

# AVAILABLE FOR SALE, LEASE OR BUILD TO SUIT



Industrial land

- ◆ Lots For Sale
- ◆ Warehouse For Sale
- ◆ Warehouse For Lease
- ◆ Build to Suit Opportunities

**APN:**  
002-250-054 49.15 acres  
002-250-055 30.85 acres  
TOTAL: 80 acres all or part

**ZONING:**  
Light Industrial

**JURISDICTION:**  
City of Chowchilla  
County of Madera

**SANITARY SEWER:**  
18" main in Chowchilla Blvd.

**WATER:**  
12" main on north end of site  
12" main on south end of site

**NATURAL GAS:**  
Provided by PG&E  
12" line in Chowchilla Blvd.

**ELECTRICITY:**  
Provided by PG&E

**TELECOMMUNICATION:**  
Provided by AT&T or Comcast



**For More Information Please Contact:**

**NICK AUDINO, SIOR**  
Senior Vice President  
Industrial Division  
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**Freeway 99 & Robertson Blvd - Chowchilla, California**

**Newmark Grubb**  
Pearson Commercial

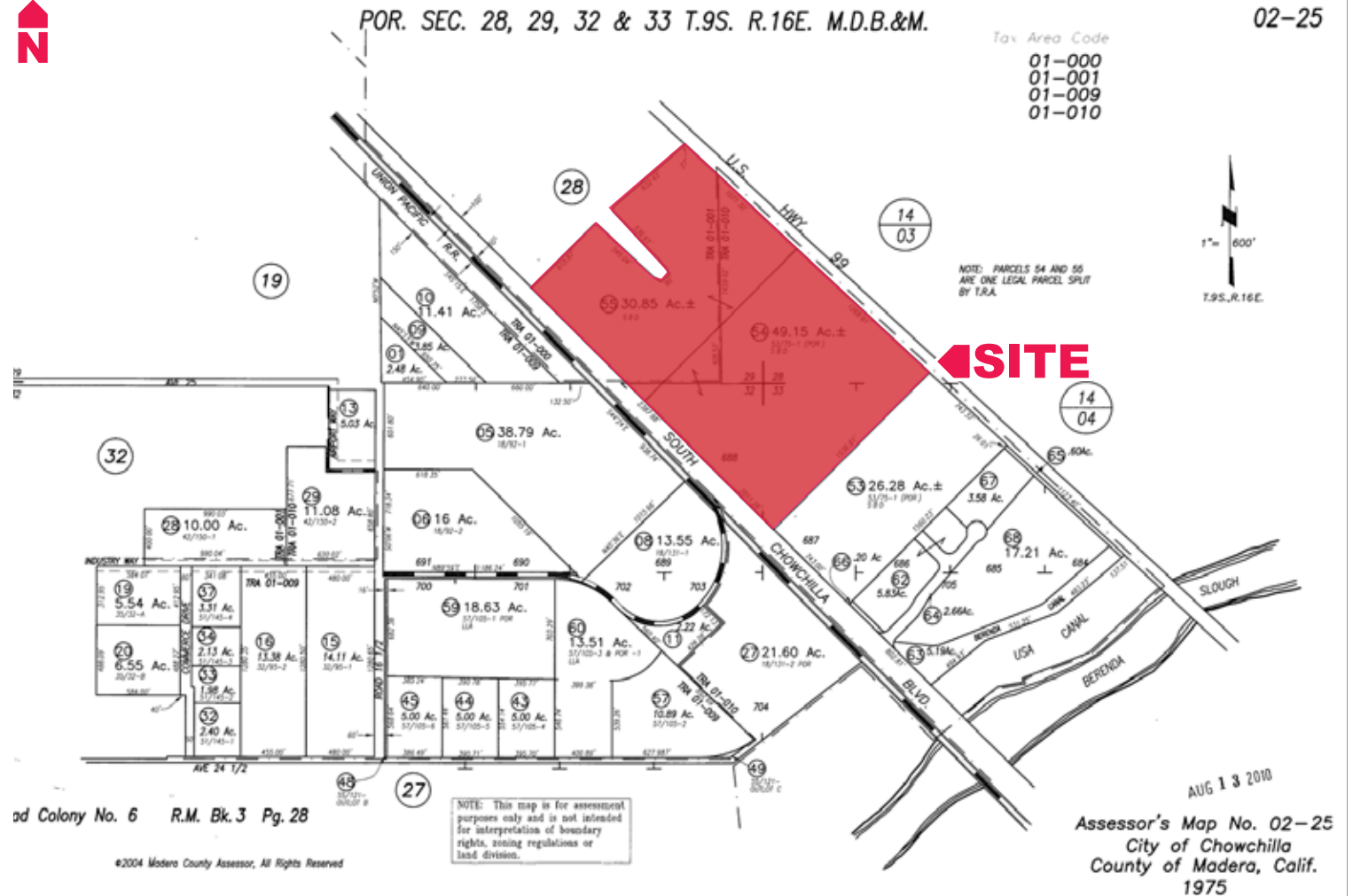
FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200  
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

**www.pearsonrealty.com**  
*Independently Owned and Operated*

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# AVAILABLE FOR SALE, LEASE OR BUILD TO SUITE

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