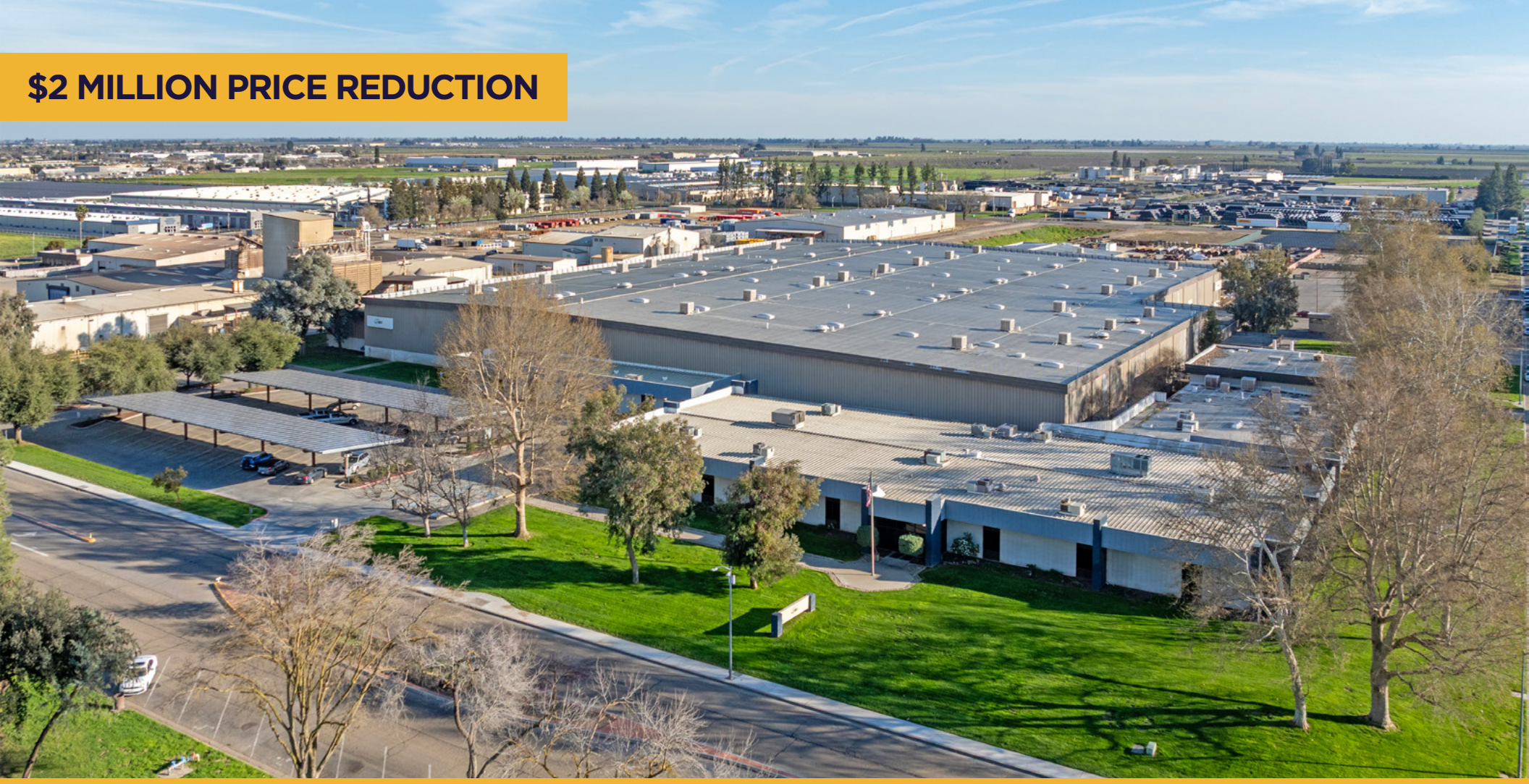
$2 MILLION PRICE REDUCTION



2300 W INDUSTRIAL AVE

MADERA, CA

FOR SALE | ±268,100 SF INDUSTRIAL MANUFACTURING FACILITY ON ±21.5 ACRES

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS



Positioned in Madera's established industrial corridor, **2300 W Industrial Ave** delivers a rare combination of scale, infrastructure, and specialized improvements tailored for advanced manufacturing and heavy assembly users. The property offers immediate functionality with extensive crane capacity, robust power, and rail access, making it ideally suited for users seeking operational efficiency without redevelopment timelines.

