

FOR SALE > 11.75 ACRES HEAVY INDUSTRIAL LAND

# Fresno, California



SALE PRICE: \$180,000/AC.



## Industrial Land For Sale > 11.75 Acres

- > Address: Between Central and Malaga on east side of Cedar Avenue.
- > APN: 330-031-84
- > Sale Price: \$180,000/ac. (\$4.13 psf)
- > Zoning: Industrial Heavy (IH), City of Fresno
- > Parcel Size: 11.75 acres (511,830 SF)
- > City Water: 14" PVC in Cedar Avenue
- > City Sewer: 12" PVC in Cedar Avenue

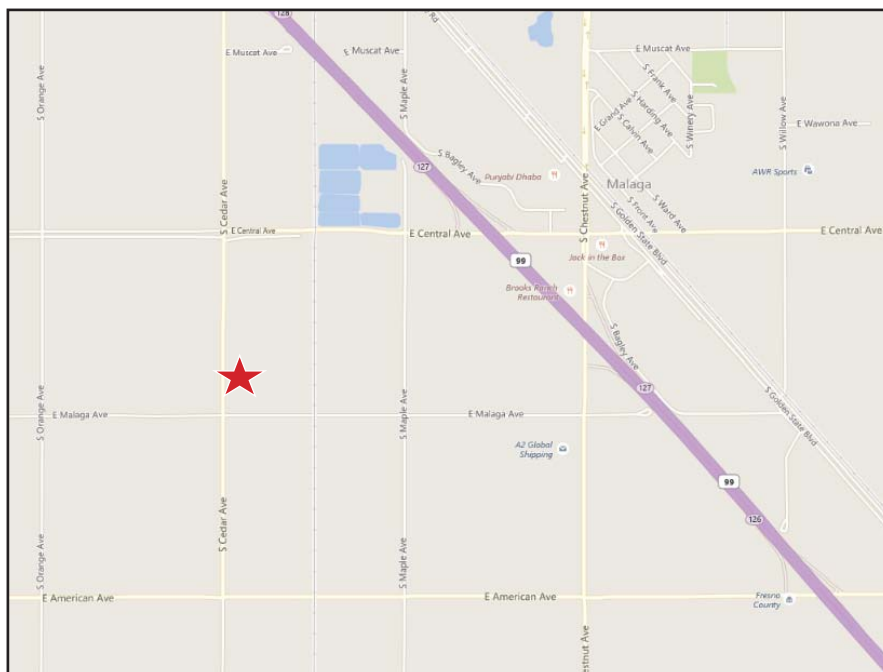
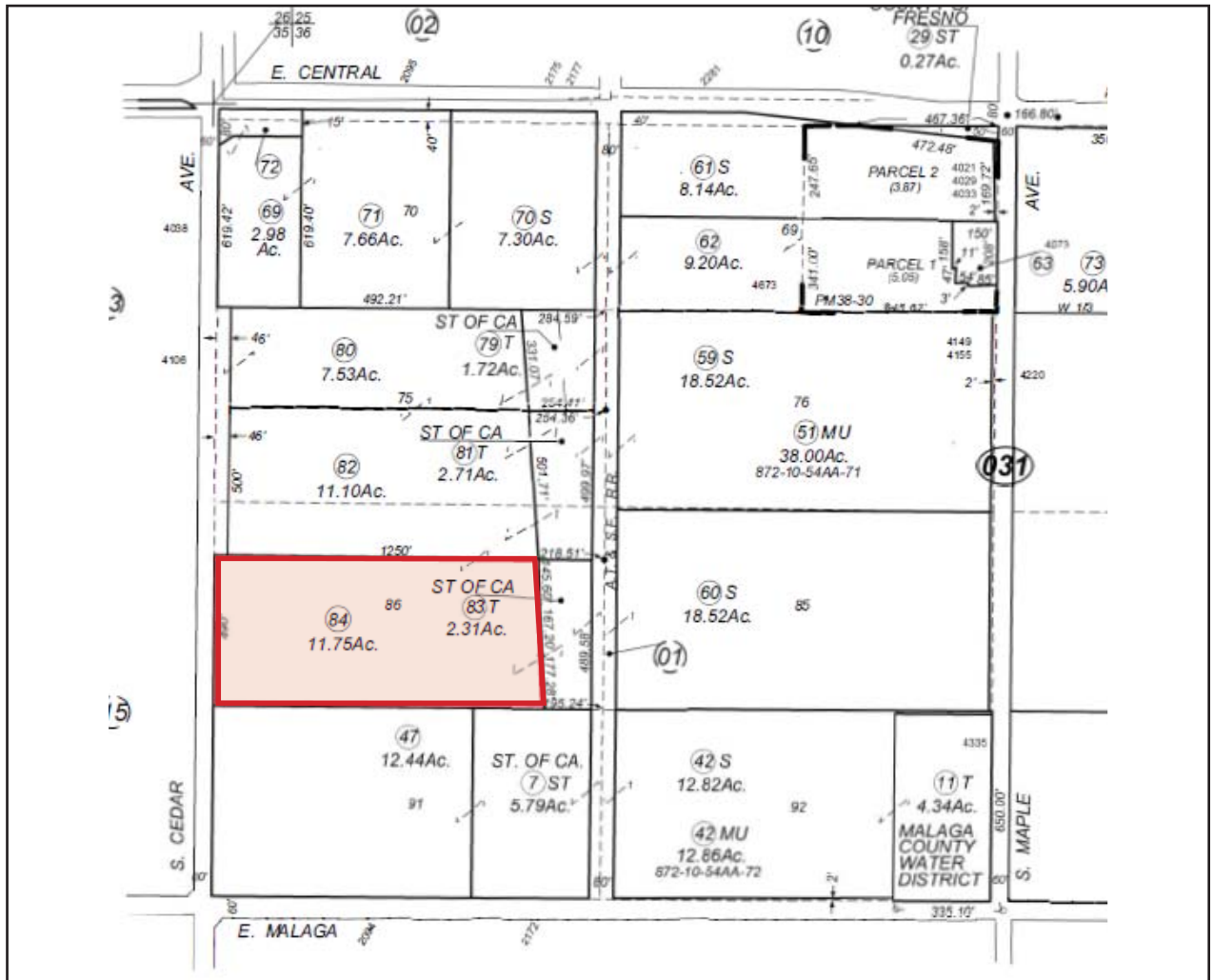
This property is located on the south end of Fresno between Freeway 99 and 41. It is in the City of Fresno and public sewer and water lines are in Cedar Avenue. The current zoning is Industrial Heavy (IH). Freeway 99 On/Off ramps are +/-1.3 miles and Freeway 41 On/Off ramps are 2.1 miles away. The proposed High-Speed Rail heavy maintenance facility is just south of the subject parcel.

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# Industrial Land For Sale



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