

LEMOORE INDUSTRIAL LAND

Kings County, California

54.98± Acres

\$2,350,000
(\$42,743/Acre)

PRICE REDUCED

- Lemoore City Water/Sewer Nearby
- Currently Zoned Light Industrial
- Close to Hwy 41 & Hwy 198



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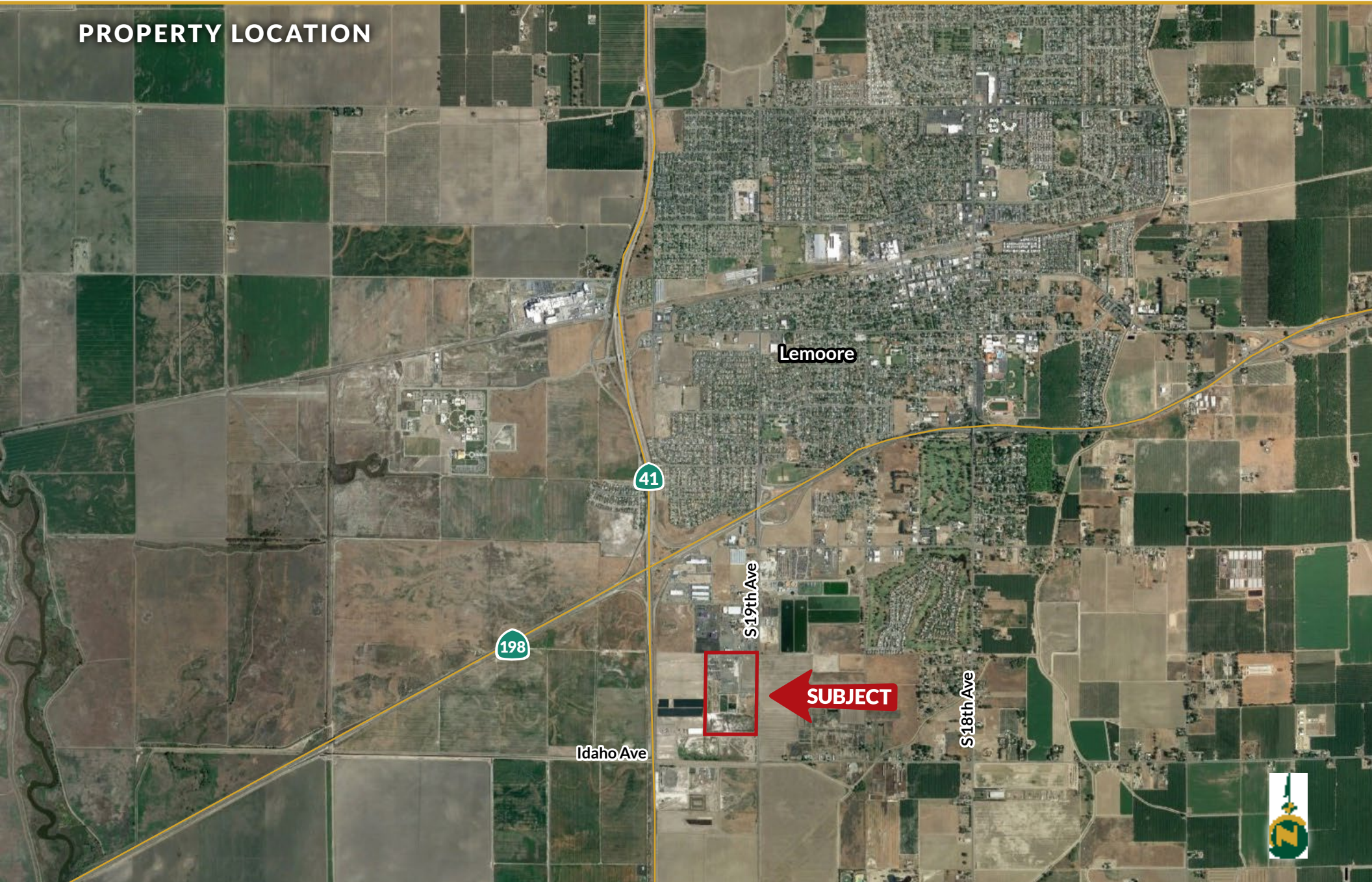


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54.98± Acres
Kings County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

54.98 Acs. of open land located just southeast of Highway 198 and CA-99, Lemoore, CA.

LOCATION

Property address: 1555 19th Ave., Lemoore, CA 93245.

LEGAL

Kings County APN: 024-051-024 located in a portion of Section 16, T19S, R20E, M.D.B.&M.

ZONING

ML - Light Industrial designated for: warehousing, manufacturing, distribution, storage, commercial, office, etc.

WATER/SEWER

City of Lemoore water and sewer currently adjacent to the property on 19th Avenue.

SOILS

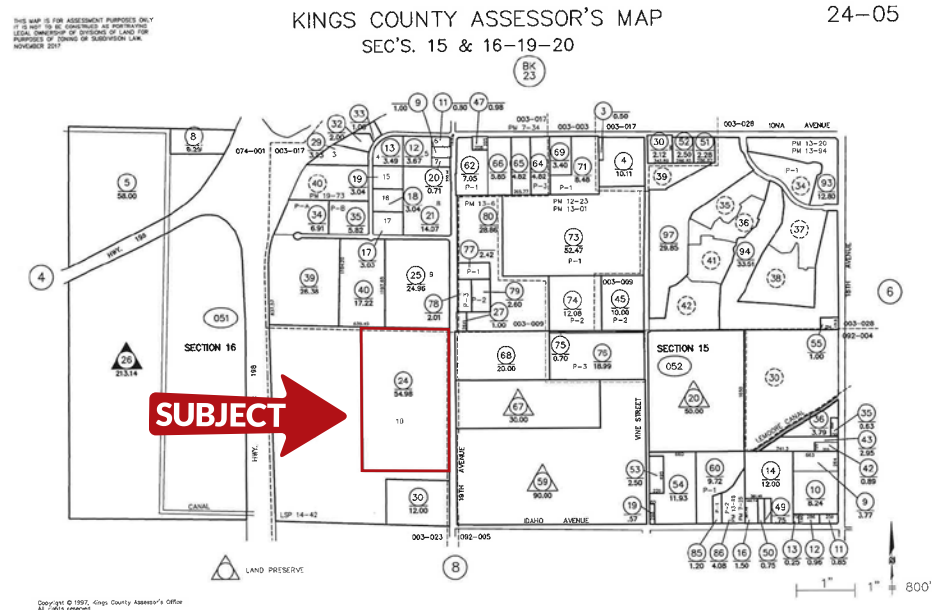
Grangeville sandy loam, saline-alkali
Lemoore sandy loam, partially drained

IMPROVEMENTS

16± acres of pavement for parking or future uses. Several holding ponds are currently not being utilized. There are no structures of value on the property.

PRICE/TERMS

\$2,350,000 cash at the close of escrow.



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.