±190,100 SF
MANUFACTURING / ASSEMBLY

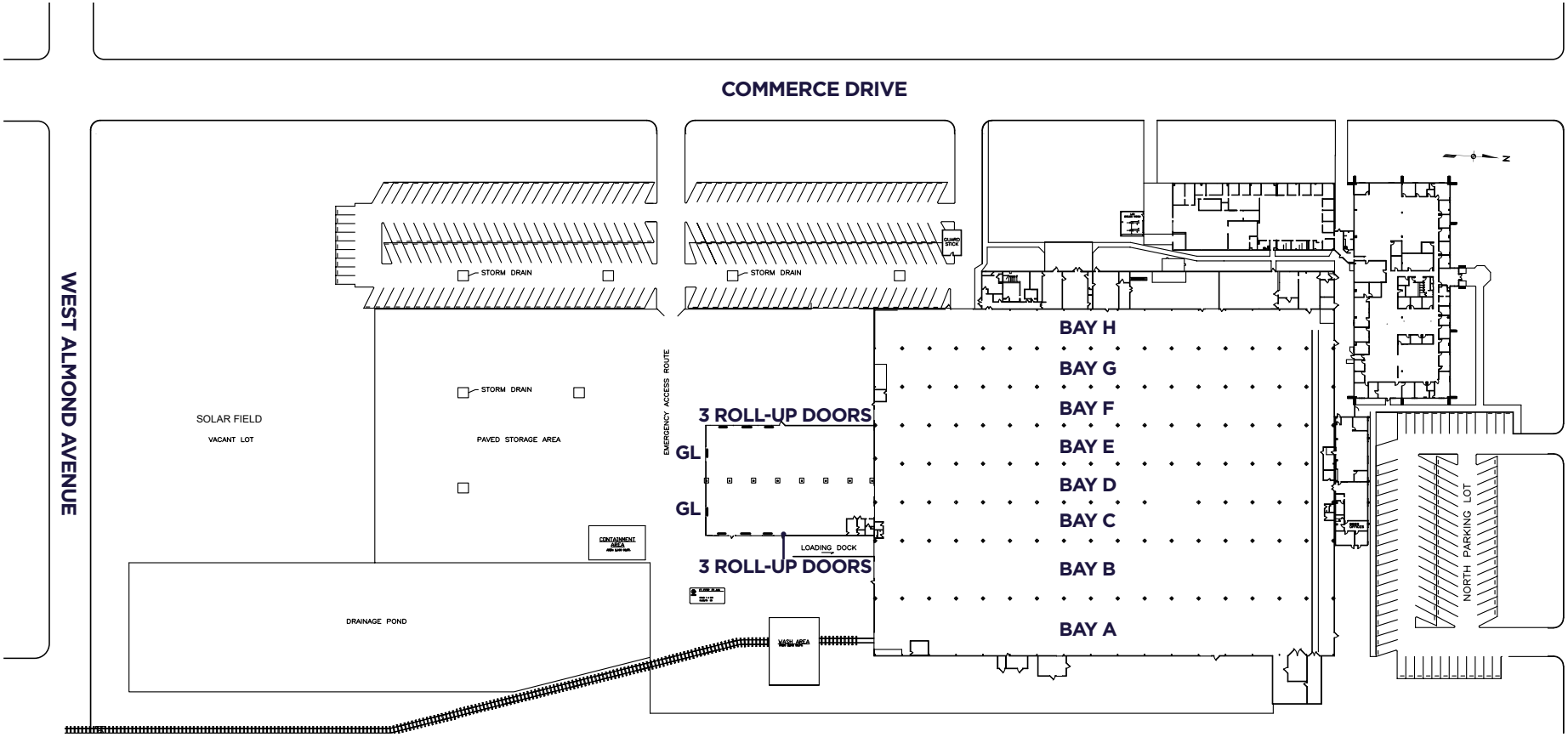
±21,000 SF
WAREHOUSE AREA

±57,000 SF
OFFICE / LAB AREA

±268,100 SF TOTAL BUILDING AREA ON ±21.5 ACRES

- Clear height: 35'–45' (±23' under crane hook)
- Column spacing: ±50'
- Rail Served by UPRR
- Heavy Power: Two 3,000 amp/277/480v main service panels
- Solar power generation system
- 11 Roll-up doors and 1 loading dock
- On-site stormwater retention
- Industrial Park zoning city of Madera
- Built for metal fabrication & heavy manufacturing
- Compressed air throughout
- Sanitary Sewer and Water - City of Madera
- Ventilation, swamp coolers, reznor gas, & space heaters

