



# 32458

ROAD 236  
WOODLAKE | CA



## FOR SALE OR LEASE

AGRICULTURE PROCESSING & COLD STORAGE FACILITY



± 120,252 SF  
AVAILABLE



± 6.48 ACRE  
LOT



YARD  
LARGE DRIVE AROUND



4  
DOCK HIGH DOORS

### PROPERTY HIGHLIGHTS

- For Sale 4,200,000 (\$34.92 / SF)
- For Lease TBD
- Minimum 4 Exterior Dock High Positions
- Large Yard | Drive Around Building
- Heavy Power: Minimum 1,600 Amps (Verify)
- County Zoning is Flexible on Uses (Verify)
- Coolers and Processing Equipment

FOR MORE INFORMATION, CONTACT:

**NOAH SAMARIN**

EXECUTIVE VICE PRESIDENT | PRINCIPAL

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noah.samarin@daumcommercial.com

CADRE #01755814

**STEPHEN SCHUIL**

P: 559.859.6731

stephen@schuil.com

CADRE #01713755

SLIDESHOW

VIRTUAL TOUR

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

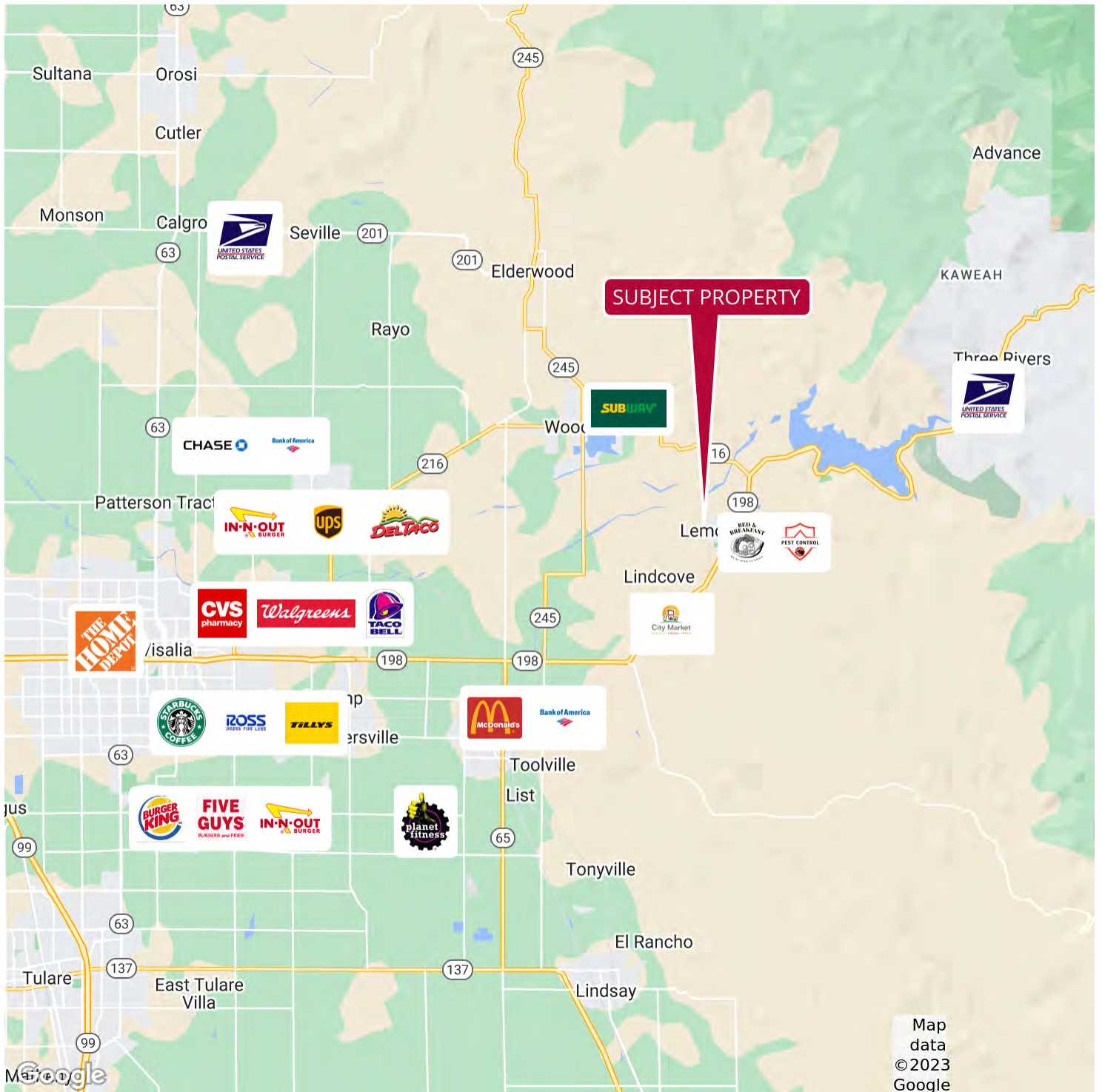




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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**SCHUIL**  
AG REAL ESTATE

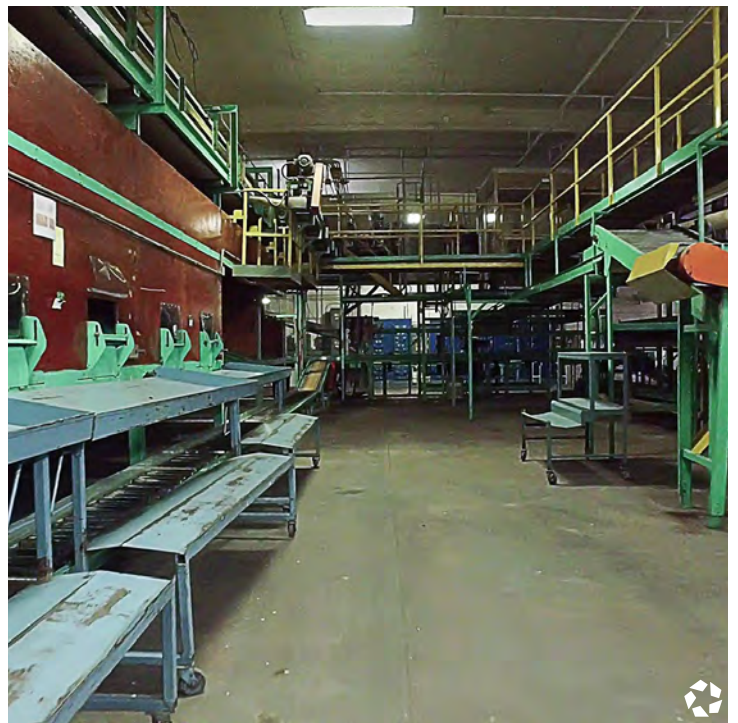
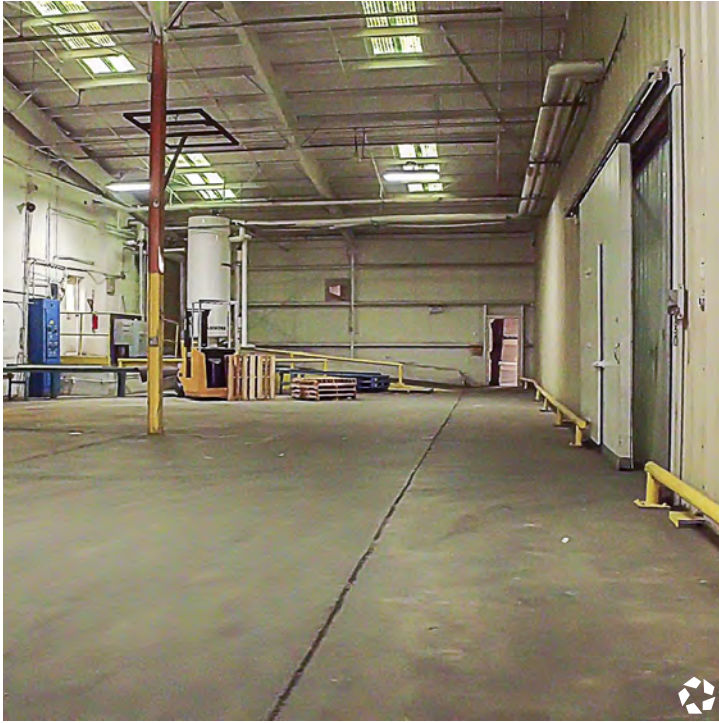


