

447 NOBLE ST

447 NOBLE ST, MADERA, CA 93637



PROPERTY DESCRIPTION

Welcome to 447 Noble St, a fantastic opportunity to lease a 4,800 square foot warehouse in Madera, CA. This property is perfect for businesses looking for a sizeable space to run their operations. The warehouse is equipped with roll-up doors, providing easy access for shipping and receiving goods. Additionally, the unit has its own restrooms, ensuring convenience and comfort for employees. The property is located in a highly popular industrial area, providing excellent opportunities for businesses to establish a long-term presence. The area is home to a range of industrial businesses, making it a prime location for those in need of a warehouse. The warehouse is priced at \$0.90 per square foot plus low NNN, making it an affordable option for businesses looking to expand or establish a new location. The pricing structure ensures transparency and predictability, making it easy to plan for business expenses. 447 Noble St is an excellent opportunity for businesses looking for a sizeable warehouse in a popular industrial area.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	667	2,791
Total Population	453	2,252	9,254
Average HH Income	\$48,843	\$46,430	\$53,464



RE/MAX GOLD - KIRK ATAMIAN

Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
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CalDRE #02127378

501 North E St, Suite H, Madera, CA 93638

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

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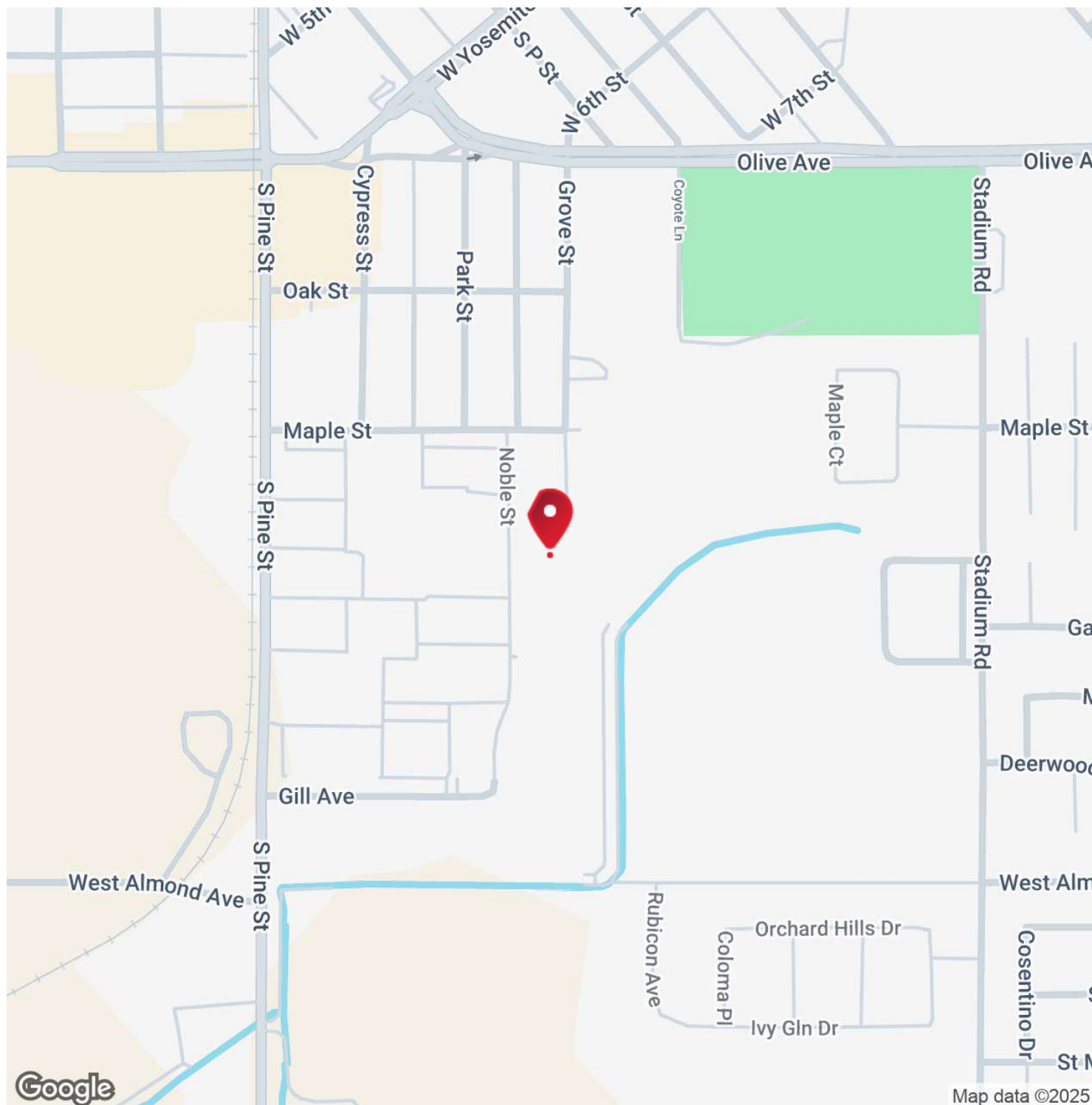
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LOCATION MAP

