



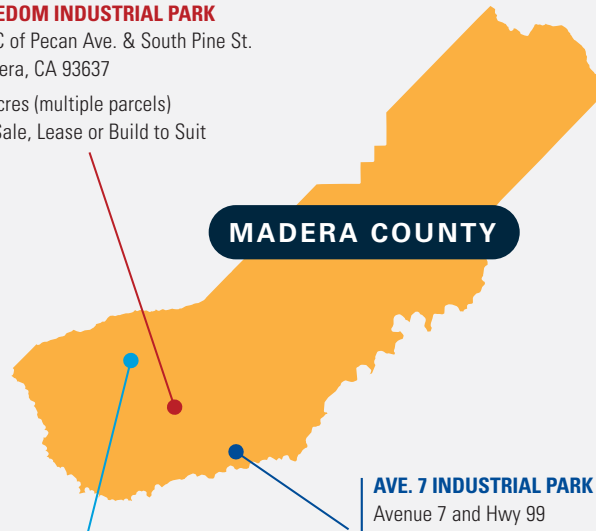
COMMERCE IN THE
HEART
OF CALIFORNIA

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

CHOWCHILLA INDUSTRIAL PARK

Intersection of Hwy 99 & Hwy 152
Chowchilla, CA 93610

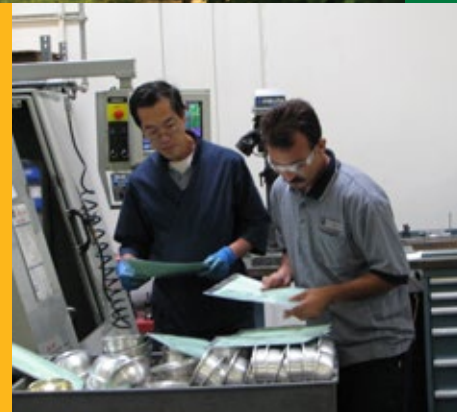
2,200 acres (multiple parcels)
For Sale, Lease or Build to Suit

MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION

Bobby Kahn, *Executive Director*

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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.