


For Sale

±95,762 SF on ±104.55 AC
Food/Wine Production Facility

31754 Avenue 9
Madera, CA

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



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Property Specs

Building SF	±95,762 SF
Lot Size	±104.55 AC
APN(s)	048-070-004, 048-070-019
Office SF	±10,533 SF
Conditioned Warehouse	±39,000 SF (maintained at 60°F)
Insulated Warehouse	±50,000 SF
Storage Area	±19,200 SF
Clear Height	18’ - 30’
Dock Doors	2
Drive-In Doors	10
Power	4,000 amps, 480v 3p heavy
Sprinklers	Wet
Zoning	ARE-20 (97.55 AC), CRH (7.00 AC)
Features	<ul style="list-style-type: none">• Floor drains throughout facility• ±6.1M gallon wine capacity• Agricultural wastewater discharge into spray field• Ammonia/glycol refrigeration system• Natural gas available for potential future hookups• Large trailer parking yard• Adjacent rail opportunity
Purchase Price	Contact Broker



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Property Highlights



±95,762 SF
on ±104.55 AC



Wine production/
food processing facility



Conditioned (60°) production
area insulated warehouse



Covered
storage area



Large trailer
parking yard



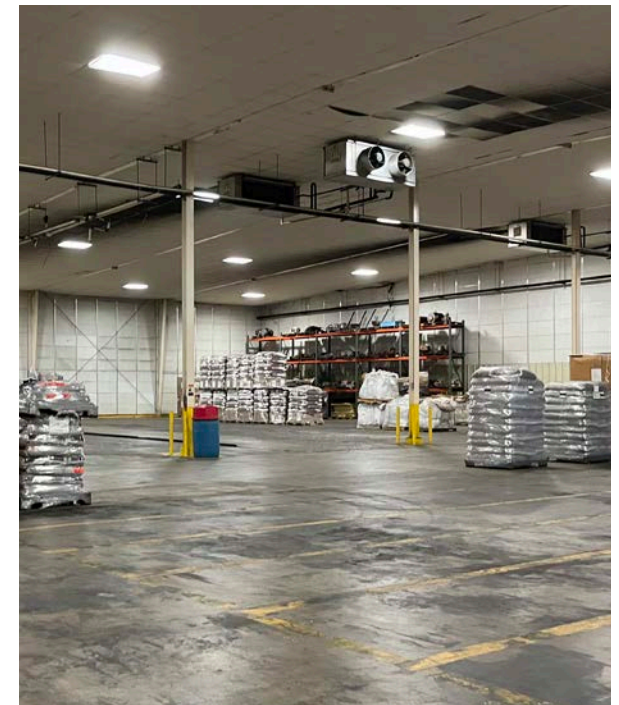
Heavy
power



Adjacent rail
opportunity

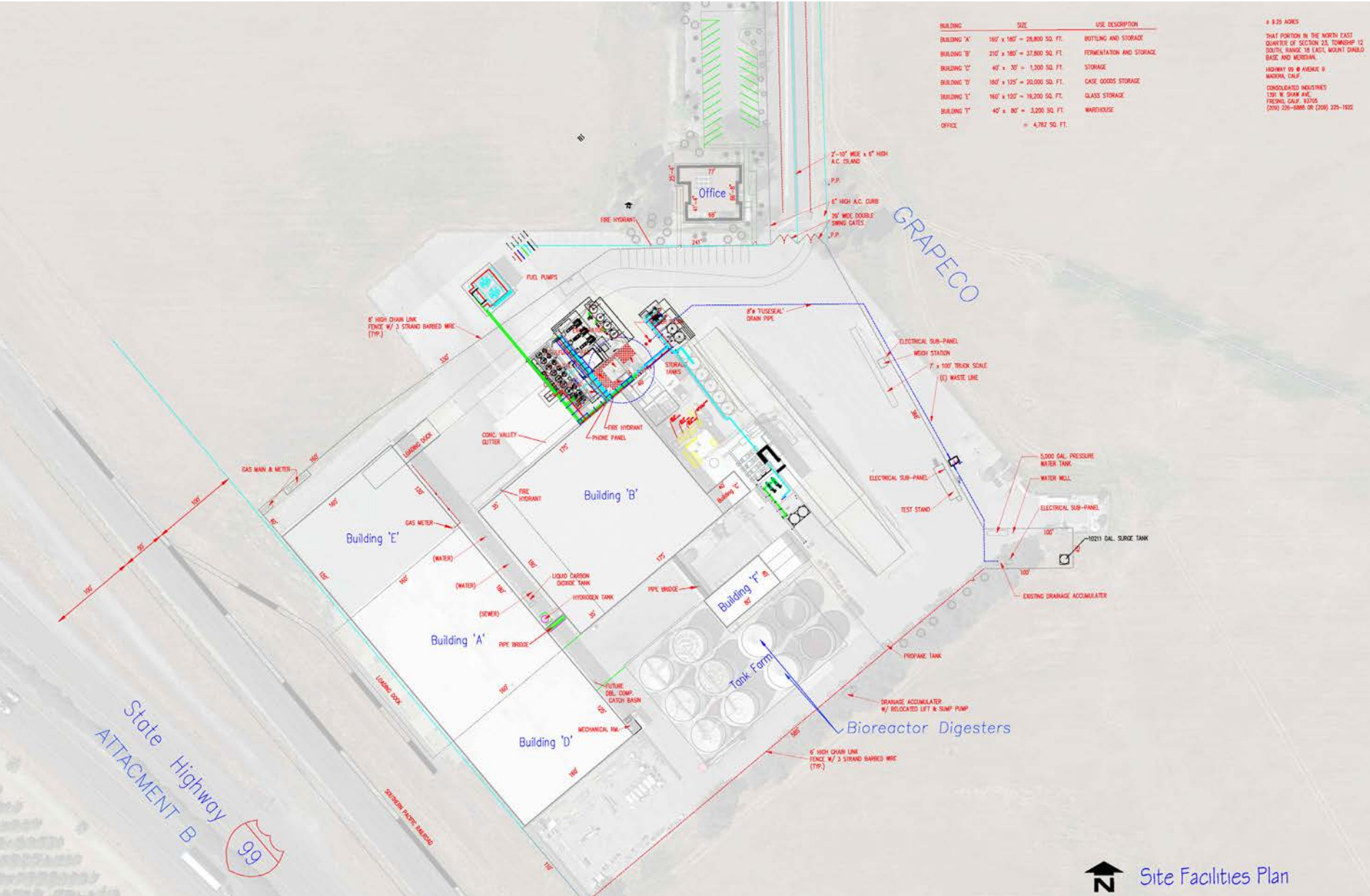


Excellent visibility