SITE PLAN



CRANE SERVED BAYS
8 BAYS TOTAL

BAY A - (2) 15 TON; (1) 5 TON
BAY B - (4) 15 TON
BAY C - NO CRANE
BAY D - NO CRANE
BAY E - NO CRANE
BAY F – (1) 4 TON
BAY G – (2) 4 TON
BAY H – (4) 5 TON

AERIAL


COMMERCE DR
WEST ALMOND AVE
W INDUSTRIAL AVE
Property line is approximate

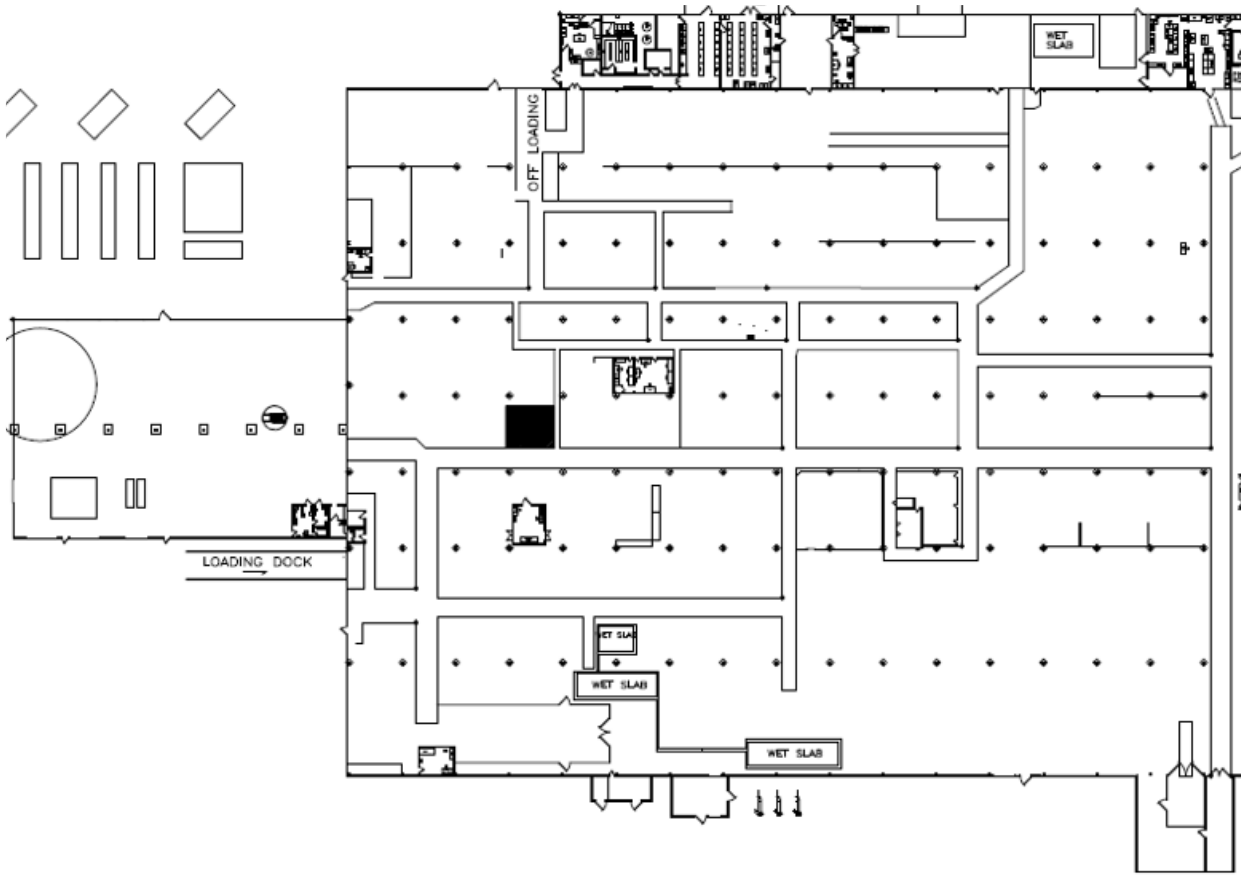
FACILITY DESIGN

The facility is currently configured to support full-cycle manufacturing, from fabrication and machining to assembly, finishing, and distribution.

