

# Mixed Industrial on ±5.5 Acres



## FOR SALE

5621 W. McKenzie Ave.  
Fresno, California

BUK WAGNER

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## Property Information

- **Sale Price:** \$1,160,250 AS-IS
- **Building Size:** ±70,775 SF on ±5.5 acres (Per Google Earth)
- **Zoning:** M-1 (County of Fresno)

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Sale Price:	\$1,160,250 AS-IS
Useable Square Feet	±70,775 (Per Google Earth)
Parcel Size:	±5.5 acres, fenced
Zoning:	M-1 (County of Fresno)
APN:	326-040-34S (County of Fresno)
Electrical:	1200 Amps, 240/120v, 3 phase (Buyer to verify)
Water & Sewer:	Well & Septic

**Comments:** Former winery, mixed industrial; some dock high and some ground level, broken up into various size sections with varying clear heights with roll-up doors. All sections individually metered electrical. Approximately 1,400 SF house on property as well. Substantial yard for truck or equipment parking. Secluded location with easy access to HWY 180.

### Contact Us

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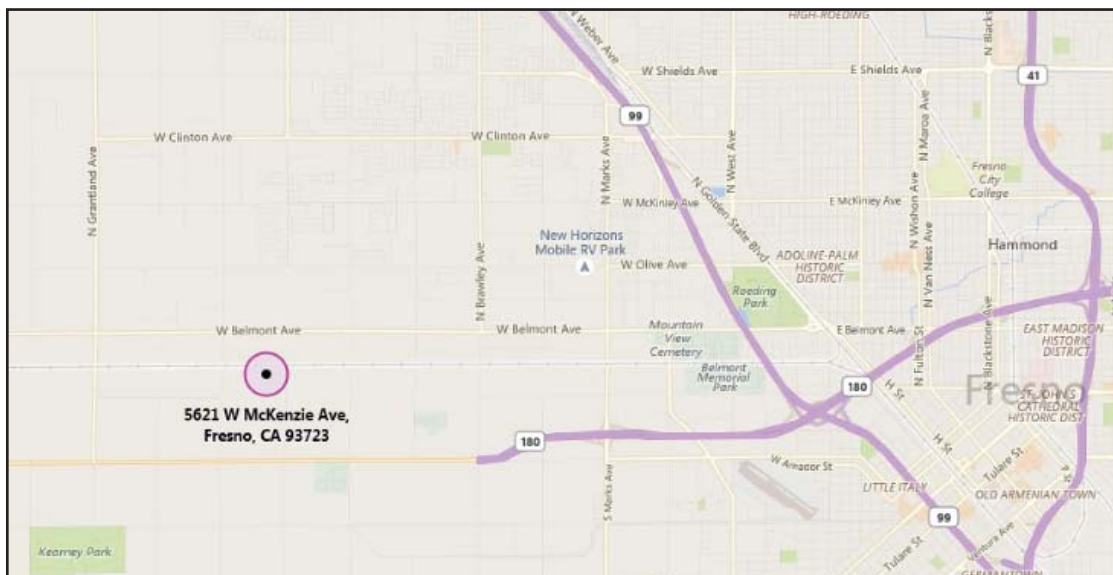
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