and access to Highway 99



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Site Plan



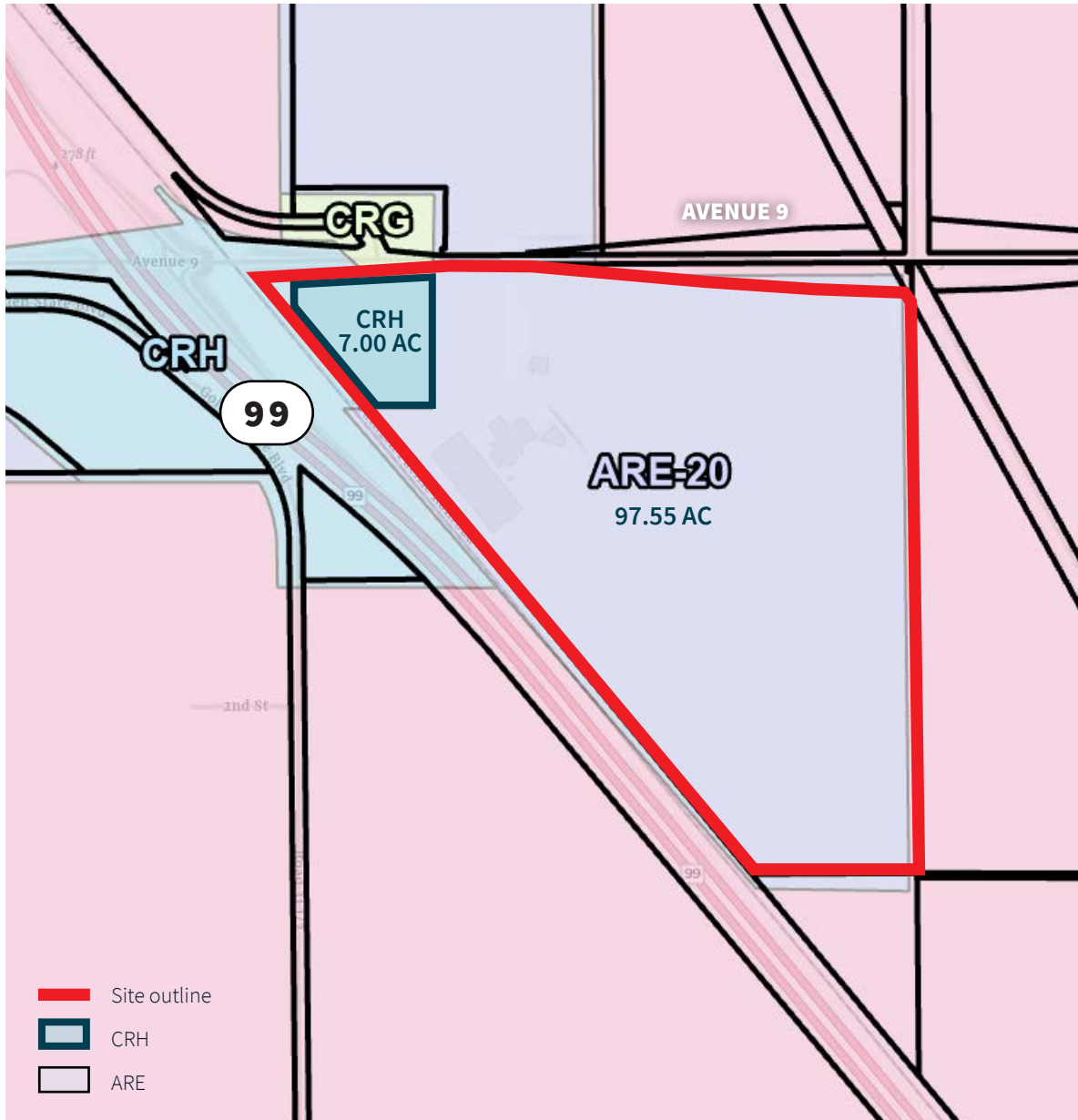
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Site Aerial



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Zoning



Zoning Legend

ARE-20 - AGRICULTURAL, RURAL

- A. The purpose of the ARE zones is to accommodate a wide range of agricultural uses. This zone is applied to lands that are in agricultural use.
- B. The ARE zones are differentiated based on the minimum parcel size as follows:
 - ARE-20 requires minimum eighteen-acre parcels.

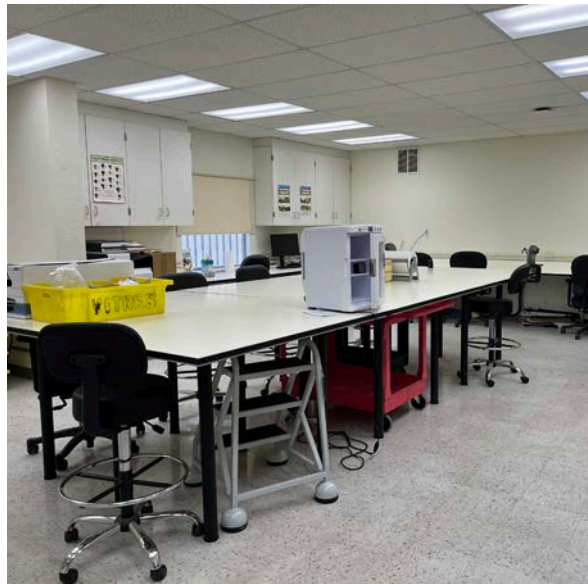
CRH - COMMERCIAL, RURAL, HIGHWAY DISTRICT

