

Ron Silva Realty



W Church Avenue Kerman, CA 93630

\$3,669,600

This great property is 2 blocks from Highway 145 with easy access to Highway 180. It runs along the back side of the entire Kerman Industrial Park and is already zoned M-2 for Heavy Industrial. A San Joaquin Valley Rail spur runs along the east boundary of this property. Per Kerman City Public Works, city water and sewer are located at the SE corner of the property on Church Avenue. There are 2 existing Ag wells on the property and the Seller says treated water is available from the Sewer Plant which is located directly across from this property on Church Avenue.

Directions: Highway 180 west from Fresno to Madera Ave. (Highway 145), south on Madera Ave. to the south end of Kerman. West on Church Avenue to the open ground between RR spur and the almonds.

ML#:578068	Year Built: Unknown	Lot Sq Ft (approx)	1998097
Property Type	Commercial	Price/SqFt	45.8700
Property Subtype	Industrial	Cross Street	\$3,669,600.00
APN	02306135S	County	NE corner Church & Del Norte
Approx Square Feet	1 Other		Fresno

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U.S. Patent 6,910,045



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