

INDUSTRIAL FOR SALE

FREESTANDING ±2,050 SF INDUSTRIAL BUILDING + YARD - ROBERTSON BLVD ACCESS

24727 Robertson Blvd, Chowchilla, CA 93610



OFFERING SUMMARY

SALE PRICE:	\$230,000
LOT SIZE:	0.26 Acres
YEAR BUILT:	1952
BUILDING SIZE:	2,050 SF
ZONING:	CS - Service Commercial
APN:	002-220-084
MARKET:	Madera-Chowchilla MSA

PROPERTY HIGHLIGHTS

- Quality Metal Freestanding Building + Yard
- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Flexible CS - Service Commercial Zoning
- 25x50 + 15x50 Overhang
- 22x36 Rear Building
- Has 220 plug, Compressor, 3-Phase Power
- Dayton Cranes Inside and Outside
- ±2.050 SF Freestanding Building w/ Flexible Zoning
- ±0.26 Acres: Fully Paved Yard Area
- Excellent Access To All Major Freeways

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PROPERTY OVERVIEW

$\pm 2,050$ SF metal freestanding Industrial building on ± 0.26 acres total. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. This move-in ready deal offers direct Robertson BLVD exposure, building features a front showroom, 25x50 + 15x50 overhang; 22x36 rear building; Has 220 plug, compressor, 3-phase power, Dayton cranes inside and outside, fully paved concrete rear yard, existing lines in building and yard, full yard lighting, ample power, and florescent lighting throughout. Zoned CS - Service Commercial, hooked up to economical water and septic services.



LOCATION OVERVIEW

Property is Located southwest of Adams Dr, Northeast of Palm Parkway, Directly on Robertson Blvd the busiest Blvd in Chowchilla, CA. The property is surrounded by current and future housing tracts and commercial developments. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial market.



The city's population was 18,720 at the 2010 United States Census, up from 11,127 at the 2000 U.S. Census. Chowchilla is located 15 miles northwest of Madera, at an elevation of 240 feet. It is a principal city of the Madera-Chowchilla metropolitan statistical area. Chowchilla, California is located in Madera County and anchored by the heavily traveled State Highway 99. It is a growing city between Fresno and Merced of the Central San Joaquin Valley. It is ideally part of the Fresno-Madera Metropolitan Area with a 13,964 square mile trade area including Madera, Ahwahnee, Bass Lake, Bonadelle Ranchos-Madera Ranchos, Coarsegold, Fairmead La Vina, Madera Acres, Nipinnawasee, Oakhurst, Parksedale, Parkwood, Rolling Hills, Yosemite Lakes & more.



