









# Central California Manufacturing Facilities

*Note: Property Prices and Specs as reported by broker or owner, subject to change*

Photo	County	Address	SF	Acres	Price	Notes
	San Joaquin	<a href="#">6250 Promontory Parkway   Tracy, CA</a>	1,025,116		Upon Request	STATE-OF-THE-ART WAREHOUSE/ADVANCED MANUFACTURING FACILITY
	San Joaquin	<a href="#">Building 7 Mariposa Rd.</a>	±709,556	42.48	Upon Request	NORCAL Logistics Center
	San Joaquin	<a href="#">Promontory Street and Hopkins Road   Tracy, CA</a>	640,973		Upon Request	Prologis International Park of Commerce BUILDING 9
	San Joaquin	<a href="#">AVIATION &amp; RUNWAY DRIVE STOCKTON, CA 95206</a>	±419,608	±22.19	Upon Request	STATE-OF-THE-ART WAREHOUSE/ADVANCED MANUFACTURING FACILITY
	San Joaquin	<a href="#">17100 SOUTH HARLAN ROAD, LATHROP, CA</a>	±417,720	±26		Lathrop Industrial Complex
	San Joaquin	<a href="#">1815 Navy Drive - Bldg 5, Stockton, CA</a>	95,769	12.10	Lease: \$0.35/SF	Former Recycling Facility Opportunity Zone

**Contact: Jennifer Faughn, California Central Valley EDC 661-366-0756 or 661-805-1115**



San Joaquin [4114 S. Airport Way  
Stockton, CA](#)

129,360

11.92

Lease:  
Immediately  
Available

Opportunity Zone



San Joaquin [1440 Performance  
Dr.  
Stockton, CA](#)

68,229

10.04

Lease:  
Immediately  
Available

2500 Amp, 277/480  
Volt, 3 Phase  
Opportunity Zone



Fresno [2035 E Annadale  
Ave, Fresno, CA](#)

369,996

\$4.56/sf/year

4-Star Industrial  
Space Available



Fresno [3455 S Northpointe  
Dr - North Pointe  
Business Park - Bldg  
25](#)

202,927

Upon Request

Class "A" Building  
Logistics Facility



Fresno [1485 Curtis Ave  
Reedley, CA](#)

94,650

\$5.40 /sf/yr

23 miles southeast of  
Fresno. Easy access  
to State Routes 99  
and 180.



Fresno [3596 E Central Ave -  
DDG-48 Bldg.  
Fresno. CA](#)

47,998

\$5.40 /sf/yr

Less than one (1) mile  
to Highway 99 on/off  
ramps



Kern [Tejon Ranch  
Commerce Center](#)

From 1-280

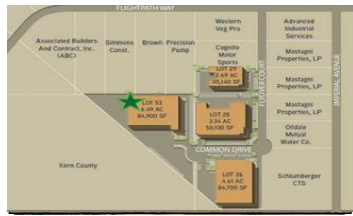
Upon Request

20 million sf state-of-  
the-art commercial/  
industrial dev. on  
Interstate 5 just north  
of the LA



Kern [Wonderful  
Industrial Park,  
Shafter, CA](#)

1,625-acre fully  
entitled, master-  
planned commercial  
development project



Tulare

[90 W. Poplar,  
Porterville, CA](#)

176,338

14.81

\$4,700,000

Heavy industrial  
mfg./whse



Tulare

[MidState 99 Plaza  
Rd & Goshen,  
Visalia](#)

118,000

\$0.42 SF

Industrial bldg. in  
Visalia Industrial Park



Tulare

[Ave. 120 & Hwy 99,  
Pixley, CA](#)

150.00

Four development-  
ready parcels with  
access to UP Rail.



Tulare

[142 W Olive Ave,  
Porterville, CA](#)

51,722

3.80

\$1,325,000

Former citrus  
packinghouse and  
cold storage



Tulare

[7950 W. Doe,  
Visalia, CA](#)

51,030

\$0.40 sf

Concrete tilt industrial  
bldg.



Stanislaus

[Arambel Business  
Park](#)

±732.76

Upon Request

masterplanned  
industrial and logistics  
park located directly  
adjacent to Interstate



Stanislaus

[Crows Landing  
Industrial Business  
Park](#)

1528.00

Upon Request

5  
CLIBP is a unique  
industrial business  
park designed to  
support flexibly-sized  
site and building  
formats



Stanislaus

[Beard Industrial  
District, Modesto,  
CA](#)

2000.00

Upon Request

over 260 acres of  
Build-to-suit  
opportunities in a  
2000 acre Business  
Park

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Madera

[Freedom Industrial Park, Madera, CA](#)

2.3-22.9

Upon Request

Custom design build opportunities for sale or lease.



Madera

[Berenda Business Park](#)

82.60

Upon Request

For sale, lease or build-to-suit. Rail Spur on site.



Madera

[Falcon Drive - Madera, CA](#)

16.62

Upon Request

Excellent Access to FWY 99. Established Park. Zoned for Industrial.



Madera

[S. Chowchilla Blvd & Hwy 99, Chowchilla, CA](#)

69.50

\$1,350,000

Zoned Light industrial, 3000 feet of hwy 99 frontage. Easily accessible from 2 offramps.



Madera

[Chowchilla Blvd. & Hwy 99, Chowchilla, CA](#)

30.85

Upon Request

Available for sale , lease or Build-to-Suit



Merced

[1785 W Ashby Rd, Merced, CA](#)

104,000

56.70

\$12,500,000

Next to & visible from Fwy. 99 & Hwy.59. 4 parcels totaling 56.7 acs. Former Ragu/Bertolli Plant.



Merced

[1 N West Ave, Merced, CA](#)

136,375

9.86

\$6,250,000

Zoned I-L (Light Industrial) and potentially eligible for a cannabis related business



Kings

[11th & Idaho Avenues, Hanford, CA](#)

92+

Neg

Kings Industrial Park. BNSF rail service. Adjacent to Del Monte Foods.

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Kings

[Highway 41 & Idaho Avenue](#)

80.00

Neg

Lemoore Industrial Park designed for Class "A" BTS Tilt-up space from 100k to 1.75M s.f.



Kings

[Highway 41 & Jackson Avenue](#)

195.00

Neg

Lemoore Industrial Park, raw farmland. Just west of the Kelly Slater Surf Ranch



Kings

[Industry Way, west of Leprino Foods](#)

148.00

Neg

Off Highway 41. SJV Rail runs to south. Adjacent to Leprino Foods and West Hills College Lemoore.