive size provides ample space for maneuvering and storage, catering to the demands of modern industrial businesses.

With the demand for industrial space on the rise, seize the chance to secure your foothold in this dynamic market. Whether you're an investor seeking a lucrative opportunity or a business owner looking to expand operations, this 15.3-acre parcel promises endless possibilities. Found within an opportunity zone.

## OFFERING SUMMARY

Sale Price:	\$1,759,500
Lot Size:	15.3 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	678	3,083
Total Population	1,189	2,523	9,826
Average HH Income	\$118,181	\$116,603	\$103,376



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

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FOR SALE | LAND

ADDITIONAL PHOTOS

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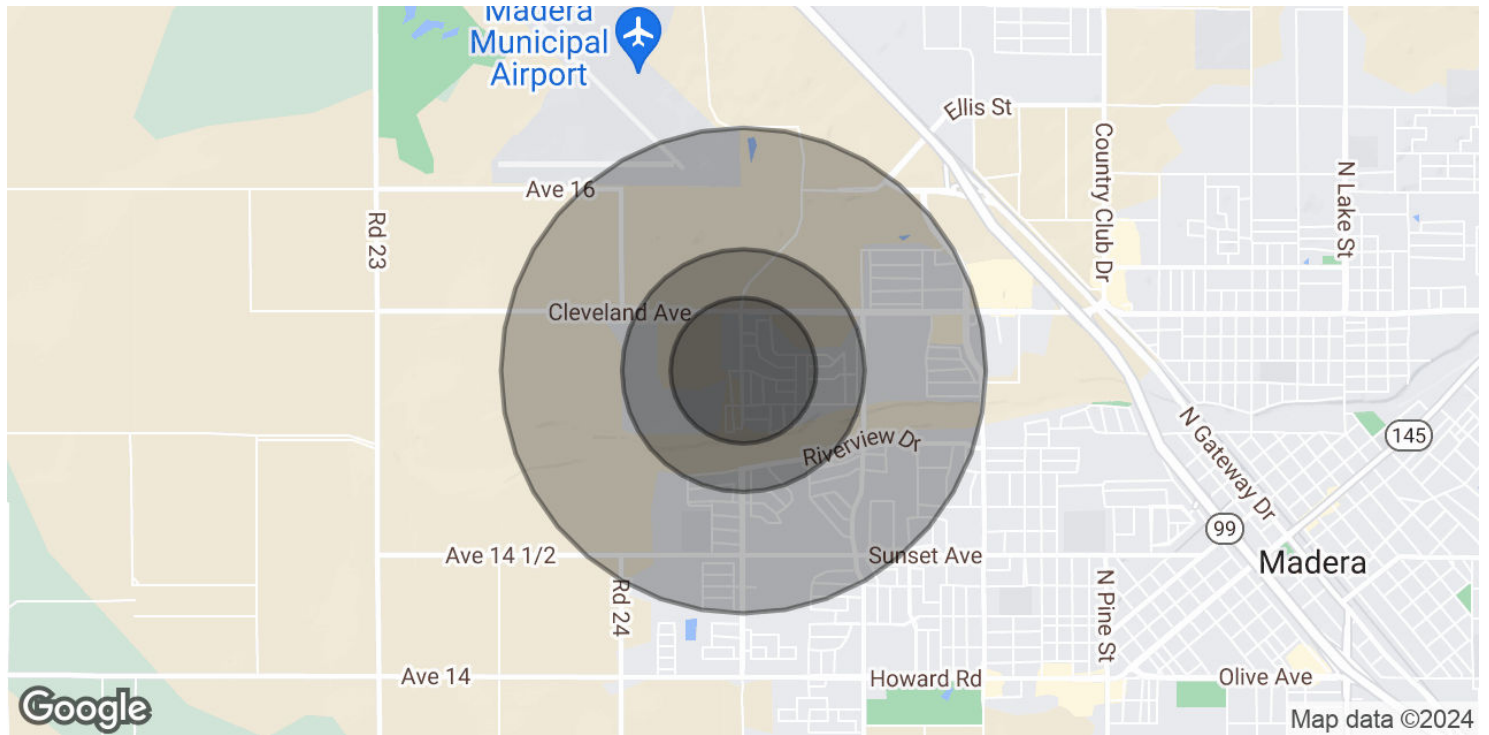
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,189	2,523	9,826
Average Age	34	35	37
Average Age (Male)	34	35	36
Average Age (Female)	34	35	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	678	3,083
# of Persons per HH	3.9	3.7	3.2
Average HH Income	\$118,181	\$116,603	\$103,376
Average House Value	\$537,679	\$518,121	\$472,997

Demographics data derived from AlphaMap



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