

COMMERCE IN THE  
**HEART**  
OF CALIFORNIA



**AVAILABLE SPACE**

**FREEDOM INDUSTRIAL PARK**

NWC of Pecan Ave. & South Pine St.

Madera, CA 93637

98 acres (multiple parcels)

For Sale, Lease or Build to Suit

**MADERA COUNTY**



**AVE. 7 INDUSTRIAL PARK**

Avenue 7 and Hwy 99  
Madera, CA 93637

209 acres (multiple parcels)  
For Sale, Lease or Build to Suit



**MADERA COUNTY ECONOMIC  
DEVELOPMENT COMMISSION**

Bobby Kahn, *Executive Director*

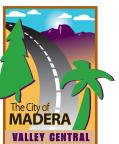
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# MADERA COUNTY FACTS



## PROVIDING FOOD TO THE WORLD

Agriculture is Madera County's #1 industry, with a gross value in agricultural commodities at just over \$2 billion annually.



## DISTINGUISHED EDUCATIONAL SYSTEM

Madera County consists of 10 school districts which include five high schools and more than 40 elementary schools. Post-secondary schools include UC Merced, California State University, Fresno, and Madera Community College Center.



## INDUSTRIAL SPACE

Total base: 7,120,554 Sq. Ft.

## DIRECT FLIGHTS



## CENTRALLY LOCATED

Logistically accessible, located in the center of California with easy access to State Hwy 99, Hwy 152, and a short distance from Interstate 5 putting Los Angeles and San Francisco three hours away.



## 1.5 MILLION REGIONAL TOTAL POPULATION

This population includes both Fresno and Merced counties which makes up a labor pool of 620,000 people. Madera County's three major growth industries are construction, professional services and financial activities.



## DISTRIBUTION CENTERS

The region is home to major distribution centers for FedEx, UPS, Amazon Fulfillment Center and the Fresno International Airport. Madera County will also be home to a stop on the California High-Speed Rail — the first of its kind in the U.S — slated for 2028 completion.



## WORLD CLASS TOURISM

Madera County's northern border is the gateway to world-renowned Yosemite National Park, bringing a high volume of tourist traffic through the region.



## AFFORDABLE HOUSING

Madera County has national award-winning master planned communities. The median home price for a single-family home is \$239,000 far below California's median home price of \$527,800.