

FOR SALE



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Industrial Lots



1.46± Acres
Fresno County, California

- 3 Shovel Ready lots
- Lots can be purchased individually or together

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Industrial Lots

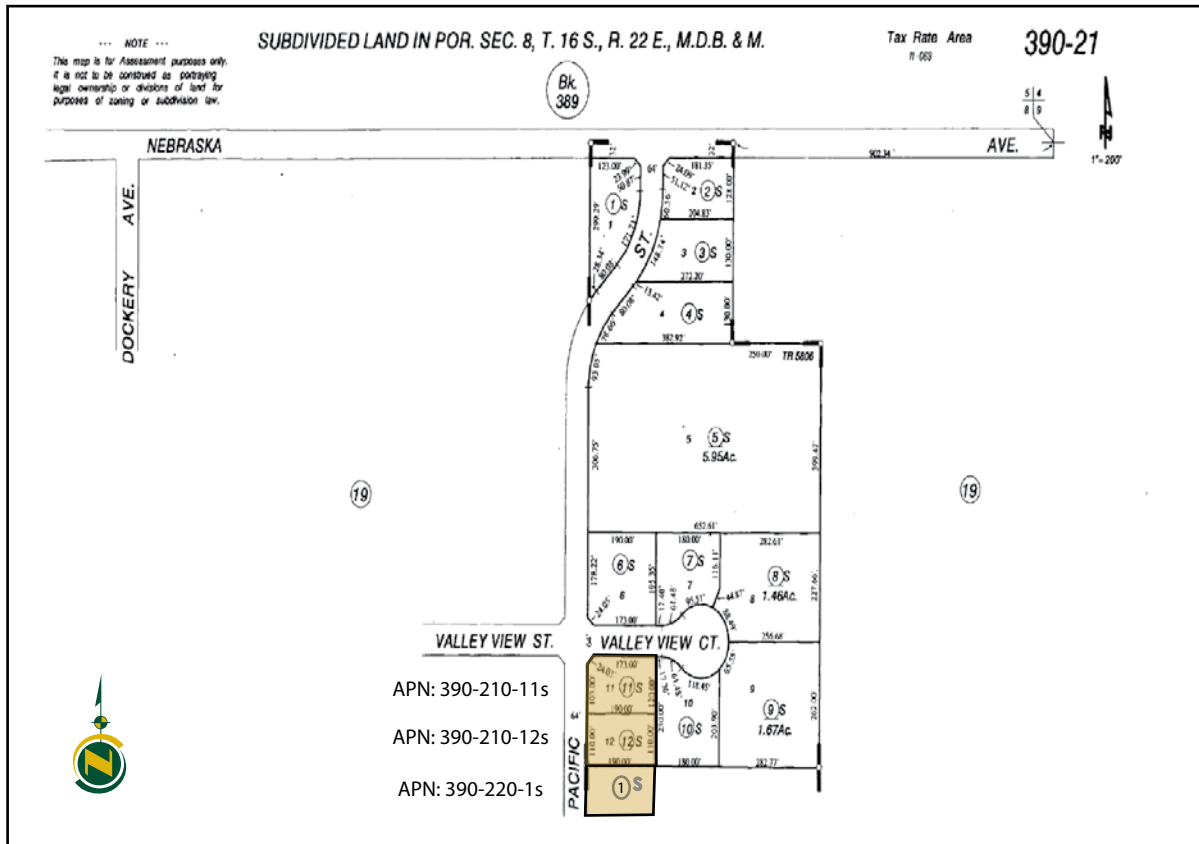
1.46± Acres

\$285,000

LOCATION:	Located in the Selma Industrial Park on Pacific Avenue.
DESCRIPTION:	Three shovel ready M-1 Light Industrial lots. Adjacent to Pacific Distributing Inc. Lot 11 is a corner lot with 22,651± square feet; Lot 12 has 20,473± square feet; and Lot 13 has 20,473± square feet. All three lots are contiguous and can be bought separately or together.
LEGAL:	Fresno County APN's: 390-210-11s, 390-210-12s and 390-220-01s. Located in a portion of Section 8, T16S, R22E, M.D.B.&M.
ZONING:	M-1, Light Industrial.
UTILITIES:	Water, sewer and power are stubbed to the curb.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$285,000 all cash at the close of escrow for all three.



ASSESSOR'S PARCEL MAPS



PROPERTY PHOTO



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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