

# LEMOORE INDUSTRIAL LAND

Kings County, California

54.98± Acres

**\$1,950,000**  
(\$35,467/Acre)

**PRICE REDUCED**

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



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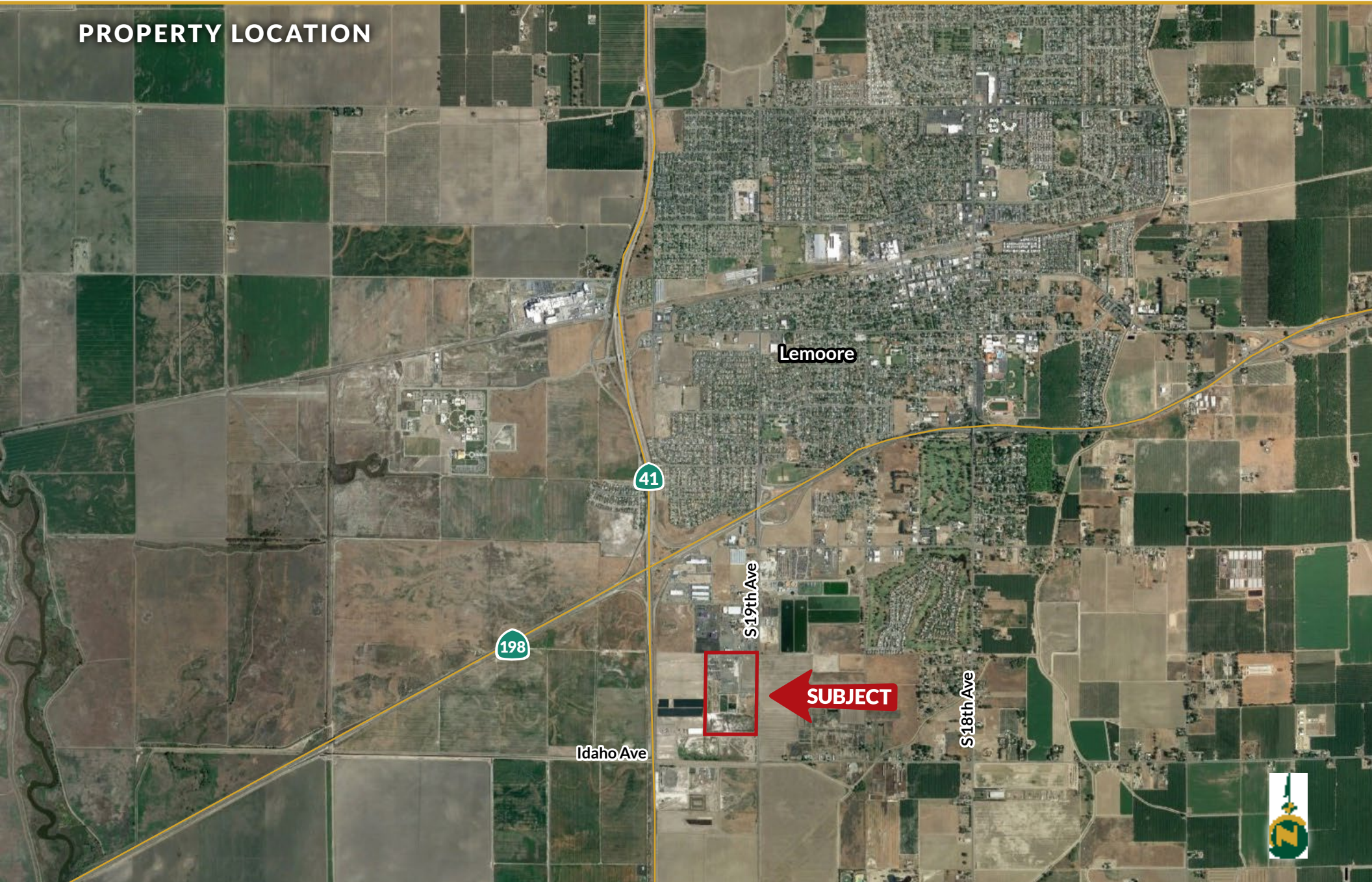


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54.98± Acres  
Kings County, CA



## 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

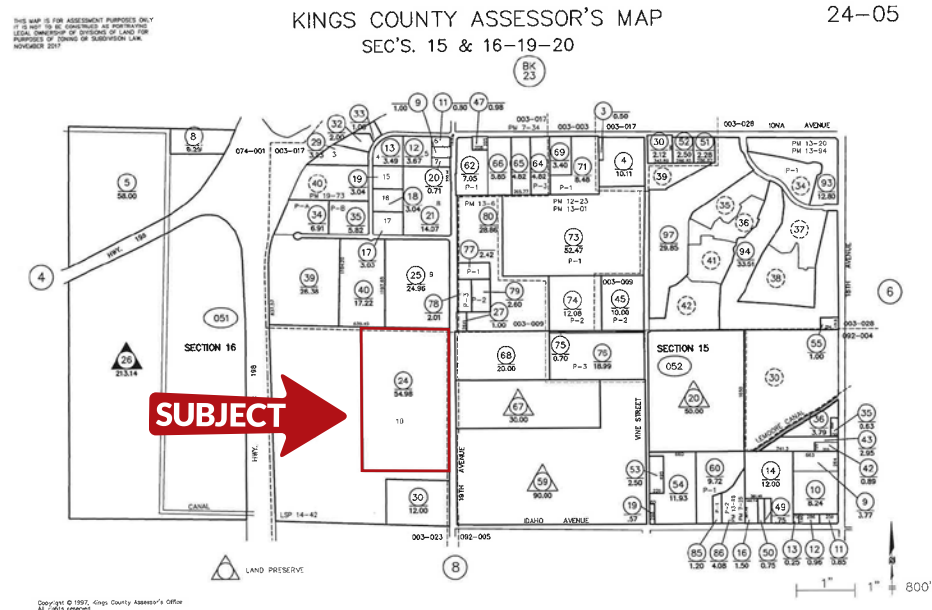
Grangeville sandy loam, saline-alkali  
Lemoore sandy loam, partially drained

### 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

\$1,950,000 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.