FACILITY COMPONENTS

- Machining Shop
- Fabrication Shop
- Assembly & Finishing Shop
- Parts Warehouse
- Food Lab + Specialized Areas
- Paint Booth

CURRENT FACILITY DESIGN



PHOTOS















AMENITIES MAP



Located in Madera, CA, the property benefits from proximity to Highway 99 and Central Valley distribution corridors, enabling efficient regional and statewide logistics.

LOCATION HIGHLIGHTS

- Close proximity to CA-99
- Central location between Fresno & Merced
- Established Industrial Market
- Access to skilled labor base

DINING

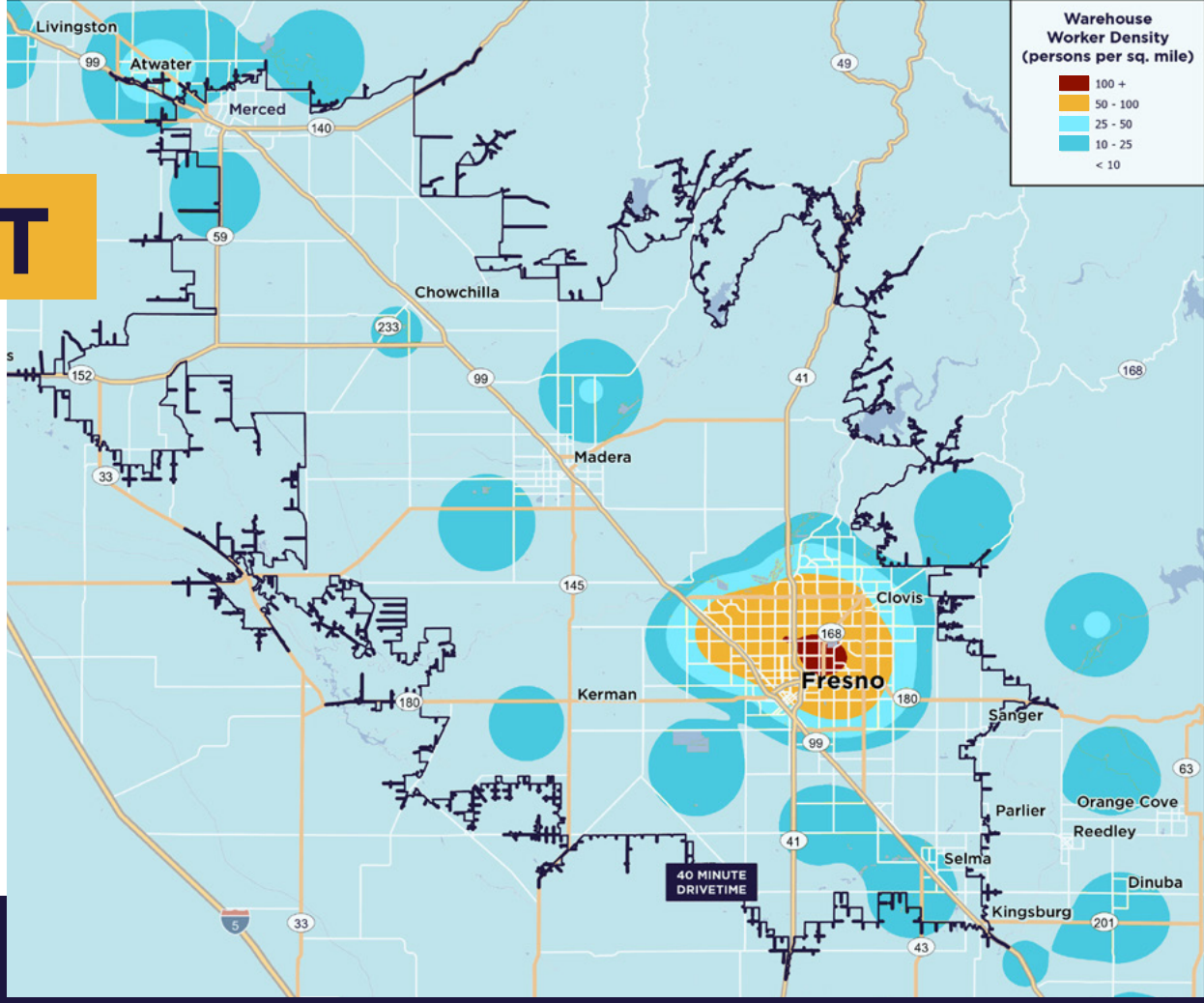
Black Bear Diner
Burrito King Mexican Restaurant
California Grill
Carniceria Y Taqueria
Cheles Taco & Grill
Corner Grill
Diciccos Italian Restaurant
Dicicco's Pizzeria
Downtown Buffet
El Patron Autentica Birria Y Comida Mexicana
Fastway Chicken
La Casa De Guacamole
La Flor Oaxaquea LLC
Liu's Village Chinese Restaurant
Maria's Burger Bar
Mejia Taco Shop
Pedro's Pizza Y Panaderia
Pho'dera
Pita House
Pizza Guys
Rangla Punjab Indian Grocery & Kitchen
Round Table Pizza
Santo Taco
The Vineyard Restaurant

