

AVAILABLE FOR SALE OR LEASE

Golden State Industrial Park - Parcel 3



For Additional Information Please Contact:

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1775 Park Street - Selma, California

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Parcel 3 – Buildings 79, 79P and 84

Three buildings totaling 71,360± SF on a 4.85± acre parcel. Each building is well-suited for manufacturing or light industrial uses. The buildings are in very good condition and feature grade level loading and ample area for outdoor storage. Building 84, which is 4,000± SF, is currently leased to SCST, Inc.

Parcel Size:	4.85± acres
APN:	390-11-23
Total Price:	\$3,091,680 (\$38.00 psf)
Electric:	Provided by PG&E
Natural Gas:	Provided by PG&E
Telecommunications:	AT&T fiber to site
Sewer and Water:	Selma-Kingsburg-Fowler County Sanitation District (http://www.skfcsd.org/)

Building 79:

Building Size:	38,400± SF
Lease Rate:	Quote upon request
Clear Height:	20'
Grade Level Doors:	15
Electrical Service:	800 AMP; 480V; 3 phase
Fire Sprinklers:	Yes
Restrooms:	Yes
Lighting:	Fluorescent
Gas Heaters:	Yes
Evaporative Coolers:	Yes
Cranes:	(11)2 ton bridge cranes (2) mono-rail cranes (1) jib crane
Occupancy:	Vacant. Can be combined with Building 79P.

Building 79P

Building Size:	28,800± SF
Lease Rate:	Quote upon request
Clear Height:	22'
Grade Level Doors:	3
Electrical Service:	2,000 AMP; 480V; 3 phase
Fire Sprinklers:	Yes
Restrooms:	Yes
Gas Heaters:	Yes
Evaporative Coolers:	Yes
Occupancy:	Vacant. Can be combined with Building 79.

Building 84

Over \$70,000 was recently spent renovating the building, including the offices, restrooms, and electrical systems and evaporative coolers.

Building Size:	4,160± SF
Lease Rate:	Quote upon request
Clear Height:	16'
Grade Level Doors:	1
Electrical Service:	200 AMP; 480V; 3 phase
Office Area:	Yes. Newly renovated office space.
Restrooms:	Yes. Recently renovated
Gas Heaters:	Yes
Evaporative Coolers:	Yes (new units)
Occupancy:	Currently fully occupied by SCST, Inc. Lease information available upon request.

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Parcel Map

Parcel 1, 2, 4, 5, and 9 are also for sale.
Please contact listing team for more information.

MAP LEGEND

- 1 Building 87
- 2 Fenced yard
- 3 **Buildings 79, 79P, & 84 - SUBJECT**
- 4 Buildings 82 & 83
- 5 Undeveloped parcel area
- 6 Billboard
- 7 Billboard
- 8 Ponding Basin
- 9 Buildings 75, 75A, 76, 77, 78, 80, 81, & 88



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GOLDEN STATE
INDUSTRIAL PARK



Location



Selma Story

Selma is in Central California and is home to over 23,000 people. Often called the Raisin Capital of the World, Selma offers a small-town lifestyle with the amenities of a larger metropolitan area. The City of Fresno, which is less than 15 miles to the north, is the 5th largest city in California. Selma is considered part of the Fresno trade area and employers can draw from a large pool of labor and businesses are able to sell to a region with over one million people. Additionally, Selma benefits from its proximity to the region's primary north-south highway, Highway 99, which connects Selma with numerous cities throughout California.

Centrally Located

Selma is centrally located between California major markets in northern and southern California, with access to two of the state's major transportation corridors in Highway CA-99 and I-5.

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