- A. Permitted Uses.
 - 1. Restaurant,
 - 2. Motel,
 - 3. Service station;
- B. Uses allowed with zoning permit: one single family dwelling;
- C. Uses Allowed with Conditional Use Permit.
 - 1. Any commercial use determined by the zoning administrator to be directly oriented to the commercial needs of highway users,
 - 2. Cemeteries and mausoleums (see Chapter 18.94),
 - 3. Laboratories for testing, experimental or analytical purposes (see Chapter 18.94),
 - 4. Private clubs and outdoor recreation facilities (see Chapter 18.94),
 - 5. Outdoor theaters (see Chapter 18.94),
 - 6. Public and semipublic buildings and uses,
 - 7. Communications tower/wireless communications facility.

Source: Madera County

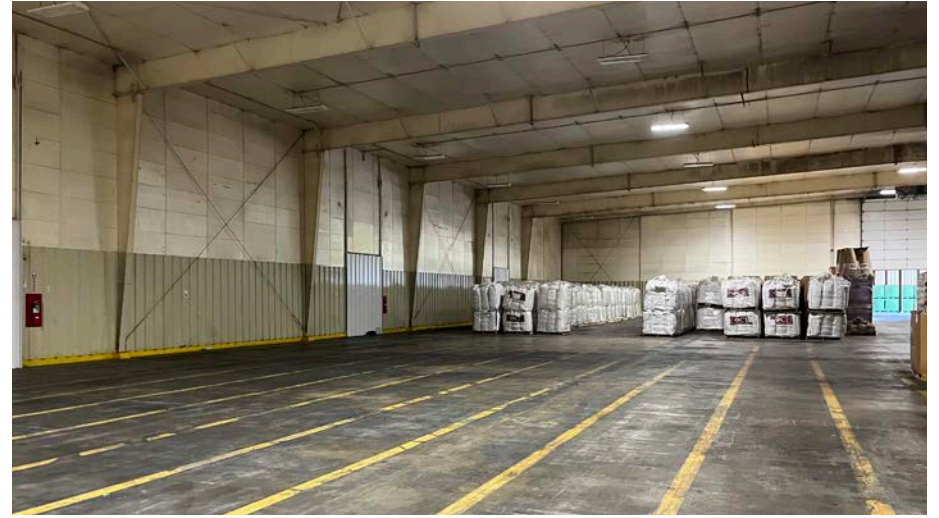
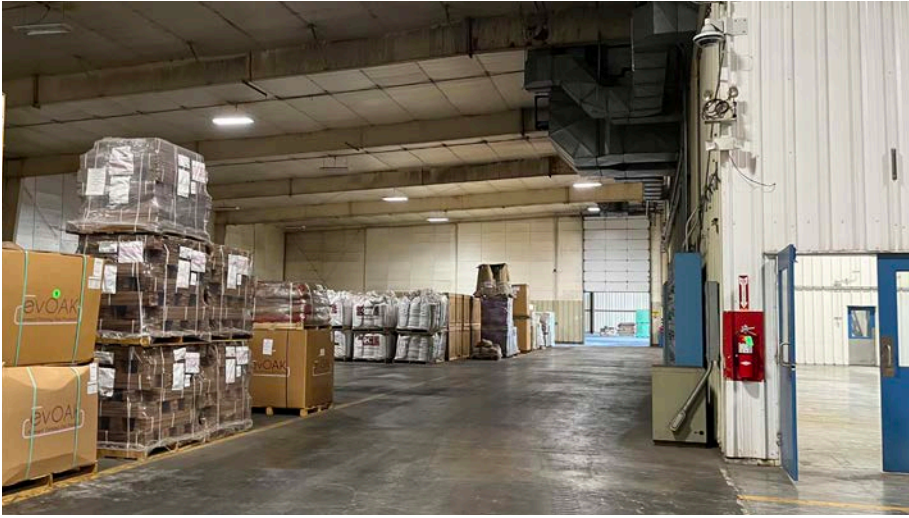
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Office Photos



