



## 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 CED 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</a>	±419,608	±22.19	Upon Request	STATE-OF-THE-ART WAREHOUSE/ADVANCED CED 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	<a href="#">4114 S. Airport Way Stockton, CA</a>	129,360	11.92	Lease: Immediately Available	Opportunity Zone
	San Joaquin	<a href="#">1440 Performance Dr. Stockton, CA</a>	68,229	10.04	Lease: Immediately Available	2500 Amp, 277/480 Volt, 3 Phase Opportunity Zone
	Fresno	<a href="#">2035 E Annadale Ave, Fresno, CA</a>	369,996		\$4.56/sf/year	4-Star Industrial Space Available
	Fresno	<a href="#">3455 S Northpointe Dr - North Pointe Business Park - Bldg 25</a>	202,927		Upon Request	Class "A" Building Logistics Facility
	Fresno	<a href="#">1485 Curtis Ave Reedley, CA</a>	94,650		\$5.40 /sf/yr	23 miles southeast of Fresno. Easy access to State Routes 99 and 180.
	Fresno	<a href="#">3596 E Central Ave - DDG-48 Bldg, Fresno, CA</a>	47,998		\$5.40 /sf/yr	Less than one (1) mile to Highway 99 on/off ramps
	Kern	<a href="#">Tejon Ranch Commerce Center</a>	From 1-280	Upon Request		20 million sf state-of-the-art commercial/industrial dev. on Interstate 5 just north of the LA
	Kern	<a href="#">Wonderful Industrial Park, Shafter, CA</a>			Upon Request	1,625-acre fully entitled, master-planned commercial development project

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



Tulare	<a href="#">90 W. Poplar, Porterville, CA</a>	176,338	14.81	\$4,700,000	Heavy industrial mfg./whse	
Tulare	<a href="#">MidState 99 Plaza Rd &amp; Goshen, Visalia</a>	118,000		\$0.42 SF	Industrial bldg. in Visalia Industrial Park	
Tulare		<a href="#">Ave. 120 &amp; Hwy 99, Pixley, CA</a>	150.00		Four development-ready parcels with access to UP Rail.	
Tulare		<a href="#">142 W Olive Ave, Porterville, CA</a>	51,722	3.80	\$1,325,000	Former citrus packinghouse and cold storage
Tulare		<a href="#">7950 W. Doe, Visalia, CA</a>	51,030		\$0.40 sf	Concrete tilt industrial bldg.
Stanislaus		<a href="#">Arambel Business Park</a>	±732.76	Upon Request	5	masterplanned industrial and logistics park located directly adjacent to Interstate 5
Stanislaus		<a href="#">Crows Landing Industrial Business Park</a>	1528.00	Upon Request	5	CLIBP is a unique industrial business park designed to support flexibly-sized site and building formats
Stanislaus		<a href="#">Beard Industrial District, Modesto, CA</a>	2000.00	Upon Request	Park	over 260 acres of Build-to-suit opportunities in a 2000 acre Business Park

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

	Madera	<a href="#">Freedom Industrial Park, Madera, CA</a>	2.3-22.9	Upon Request	Custom design build opportunities for sale or lease.	
	Madera	<a href="#">Berenda Business Park</a>	82.60	Upon Request	For sale, lease or build-to-suit. Rail Spur on site.	
	Madera	<a href="#">Falcon Drive - Madera, CA</a>	16.62	Upon Request	Excellent Access to FWY 99. Established Park. Zoned for Industrial.	
	Madera	<a href="#">S. Chowchilla Blvd &amp; Hwy 99, Chowchilla, CA</a>	69.50	\$1,350,000	Zoned Light industrial, 3000 feet of hwy 99 frontage. Easily accessible from 2 offramps.	
	Madera	<a href="#">Chowchilla Blvd. &amp; Hwy 99, Chowchilla, CA</a>	30.85	Upon Request	Available for sale , lease or Build-to-Suit	
	Merced	<a href="#">1785 W Ashby Rd, Merced, CA</a>	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	<a href="#">1 N West Ave, Merced, CA</a>	136,375	9.86	\$6,250,000	Zoned I-L (Light Industrial) and potentially eligible for a cannabis related business
	Kings	<a href="#">11th &amp; Idaho Avenues, Hanford, CA</a>	92+	Neg	Kings Industrial Park. BNSF rail service. Adjacent to Del Monte Foods.	

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



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.