Highway 99 & Veteran's Blvd. • Fresno, CA

AVAILABLE FOR SALE OR LEASE

Industrial Land

5965 North Golden State Boulevard (APN: 505-080-21S)

Availability: Build to Suit, Ground Lease or Purchase

- Freeway Visability
- High Commercial Growth Area
- High Houshold Income
- Zoned Light Industrial

ROBERT ELLIS
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ROBERT ELLIS
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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PROPERTY INFORMATION

Location: **5965 North Golden State Boulevard** Close proximity to Highway 99 and the new Veteran's Boulevard. Great street visibility and an excellent growth area.

Space Available: Vacant Commercial Land // Approximately 9.88 acres in total. Can be purchased/leased together or split into three parcels:
Parcel A - Approximately 5.42 Acres (Under Contract)
Parcel B - Approximately 2.93 Acres (Available)
Parcel C - Approximately 1.53 Acres (Available)

Pricing: Call Listing Broker for Pricing

Zoning: "IL" (Light Industrial) The IL district is intended to provide manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small-scale retail and ancillary office uses are also permitted. Light Industrial zoned parcels are generally located in areas with good transportation access, such as along railroads and freeways.

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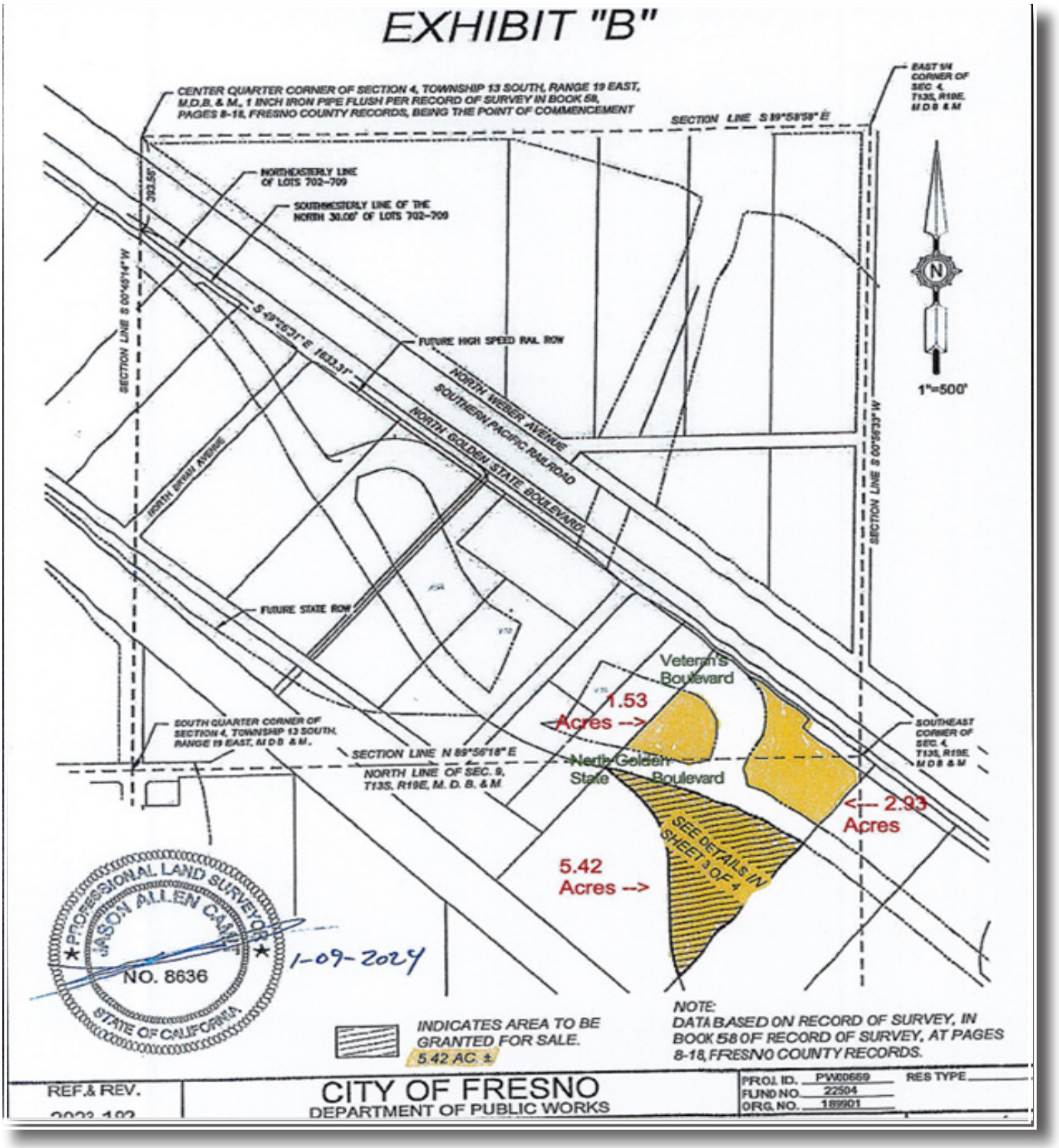
PROPERTY