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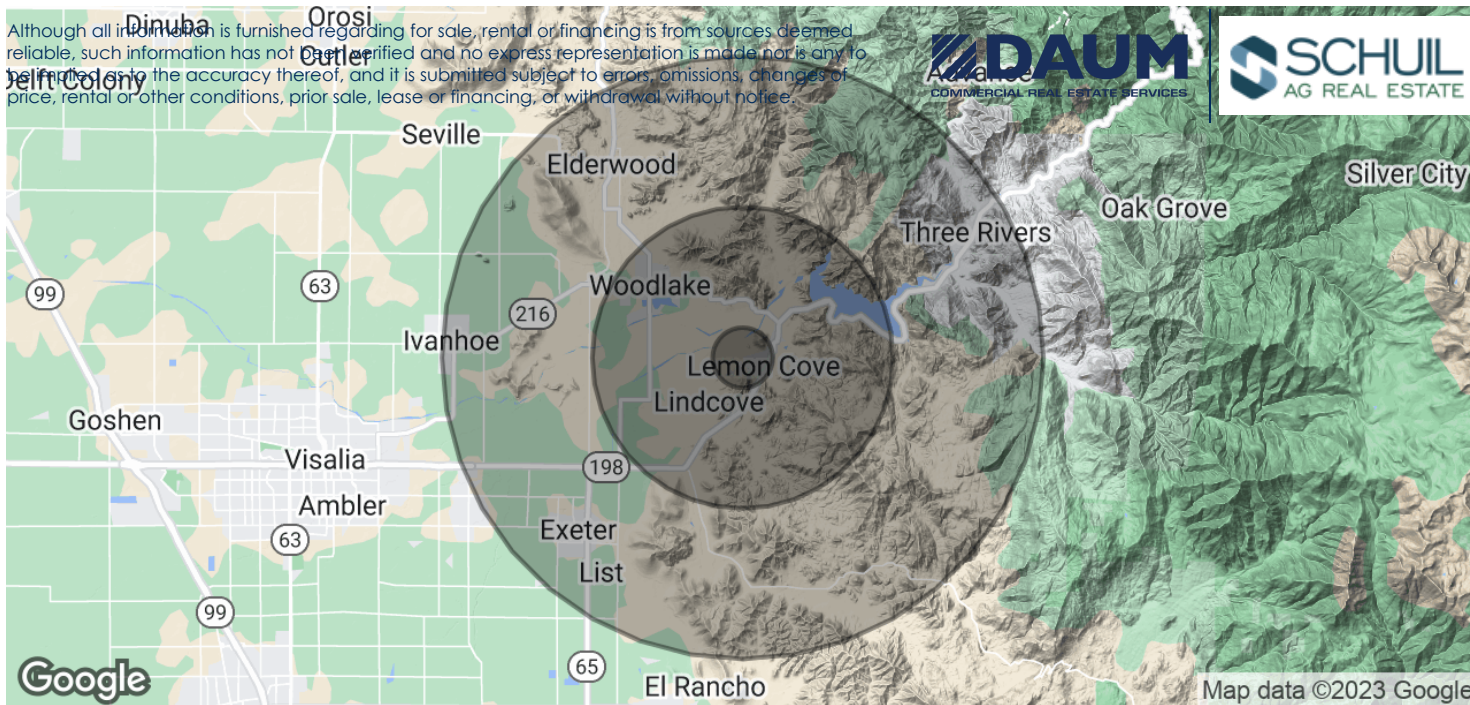




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### DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	297	10,167	31,173
Median age	48.1	32.7	36.1
Median age (Male)	46.0	31.5	34.3
Median age (Female)	47.9	34.1	37.4

\* Demographic data derived from 2020 ACS - US Census

### TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Avenue 324	Sierra Dr E	818	2022	0.87 mi
Avenue 296	Avenue 320 NE	5,189	2022	0.95 mi
Sierra Dr	Rd 244 S	5,119	2022	0.95 mi
Avenue 296	Sierra Dr W	127	2022	1.20 mi

\* Traffic Count data derived from CoStar

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