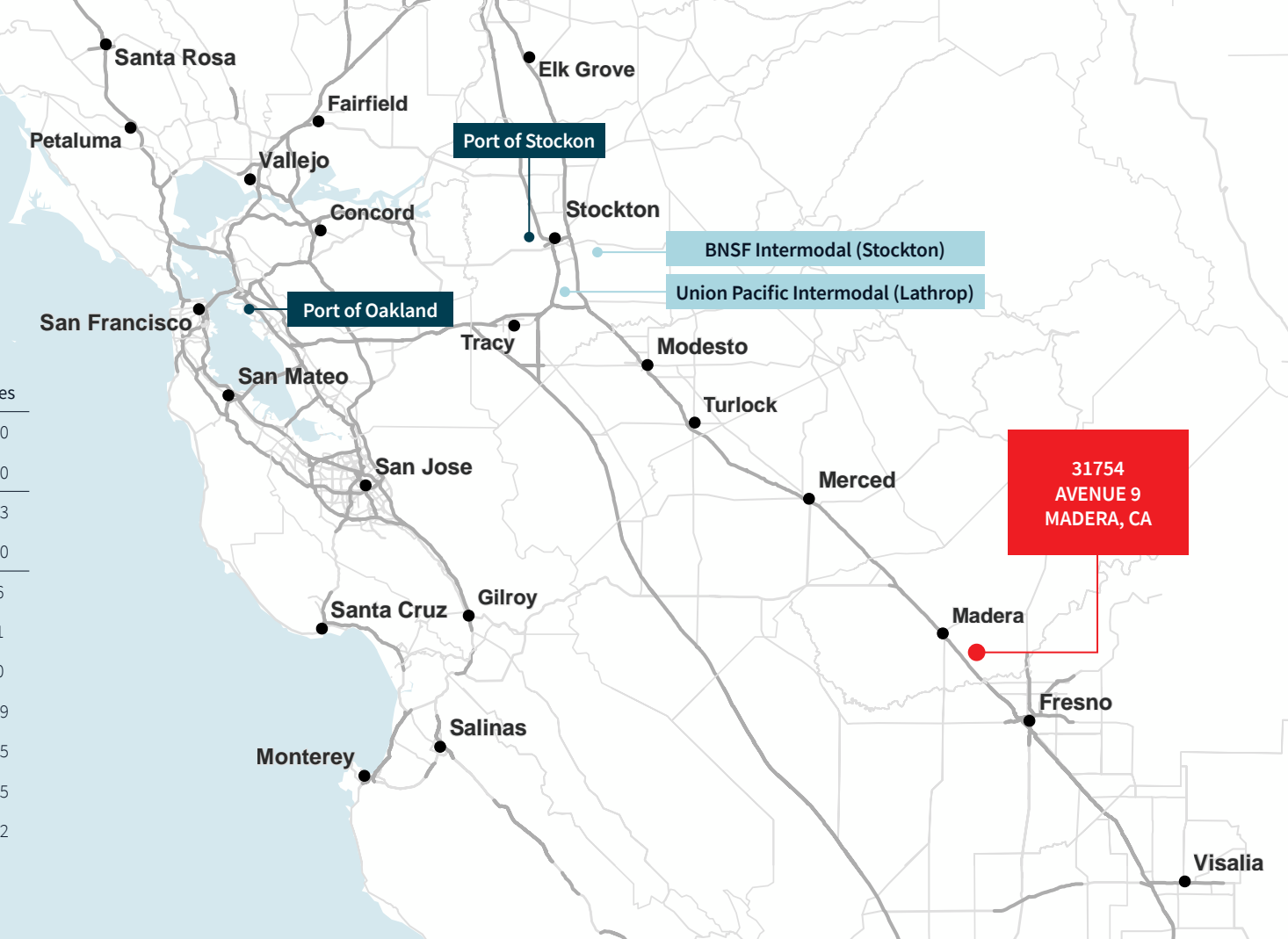
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Facility Photos



Superior Western Region Access

	Destination	Miles
	Union Pacific Intermodal (Lathrop)	100
	BNSF Intermodal (Stockton)	110
	Port of Stockton	113
	Port of Oakland	160
	Fresno	16
	Merced	41
	Modesto	80
	Tracy	109
	San Jose	135
	Sacramento	155
	San Francisco	172



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