

## INDUSTRIAL FOR SALE

FREESTANDING WAREHOUSE BUILDINGS W/ 10.52 ACRE FENCED YARD

81 W Gibbons Ave, Porterville, CA 93257



SALE PRICE:	\$1,100,000
LOT SIZE:	10.52 Acres
BUILDING SIZE:	15,246 SF
GRADE LEVEL DOORS	15
CEILING HEIGHT:	20.0 FT
YEAR BUILT:	2005
ZONING:	Heavy Industrial
MARKET:	South Porterville Industrial
SUB MARKET:	Highway 65 & 190 Submarket
CROSS STREETS:	S Main Street

### PROPERTY FEATURES

- Newer Warehouses Built in 2005
- ±15,246 SF Total on ±10.52 Acre Fenced Yard
- ±4,104, ±5,262, & ±5,880 SF Buildings
- Within the Enterprise Tax Benefit Zone
- Flexible Commercial Zoning
- 20' Clear Eave Height & Ground Level 14x16 Rollup Doors
- Large Fully Fenced Yard Area w/ Front Security Gate
- Clean Fully Insulated Warehouse w/ Skylights throughout
- Sale, Lease, Seller-Carry, Lease w/ Option

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## PROPERTY OVERVIEW

Three Freestanding newer industrial warehouse buildings totaling ±15,246 SF with heavy power and a secure fully fenced 10.52 acre private yard. 20 Foot Eave Height, Multiple Ground Level 14x16 Rollup Doors, Skylights, Fenced Yard, Trailer Parking, Existing Power, Truck Turn around capability. Future Expansion opportunity on additional land. Building #A is 53' by 100' with 4 rollup doors (2 pull through bays), Building #B is 40' by 145' with 6 rollup doors, and Building #C is 27' by 152' with 5 rollup doors. Open to a sale, lease, lease with option, and Seller-Carry.

## LOCATION OVERVIEW

Property is strategically located in the Industrial Area south of CA-190, east of CA-65, south of Olive Avenue on the southeasterly corner of West Gibbons Avenue and South Main Street. Property has convenient Highway CA-190 Access from S Main Street on/off ramps which leads to CA-65, CA-99, and I-5. The City has expressed interest in connecting/adding additional Highway Entrance to Main Street to Jave Street.



