

INDUSTRIAL SITE FOR SALE



Paul Richardson lic#00945347
Broker/Principal
559.447.9700 paulr@fresnoindustrialrealty.com

92.3+/- Acres
Heavy Industrial
Rail Available

Property Information:

- Location:** Hanford, CA fronting along 11th Avenue between Idaho Ave and Jackson Ave in the Kings Industrial Park adjoining the Del Monte Foods Plant.
- Land Size:** 92.30+/- Gross Acres
- Dimensions:** Approximately 916 feet on 11th ave, 1,600 feet adjacent to BNSF Rail, 2,500 feet southern boundary and 2,033 feet northern boundary.
- Utilities:** Available from the City of Hanford
- Rail Service:** BNSF extends along the eastern boundary of the Property.
- Highway Access:** 3.5+/- miles south of HWY 198 which feeds into Hwy 99 and I-5
- APN:** 028-030-047-000
- Zoning:** Heavy Industrial- City of Hanford
- Price:** Available Upon Request



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by Fresno Industrial Realty.

Area Description:

The Property is located within the Kings Industrial Park and the City of Hanford. The Property is zoned Heavy Industrial and has BNSF rail service available that extends along the full eastern side of the Property. The Kings Industrial Park has state and federal incentives offered by the California Enterprise Zone, the Federal Foreign Trade Zone and the Recycling Market Development Zone. The Property is also located within the City of Hanford Redevelopment Area and may have additional tax and development benefits available.

The Property is ideally located in the state of California and being equidistant between San Francisco and Los Angeles and Hwy 99 and Interstate 5.

The City of Hanford currently offers one of the most affordable cost of living opportunities in the state and has an excellent labor market.



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