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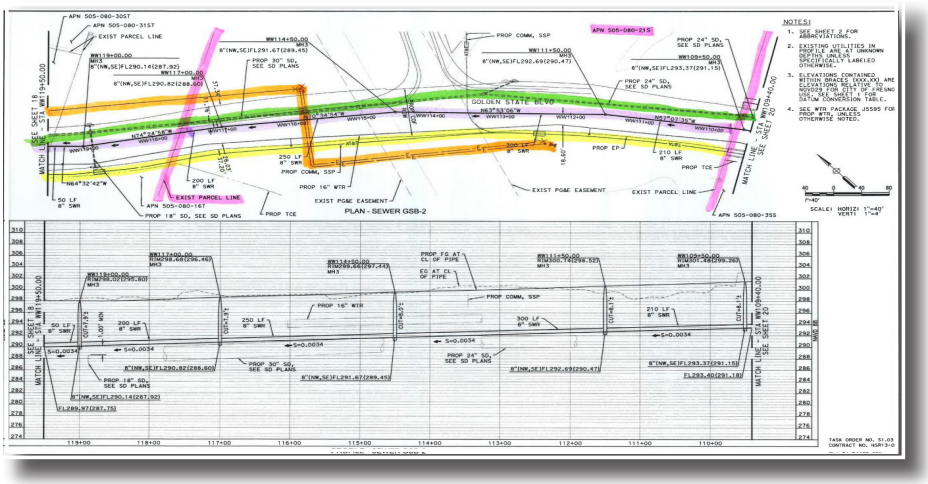
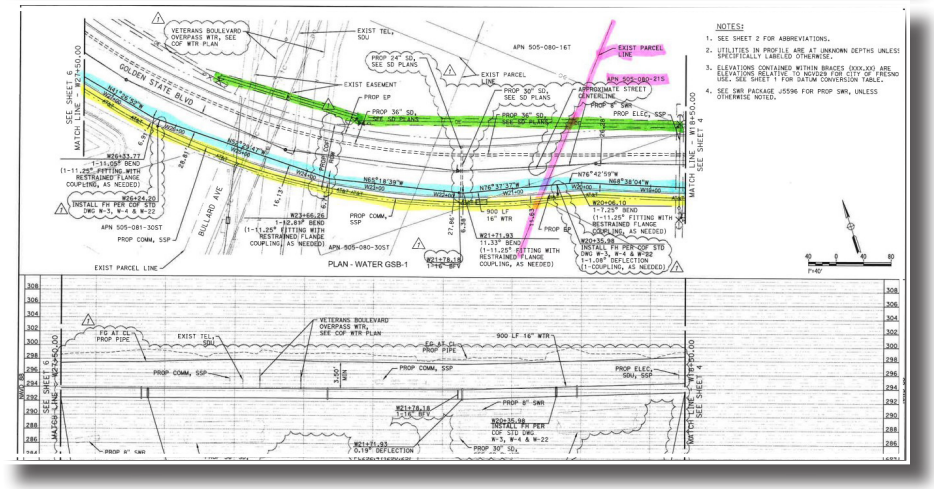
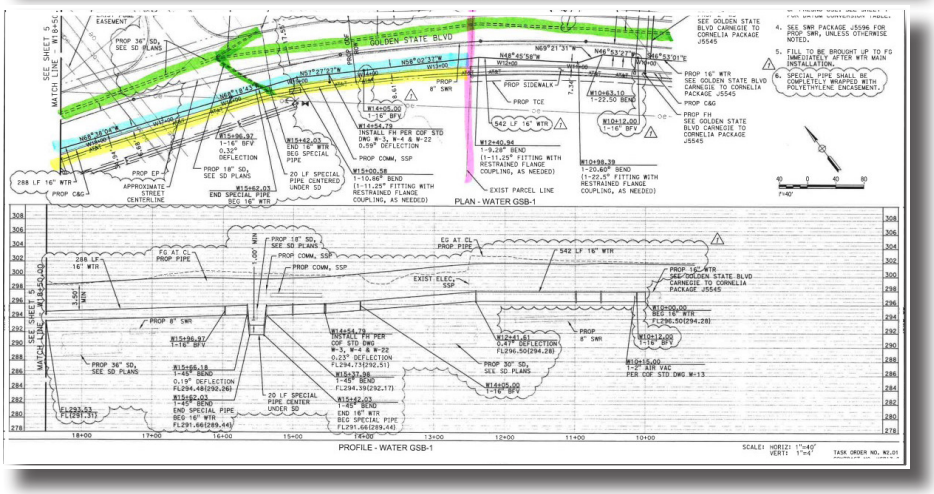
UTILITIES







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LOCATION AERIAL

DEMOGRAPHICS

Drive Time Demos:	*5 Min*	*8 Min*	*10 Min*
2023 Population	*29,472*	*64,897*	*97,862*
2028 Estimated Population	*31,252*	*71,030*	*104,830*
Average HH Income	*$115,113*	*$115,636*	*$112,640*
Total Employees	*8,710*	*19,288*	*25,976*

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