



INDUSTRIAL VACANT LAND FOR SALE

855 COMMERCE WAY
LEMOORE, CALIFORNIA 93245



EXCLUSIVELY OFFERED BY:

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Commercial Real Estate Brokerage

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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 FORTUNE ASSOCIATES. DRE02210729



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PROPERTY DESCRIPTION

Discover the epitome of industrial potential with this expansive +/-3 Acres commercial lot strategically positioned at the bustling CA-41 and CA-198 interchange. As a prime piece of real estate, this property offers unparalleled visibility and accessibility, directly abutting the CA-198 Freeway. Imagine the exposure your business will receive, capturing the attention of passing traffic and potential customers. The convenience of pre-installed curbs, gutters, and street-side stubs helps keep building costs down. Whether you're expanding an existing venture or embarking on a new industrial endeavor, this lot provides the ideal canvas for realizing your business dreams. Seize this opportunity to make a lasting mark in a high-traffic, strategically located commercial hub.

PROPERTY SUMMARY

Sales Price	\$899,950
Address	855 Commerce Way, Lemoore, CA 93245
APN	024-051-032-000 / 024-051-033-000
Parcel Size	±3 Acres
Zoning	IL (light Industrial)
Water	Public
Power	Public
Gas	Public
Sewer	City Sewer at street



SUBJECT LINES ARE APPROXIMATES



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