



Valley Real Estate

Comprehensive Real Estate Services

Commercial Land with 37,500 square foot covered storage

12250 Avenue 120, Pixley, CA



*Highway interchange with easy on and off access.
Property has paved access on two side.*

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

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Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



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CENTRAL CALIFORNIA

Light Industrial, Opportunity Zone

(Commercial Land with 37,500 sf covered storage)

Great Central California location located between Los Angeles and San Francisco. This property is located right of Highway 99 interchange at Avenue 120 with easy on/off access to the property. The parcel has paved access on both the South and East sides. There are a vast number of uses with the M-1 Zoning. Dry dock storage, outside storage, seed shed, to more aggressive uses such as: food processing, packing and storage, manufacturing, assembly, warehousing, trucking terminal, and many more.

Acres:	36.47 Acres
Location:	12250 Avenue 120, Pixley, CA
APN's:	300-010-005 - 26.8 Acres 300-010-015 - 9.67 Acres
A-Frame Metal Storage:	37,500 square feet - 250' x 150'
Opportunity Zone:	Yes
Water:	Domestic Well
Zoning:	M-1 Light Manufacturing
Comments:	Purchase all or part. Owner will also consider "Build to Suit" or "Build to Lease".
Financing:	Seller will consider financing on acceptable terms
Williamson Act:	300-010-005 - No 300-010-015 - Yes (non-renewal filed 2011)
Asking Price:	\$2,735,250 (\$75,000 per acre)

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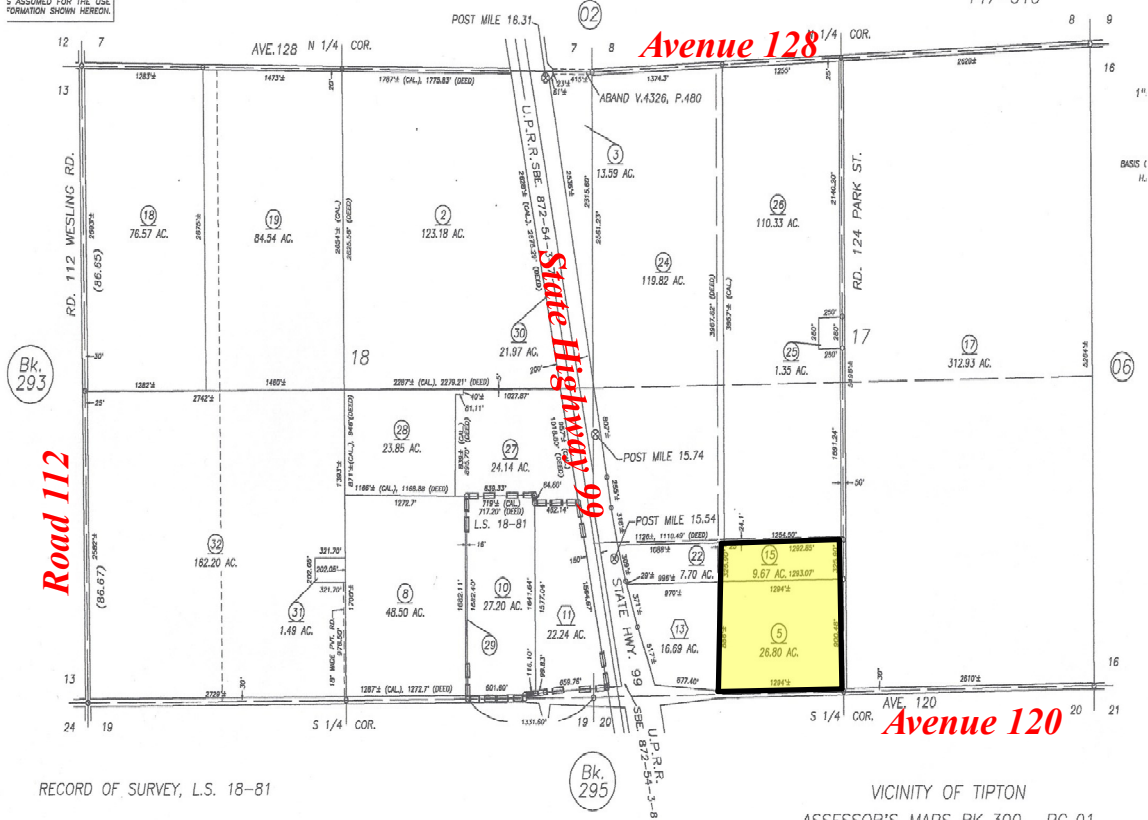


Property Parcel Map

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
ASSESSMENT PURPOSES ONLY.
PARCELS SHOWN HEREON MAY
VARY FROM STATE AND LOCAL
ORDINANCES, AND NO
WARRANTY IS ASSUMED FOR THE USE
OF INFORMATION SHOWN HEREON.