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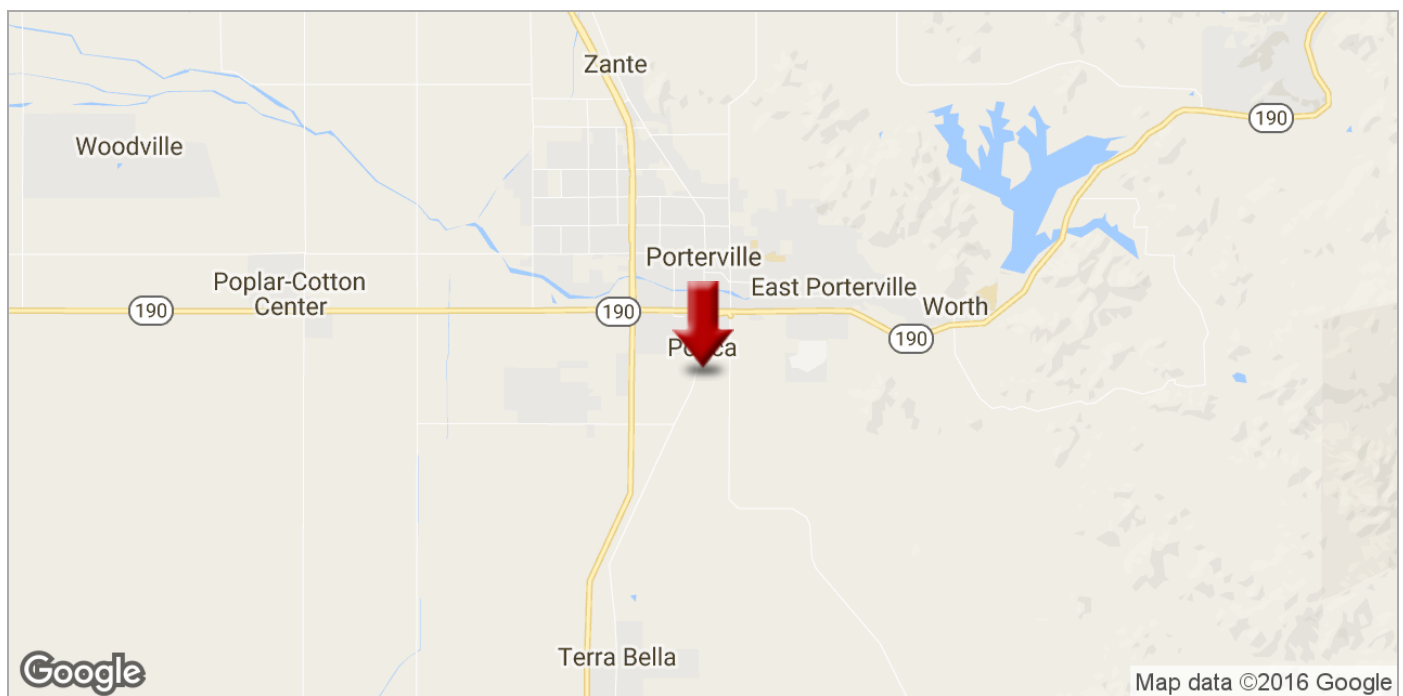
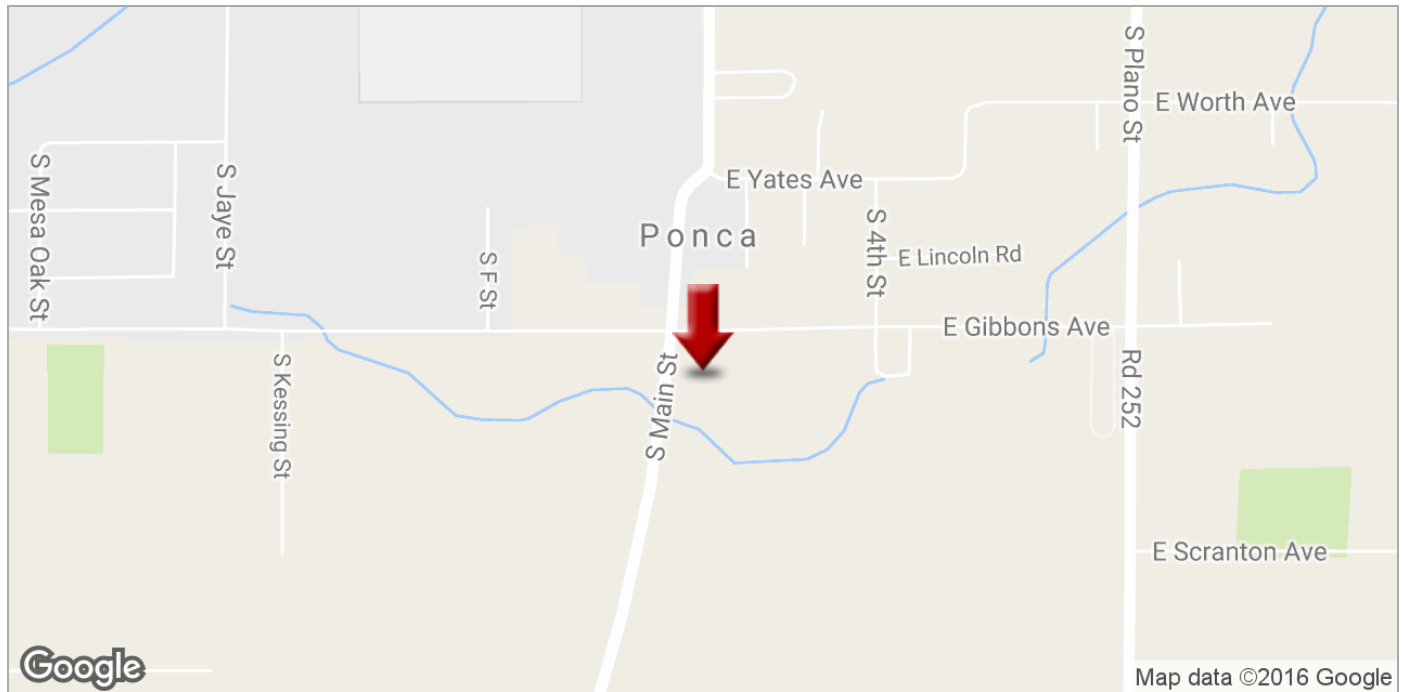
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	1 MILE	5 MILES	10 MILES
Total households	802	21,977	29,182
Total persons per hh	3.6	3.4	3.4
Average hh income	\$39,007	\$49,948	\$51,759
Average house value	\$209,275	\$215,340	\$223,812

	1 MILE	5 MILES	10 MILES
Total population	2,867	74,530	100,592
Median age	27.8	29.2	29.3
Median age (male)	28.3	27.8	28.1
Median age (female)	27.2	30.6	30.6

	1 MILE	5 MILES	10 MILES
Total population - White	1,955	53,325	72,677
% White	68.2%	71.5%	72.2%
Total population - Black	57	598	737
% Black	2.0%	0.8%	0.7%
Total population - Asian	35	2,579	3,763
% Asian	1.2%	3.5%	3.7%
Total population - Hawaiian	32	45	43
% Hawaiian	1.1%	0.1%	0.0%
Total population - Indian	32	1,182	1,554
% Indian	1.1%	1.6%	1.5%
Total population - Other	625	14,206	18,468
% Other	21.8%	19.1%	18.4%

	1 MILE	5 MILES	10 MILES
Total population - Hispanic	1,902	46,361	62,179
% Hispanic	66.3%	62.2%	61.8%

*\* Demographic data derived from 2010 US Census*

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