



Central California Large Industrial Parcels

www.centralcalifornia.org

For Information on Central California site selection information, contact:

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Info Available:
• Incentives
• Workforce
• Demographics
• Call for more

Central California Site Address / GEO Code	City	County	Zip Code	Site Name (if available)	Site Flyer/Webpage (URL Link if possible)	Acreage	Zoning Type	For Lease or Sale?	Asking Price	Site Contact	Distance from major highway (miles)	Commercial Airport Distance	Distance from 5,000 ft runway Airport (miles)
NEC French Camp Rd & Hwy 99	Stockton	San Joaquin	95336	Turner Ranch	Turner Ranch Link	925	AG-40	Sale		Brad Ecker 209-406-5607	Adjacent to Hwy 99	3 miles to Stockton Metro, 62 to Sacramento	3
Manthey Road & De Lima Road	Lathrop	San Joaquin	95330	Chahal Properties	Chahal Properties Link	411.94	Limited Industrial	Sale (TBD)		Sam Chahal, 209-485-4089	Adjacent to Interstate 5 - One mile to interchange	7 mi to Stockton Metro Airport, 66 to Sacramento	7
1601 N. Budiselich Road	Stockton (Uninc.)	San Joaquin	95215	Budiselich	Budiselich Link	65.04	Limited Industrial	TBD		Ean Johnson, OmnITRAX, 303-398-4540	1.5 miles to Hwy 99	9 mi to Stockton Metro Airport, 56 to Sacramento	9
El Pinal Drive	Stockton	San Joaquin	95205	El Pinal Industrial Park	El Pinal Link	35.18	General Industrial	Lease or Build-to-Suit		Kevin Dal Porto, Cushman & Wakefield, 209-425-3950	2.5 miles to Hwy 99	11.5 mi to Stockton Metro Airport, 58 to Sacramento	11.5
845 Ryde Avenue	Stockton	San Joaquin	95203		Ryde Link	35.11	General Industrial Limited Industrial	TBD		Gregory O'Leary - 209-475-5108 Michael Goldstein - 209-475-5106 Colliers International	0.5 mile to Interstate 5	8.5 miles to Stockton Metro 56 miles to Sacramento	8.5
1511 & 1601 N. Jack Tone Road	Ripon	San Joaquin	95366		Jack Tone Link	22.6	Highway Service Mixed Use	TBD		Gregory O'Leary - 209-475-5108 Wes Widmer - 209-475-5109 Colliers International	0.50 Miles to Hwy 99 12.5 Miles to Interstate 5	14 miles to Stockton Metro 65 miles to Oakland Int'l	14
2000 W. Turner Road	Lodi	San Joaquin	95242		Turner Road Link	22.06	Industrial	TBD		Herb Grabell, Kidder Mathews, 909-764-6501	2 miles to Hwy 99	22 mi to Stockton Metro Airport, 47 to Sacramento	22
Rogers Land	Patterson	Stanislaus	95363	Rogers Rd		37.8	Commercial	Sale	Price Not Disclosed	Majestic Realty Co 562.692.9581	.79 mi to Hwy 5	35 mi to Stockton	13
3000 Woodland Ave	Modesto	Stanislaus	95358	West Modesto Almonds	West Modesto Almonds	39.46	Ag 40	Sale	\$60k/AC	Quinn Mulrooney 209.327.7605	.5 mi to Hwy 99	22 mi to Stockton	22
2706 Kiernan Ave	Modesto	Stanislaus	95356	Kiernan BP	Flyer	46.03	Commercial	Sale	\$479,000/AC	Randy High 209.604.8516	.3 mi to Hwy 99	20 mi to Stockton	20
2507 Crows Landing - 1	Modesto	Stanislaus	95358	G3 Site	G3 Site	45	Commercial	Lease		G3 Enterprises 209.341.4045	2 Miles to Hwy 99	27 mi to Stockton	27
Near Sperry Rd & I-5	Patterson	Stanislaus	95363	Arambel Business Park	Arambel-Site Link	700	Industrial	Lease, Sale, BTS	\$3.50/SF Neg	Joe Hollowell 209-535-4012	Adjacent to I-5 and 20 miles to Hwy 99	35	13
536 Codoni Avenue	Modesto	Stanislaus	95357	Beard Industrial District	Beard Industrial Flyer	115	Industrial	BTS		Chris Conklin 209-557-2710	2 Miles to Hwy 99	83.3	83.3
Fink Road Corridor	Crows Landing	Stanislaus		Crows Landing Industrial	Crows Landing	03 (Phase 1)	Industrial	Lease, Sale, BTS		Kieth Boggs 209-652-1514Fn	> 1 Mile I-5	81	81
NWC E. Central Ave & So Cedar Ave	Fresno	Fresno	93725	Caglia site	See Fresno Packet	100.82	Heavy Industrial	Sale	Broker to call	Nick Audino, Newmark, 559.447.6270	half-mile (.5) to Hwy 99	4	4
4723 S Peach Ave	Fresno	Fresno	93725	S Peach Ave	See Fresno Packet	102.63	Heavy Industrial	Sale	Broker to call	Chad McCardell, Colliers, 559.281.1061	1.6 mi to Hwy 99	11	11