SEC. 17&18, T. 22S., R. 25E., M.D.B.&M.

Tax Area Codes 300-
147-001
147-003
147-010



NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123
Assessor's Block Numbers Shown in Ellipses

REVISION	DATE
2006-0124452	12/01/2008

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Aerial Photo of Property

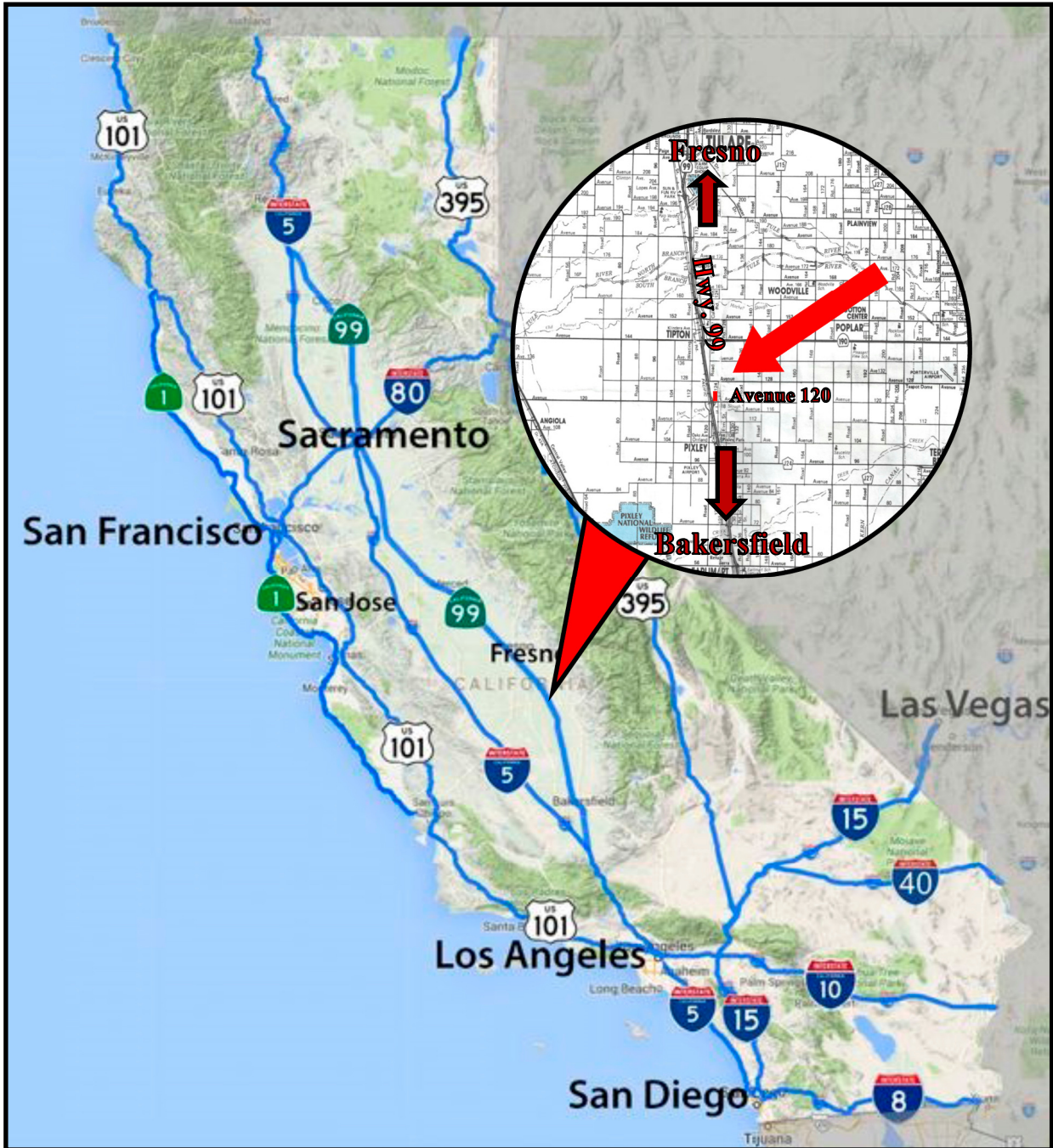


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Location of Property



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