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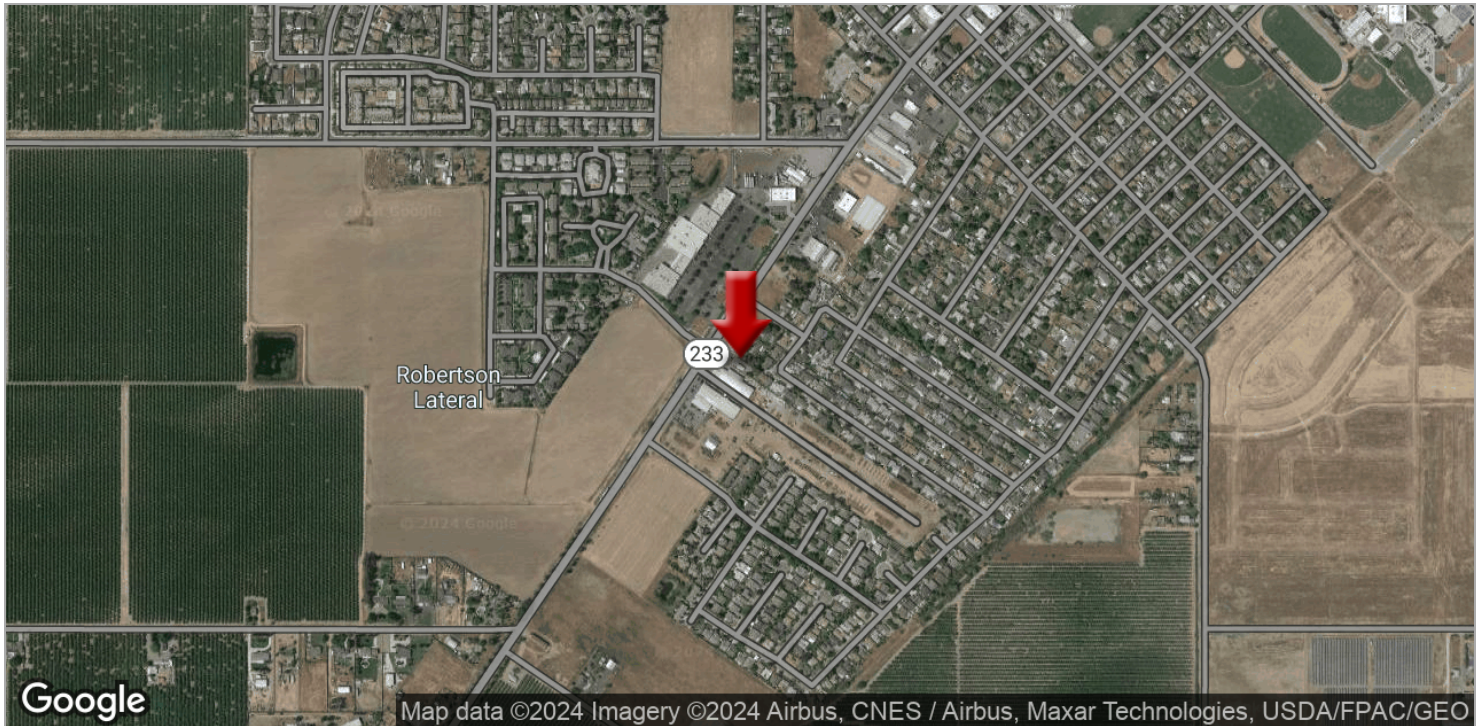
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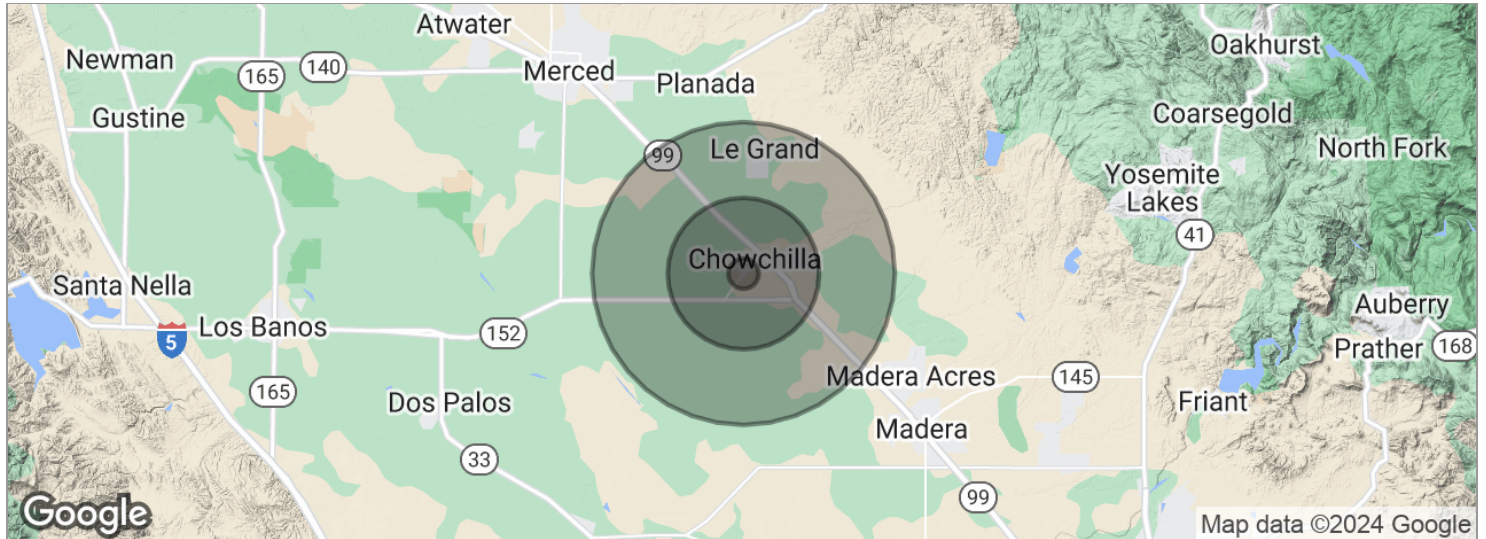
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	928	28,042	107,011
Median age	31.2	32.0	29.1
Median age (male)	30.8	30.8	27.7
Median age (Female)	33.0	33.3	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	255	7,287	26,126
# of persons per HH	3.6	3.8	4.1
Average HH income	\$72,005	\$66,090	\$56,596
Average house value		\$319,513	\$324,916
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.4%	62.1%	67.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	78.9%	75.7%	76.1%
Black	2.8%	5.3%	5.5%
Asian	1.5%	2.5%	2.1%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	1.4%	1.2%
Other	11.5%	10.6%	11.5%

* Demographic data derived from 2020 ACS - US Census

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