South Kern Industrial Center	Taft	Kern	93268	South Lake Road	Flyer	239.93	M-3 Heavy Industrial	Sale	\$80,000/acre	Wayne Kress, Cushman & Wakefield 661-633-3819	14 miles to Hwy 99 and 11 miles from I-5	39.2	39.2
Gardner Field Rd & Enterprise Way	Taft	Kern	93268	Gardner Field Rd & Enterprise Way	Flyer	45.97	Industrial	Sale	\$550,000	Oscar Baltazar, Colliers International, 661-631-3819	17 miles to I-5	43.5	43.5
Airport Commerce Center South	Bakersfield	Kern	93308	Merle Haggard Dr & Airport Dr. (NWQ)	Flyer	105.61	M2-PDH	Sale	Call for Pricing	Wayne Kress, Cushman & Wakefield 661-633-3819	1 mi to Hwy 99	0.5	0.5
NWC James Rd & HWY 65	Bakersfield	Kern	93308	NWC Hwy 65	Flyer	129	AG - Future general plan for industrial	Call	\$27,500/acre	Jeff Andrew, Cushman & Wakefield 661-633-3827	half-mile (.5) to Hwy 99	2	2
Utica/I-5	South of Kettleman City	Kings	93239	Jackson Ranch	Utica/I5 Land brochure	114	Industrial	Sale/Lease	TBD	Tim Wallace 213-955-5108 tim.wallace@cushwake.com	Off I-5	Airstrip included in site plan.	Airstrip included in site plan.
Santa Fe Drive and Spaceport Entry	Merced	Merced	95301	Castle Rail District	Attached	203	Industrial	Sale, Lease	Negotiable	Mark Mimms, Merced County (209) 385-7686	3 miles from hwy 99,	Merced Airport: 14 miles	onsite
Chowchilla Blvd./Hwy 99	Chowchilla	Madera	96310	Chowchilla Property	Property Brochure	80	Industrial	Sale	\$2.50	Nick Audino, Newmark, 559.447.6270	Adjacent to Hwy 99	40	14
NEQ Freeway 99 & Ave 17	Madera	Madera	93638	Zellman Site	Zellman- Site Flyer	100	Heavy Commercial	Sale or BTS	\$2.75/SF	Nick Audino, Newmark, 559.447.6270	20	1	106
Hwy 99 & Exit 20 1/2	Madera	Madera	93638	Berenda Site	Berenda-Site Flyer	82.6	Industrial	Sale, Lease, BTS	\$4,995,000	Nick Audino, Newmark, 559.447.6270	20	4	106
S. Schnoor, Southe of Howard	Madera	Madera	93638	South Schnoor Ave	Schnoor- Site Flyer	49.39	Industrial/Comm ercial	Sale	\$3,228,000	Nick Audino, Newmark, 559.447.6270	20		106
Terra Bella Ave & Airport St	Pixley	Tulare	93256	Harmon Field	Harmon Field	104	Industrial	Sale or Lease	Negotiable	Shawna Bryant, Tulare County EDC, (559) 625-3100	2	65	19
31300 Rd 60 (approximate)	Goshen	Tulare	93227	Campisi Ranch	Campisi Ranch	191	CU2 Commercial	Sale or Lease	TBD	Shawna Bryant, Tulare County EDC, (559) 625-3100	1	37	5
West Visalia Rd & S Farmersville Blvd	Farmersville	Tulare	93223	Farmersville Land	Farmersville Land	106	Residential	Sale or Lease	\$8,513,920	Jim Abercrombie, Graham & Associates, (559) 754-3020	2	50	13
Road 74 & Sierra Way	Dinuba	Tulare	93618	Dinuba Certified Sites	Certified Site #1	103	Industrial	Sale or Lease	Negotiable	Daniel James, City of Dinuba, (559) 591-5900	20	35	16
Ave 120 & HWY 99	Pixley	Tulare	93256	Pixley Land	Pixley Land (flyer not current)	150	Industrial	Sale or lease	TBD	Shawna Bryant, Tulare County EDC, (559) 625-3100	1	60	25
2918 S Pratt St	Tulare	Tulare	93274	Central Gateway Industrial Park	Central Gateway Industrial Park	57.8	Industrial	Lease or BTS	Broker to Call	Jorge Yamzon, (626) 786-5869	3.6	54.5	54.5
1447 W Scranton Ave	Porterville	Tulare	93257		Porterville Land (by airport)	35.18	Industrial	Sale	Broker to Call	KW Commercial, (559) 302-8698	15.4	77.6	77.6
4001 N. Plaza Drive	Visalia	Tulare	93291	Caprock Central Point	Central Point	74.92	Industrial	Lease	Broker to Call	Mike Fowler, (213) 239-6235	2.4	42	42
24543 S I St.	Tulare	Tulare	93274	Tulare Industrial Development Corridor	Tulare Industrial Development Corridor	168.81	Industrial	Sale or Lease	Broker to Call	Jorge Yamzon, (626) 786-5869	3.2	56	56
E. Oakland Ave. & N. Oak St.	Tulare	Tulare	93274		E. Oakland Ave. & N. Oak St.	65.45	Industrial	Sale or Lease	Broker to Call	Jorge Yamzon, (626) 786-5869	1.2	54.8	54.8
W. Ferguson & N. Plaza Drive	Visalia	Tulare	93291	Mid Valley Logistics Center	Mid Valley Logistics Center	115	Industrial	Lease	Broker to Call	Matt Graham (559) 754-3020	2.7	40.7	40.7
8827 Avenue 312		Tulare		80 Acres - Shirk & Riggin	Shirk & Riggin	78.23	Industrial	Sale	Broker to Call	Matt Graham (559) 754-3020	3.4	42.8	42.8