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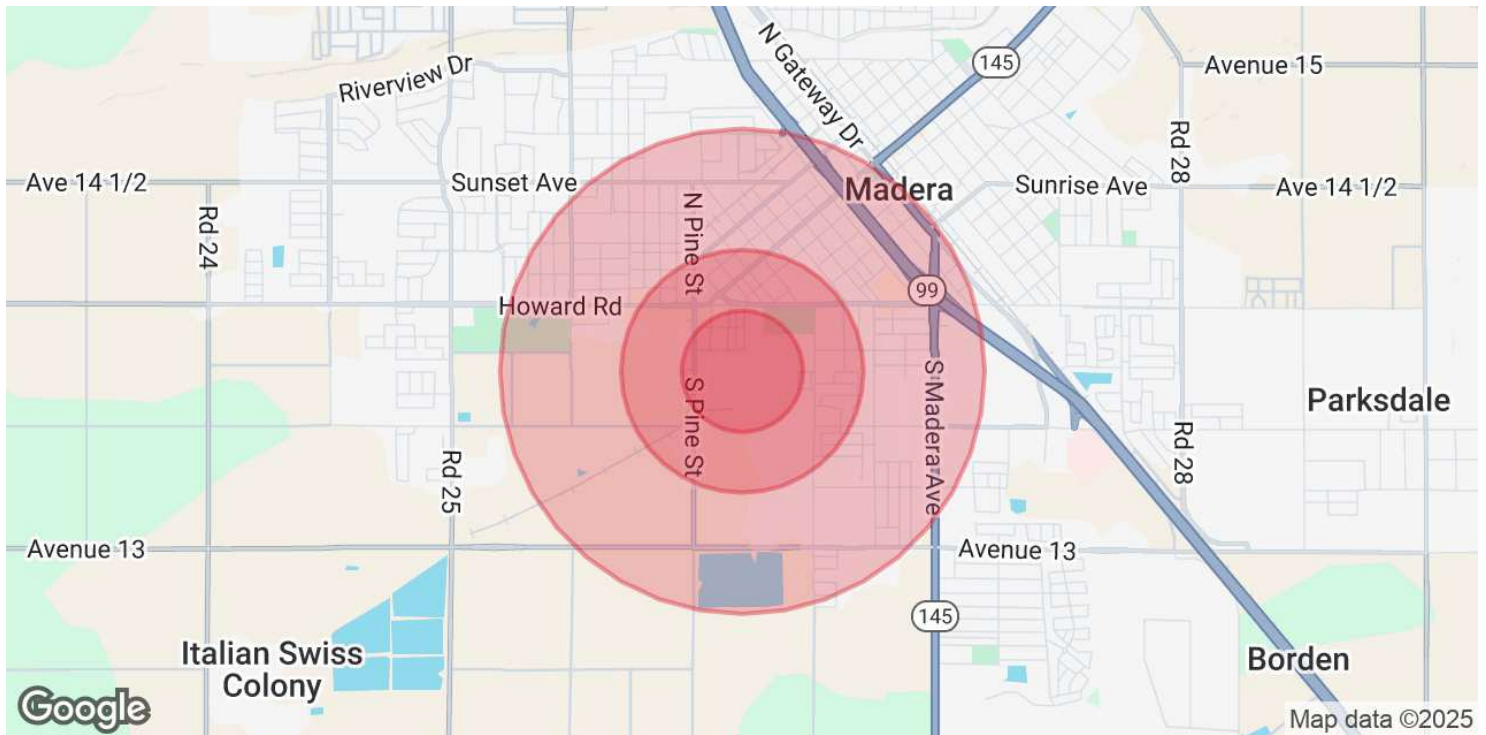
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	453	2,252	9,254
Average Age	26.2	26.9	29.6
Average Age (Male)	25.8	27.0	29.3
Average Age (Female)	27.9	27.9	30.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	667	2,791
# of Persons per HH	3.5	3.4	3.3
Average HH Income	\$48,843	\$46,430	\$53,464
Average House Value	\$86,496	\$201,135	\$222,400

* Demographic data derived from 2020 ACS - US Census



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