RETAIL

CVS Pharmacy
Del Valle Food
DG Market
Dollar General
Dollar Tree
Evans Feed & Livestock Supply
Fastway Market
General Builders Supply Co
Madera Glass & Mirror Co
Marlon
Pete's Sport Shop
Prime Time Nutrition
S & J Lumber Inc
Save Mart
Sherwin-Williams
Valley Feed
Walgreens

LABOR MARKET

Positioned within a dense and expanding labor pool, 2300 W Industrial offers strategic access to a highly concentrated base of warehouse workers within a 40-minute commute. Supported by strong regional employment fundamentals and a growing workforce, the site provides an ideal environment for efficient staffing, scalability, and long-term operational success.



	POPULATION				BLUE COLLAR WORKERS							
	40 MIN DRIVETIME	% CHANGE	WITHIN 10 MILES	% WITHIN 10 MILES	40 MIN DRIVETIME	SUPPL/ DEMAND	JOBS	% CHANGE	WITHIN 10 MILES	UNEMPLOYMENT RATE	TOTAL	% HOUSEHOLDS EARNING < $35K/YR
SITE @ MADERA	**1,100,255**	**0.34**	**98,901**	**9**	**103,571**	**-3,666**	**99,905**	**5.0**	**12,854**	**8**	**39,528**	**0.248**
SACRAMENTO	2,403,386	0.49	936,032	39	200,946	4,959	205,905	5.0	92,657	5.3	63,614	16.8
FRESNO	1,264,037	0.31	712,038	56	105,062	8,691	113,753	4.0	79,353	4.7	43,566	22.9
PATTERSON	742,410	0.47	38,256	5	80,961	-4,699	76,262	3.0	283	6.6	23,942	16
FAIRFIELD	1,321,997	0.15	252,439	19	24,836	-7,812	17,024	4.0	24,836	4.9	34,112	14.5
VACAVILLE	1,307,784	0.29	245,155	19	24,836	-7,812	17,024	4.0	22,089	4.7	33,071	14.9
USA	339,887,819	0.42	NA	NA	39,768,110	1	39,768,111	4.0	NA	4.3	7,559,402	20.4

CORPORATE NEIGHBORS MAP



DRIVE TIME MAP



DRIVING DISTANCE

MODESTO	72 MI
SACRAMENTO	147 MI
OAKLAND	158 MI
SAN JOSE	127 MI
SAN FRANCISCO	169 MI
FRESNO	23 MI
CARSON CITY	228 MI
BAKERSFIELD	131 MI
LOS ANGELES	241 MI

MAJOR MARKET DISTANCE

ACCESS TO MARKETS

CITY	MILES
SACRAMENTO	147
OAKLAND	158
SAN JOSE	127
SAN FRANCISCO	169
FRESNO	23
LOS ANGELES	241
LAS VEGAS	417
BOISE	697
PORTLAND	726
SALT LAKE CITY	793
PHOENIX	612
SEATTLE	899
DENVER	1,163