Contact: Jennifer Faughn, California
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Note: Information is gathered through sources deemed reliable. However, no guarantee of accuracy is made. Latest information is available through broker or owner listed.

Distance from Port (miles apart)	Rail Spur? Yes or No	Utilities	Any Permitting Considerations, Benefits or Limitations? Please describe	Any Other Site Considerations / Notes? Please describe
8	No	PGE	See webpage link.	It is estimated the full entitlement process will take 24-to-36 months.
14	No	PGE	Property currently undergoing a General Plan Amendment to change zoning to Limited Industrial (IL).	
10	Yes	PGE		
12.25	No	PGE		
5.5	No	PGE		
24	No	PGE		
21	No	Lodi Electric Utility		
37	No	Turlock Irrigation District		
25	No	Modesto Irrigation District	Water Well	Almond Crops - Non Pareil Aldrich, Sonora, Class 1 Soil
30	No	Modesto Irrigation District	Rapidly developing Mixed Use Business Park	
37	No	Modesto Irrigation District		
37	No	Turlock Irrigation District	David James with the City of Patterson and he told me all the sites will be subjected to CEQA, but insured me that the city would expedite the process	
38	Yes	Modesto Irrigation District	Shovel ready site, access to two class A railroads along with short line rail access.	Opportunity Zone
49	No		County owned site, currently under infrastructure development. EIR complete. Phase 1B includes 370 acre GA Airport Component.	Opportunity Zone, Foreign Trade Zone
116	No	PGE	submitted property does not have to remain in the same location on the parcel.	Fully Entitled, Ready to Go
116	Possible	PGE		4 parcels

137.2	Yes, BNSF	PGE	No water on site. Will need a private well. Fiberoptics are along South Lake Road.	4 parcels. The entire property is zoned South Kern Industrial Center Specific Plan. This regulates the uses permitted and conditionally permitted.
131	No	PGE		Excellent Industrial Park use. Zoned Industrial
141	no	PGE		Approximately ±105.51 acres of vacant, raw land. Located next to the new 2.6 million
139	No		Perfect for large user or smaller master planned development	129 Acres of raw land zoned AG with a future general plan for Industrial. 3.1 Miles from the new 2.8 Million square
located between the Ports of Long	No	PG&E	Local incentives can be explored, site location is in county unincorporated.	
72	Yes, BNSF	Irrigation District-	No issues	General Aviation/ cargo onsite
100	No	PG&E	None - city is very business friendly. Good incnetives	Auto Zone DC developing immediately to the South
Adjacent to UP		PGE	City is open to re-zone for big box industrial.	6-9 mos re-zone, Seller Motivated
Possible		PGE	The road (Rd 20 1/2) that cuts through the top portion of the layout can be abandoned.	Fully Entitled Industrial Development Site, Ready to Go
				Two parcels of Industrial zoned vacant land; 16.81± acre parcel and 16.57± acre parcel, for a total of 33.38± acres
181	No	SCE & SoCal Gas	Publicly owned land at the former Pixley Airport.	
211	Potential (rail line runs through southern end of property)	SCE & SoCal Gas	Easy zoning change available.	Site is currently 'off market' but the owner is interested in sale/lease/development opportunities.
209	No	SCE & SoCal Gas		Some commercial development may be available. Need to confirm with City.
224	No	PG&E & SoCal Gas	Property would likely be available below market rate. Publicly owned land in a very business-friendly city.	Silver site certification by Foote Consulting
200	easement approximately	SCE & SoCal Gas	On-site well will be required for project.	owner is interested in sale/lease/development opportunities.
185	Yes, Union Pacific	SCE & SoCal Gas		Broker developing list for BTS options.
171	Yes, SJVR	Power and SpCalGas		
200		SCE & SoCal Gas		
183	Yes, Union Pacific	SCE & SoCal Gas		Broker developing list for BTS options.
184.2	Yes	SCE & SoCal Gas		Over 1,000 ft of CA-99 frontage
200	Yes	SCE & SoCal Gas	535,540 sq ft of industrial space	
198	Yes	SCE & SoCal Gas	Potential building sizes ranging from 188,000 sq ft to 197,600 sq ft	