



Property Description

Two lots on the NW Corner of Avenue 10 and Brickyard Drive, Madera CA $\frac{3}{4}$ of a mile from Hwy 41.

Property Highlights

- Lot 1: \pm 2.35 acres of undeveloped land in an established business park.
- APN: 049-054-012 **Asking price: \$550,000.**
- Lot 2: \pm 2.51 acres of undeveloped land in an established business park.
- APN: 049-054-013 **Asking price: \$435,000.**
- Zoning: Light Industrial
- Preliminary plans for 31,000 sf building with loading dock included.

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For more information, please contact:

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Property Information

- Water/sewer: Buyer will be responsible for private well; septic tank.
- The business park has CCR's to protect the integrity of the park.
- New buildings must be approved by the architectural review committee.
- Fire safety: Fire suppression system with separate well and fire hydrants throughout the industrial park.
- Metal buildings are not permitted.
- Note: Buyer agrees to cooperate in a 1031 exchange.
- Ask broker for details.

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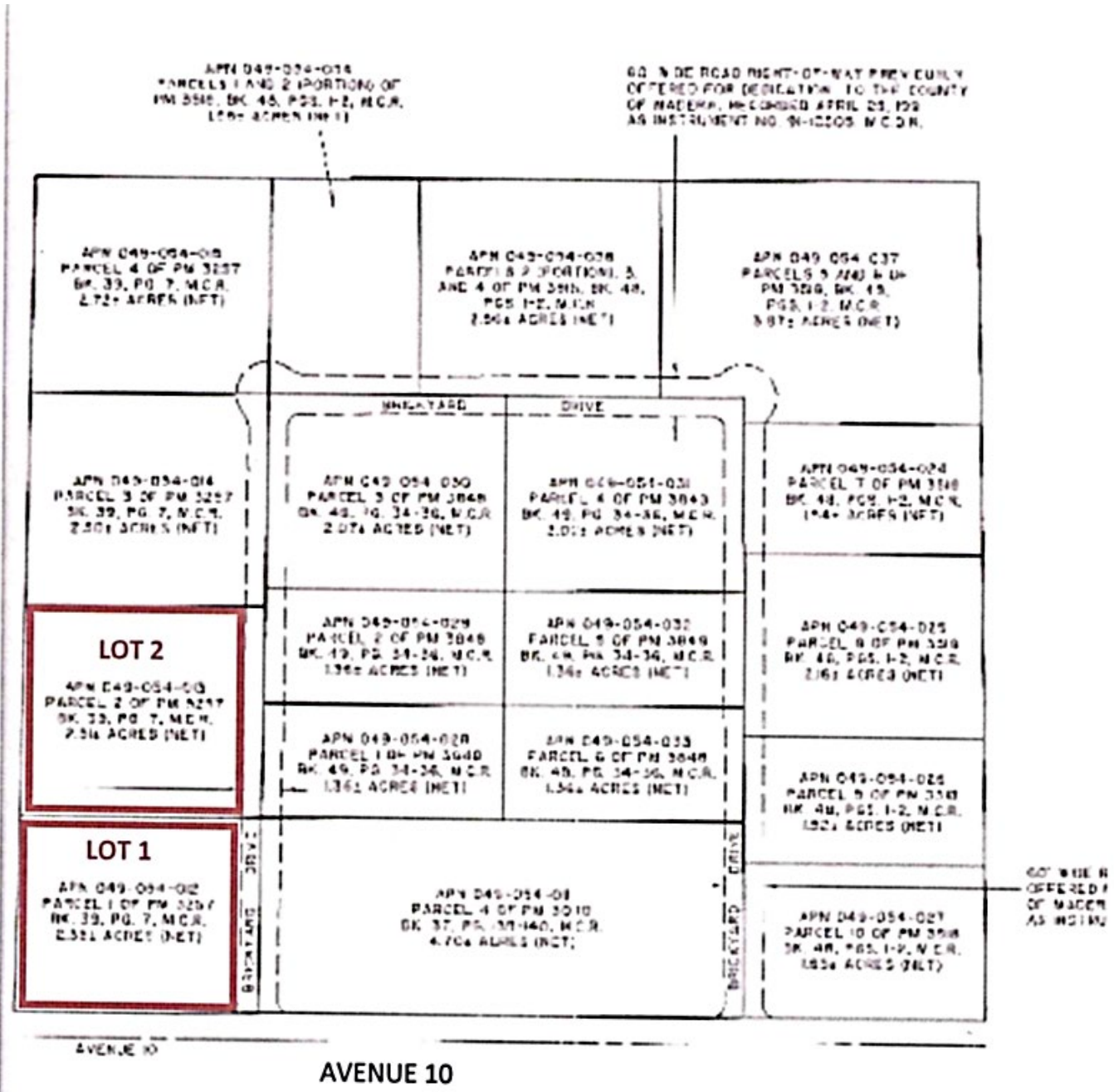
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Parcel Map

- Lot 1: ±2.35 acres
- Lot 2: ±2.51 acres



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