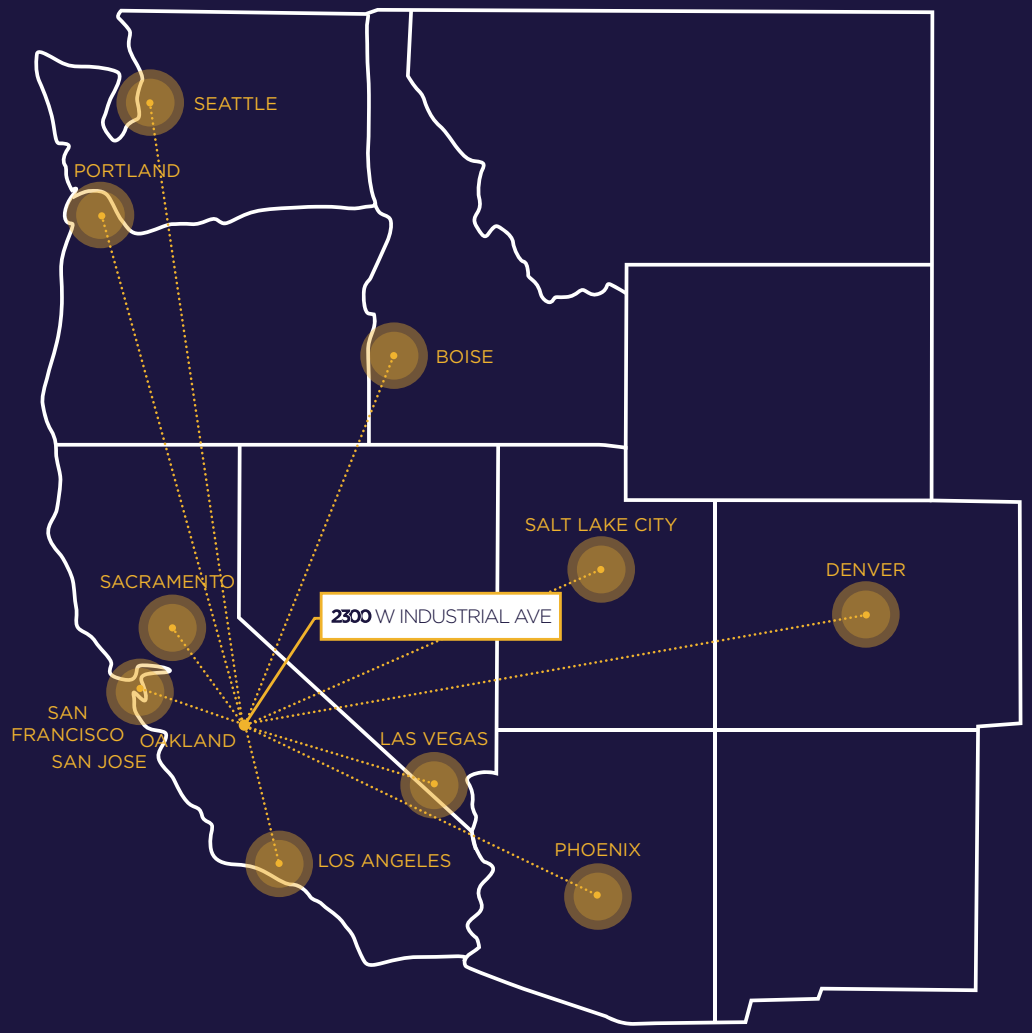
PORTS	MILES
STOCKTON	103
OAKLAND	158
LA/LONG BEACH	263
PORTLAND	726
SEATTLE	899

AIRPORTS	MILES
STOCKTON	97
OAKLAND	152
SAN JOSE	127
SAN FRANCISCO	161
SACRAMENTO	157

MARKET DELIVERY

LOCAL MARKET (POPULATION)	
3 MILES	12,591
10 MILES	28,613
15 MILES	131,429

NATIONAL MARKET (POPULATION)	
SAME DAY	52,254,011
NEXT DAY	84,881,212
TWO-DAY	145,912,987



2300 W INDUSTRIAL AVE

MADERA, CA



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