

For Lease

Warehouse / Yard / Rail

31992 Hwy 46 | McFarland, CA 93250

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Property Information

Located at the key interchange of Freeway 99 and Highway 46, this site offers excellent logistical access and high visibility with direct frontage along Freeway 99. The property includes a large, fenced yard ideal for equipment storage or truck maneuvering. On-site improvements feature a 7,200 SF freestanding metal warehouse and an additional 26,000 SF of office/warehouse space in the main building and approximately 10 acres of industrial outdoor storage. The site is rail-served by Union Pacific with two dedicated 550' rail spurs, supporting efficient freight handling and distribution operations.

Lease Rate:

*Entire Property Available for Lease, please contact broker directly for details.

Available:

Main Building Office/Warehouse & Loading Docks:

+/- 26,045 SF $0.85/SF Industrial Gross

**Building and yard are divisible*

Freeway-Facing Truck Shop & 2 Acres of Secured Yard Space

+/- 7,200 SF $12,600/mo. Industrial Gross

Industrial Outdoor Storage

+/- 10 Acres $1,500/ac.mo Industrial Gross

Highlights:

- Flexible Term
- Metal and brick construction
- Freeway 99 frontage and exposure
- Zoned: M-1 PD FSP (Light Industrial)
- Clear height: 13' - 18'
- Seven (7) dock loading positions
- Updated lighting.
- Two (2) 550' rail spurs (Union Pacific) serving property from the adjacent Union Pacific property
- Utilities
    - Water: Private Well
    - Sewer: Septic
    - Electric: 240/480 volt, 400 amp





Site Plan

Site 1

Main Building Office/Warehouse & Loading Docks:

+/- 26,045 SF $0.85/SF Industrial Gross

**Building and yard are divisible*

Site 2

Freeway-Facing Truck Shop & 2 Acres of Secured Yard Space

+/- 7,200 SF $12,600/mo. Industrial Gross

Site 3

Industrial Outdoor Storage

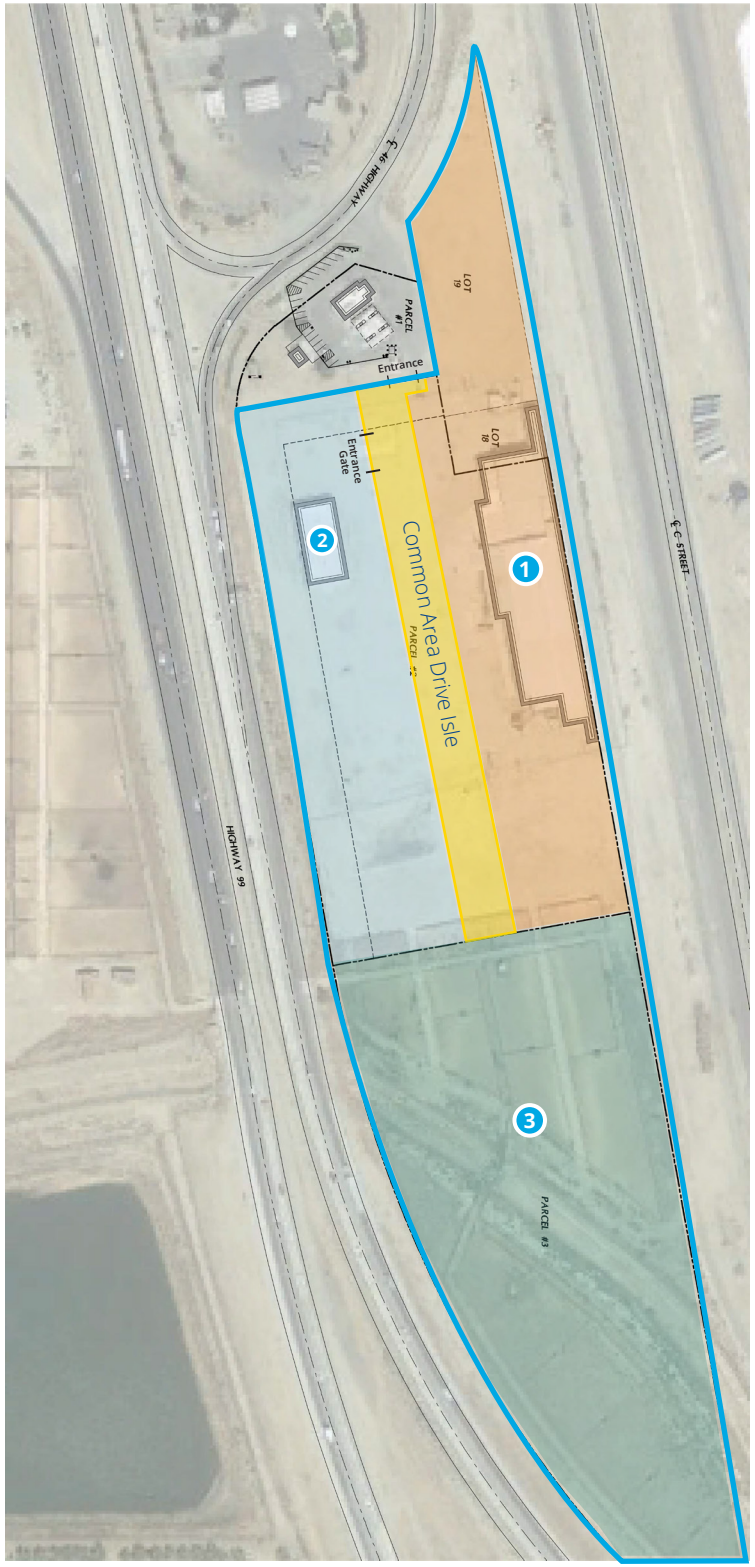
+/- 10 Acres $1,500/ac.mo Industrial Gross

Water
Private Well

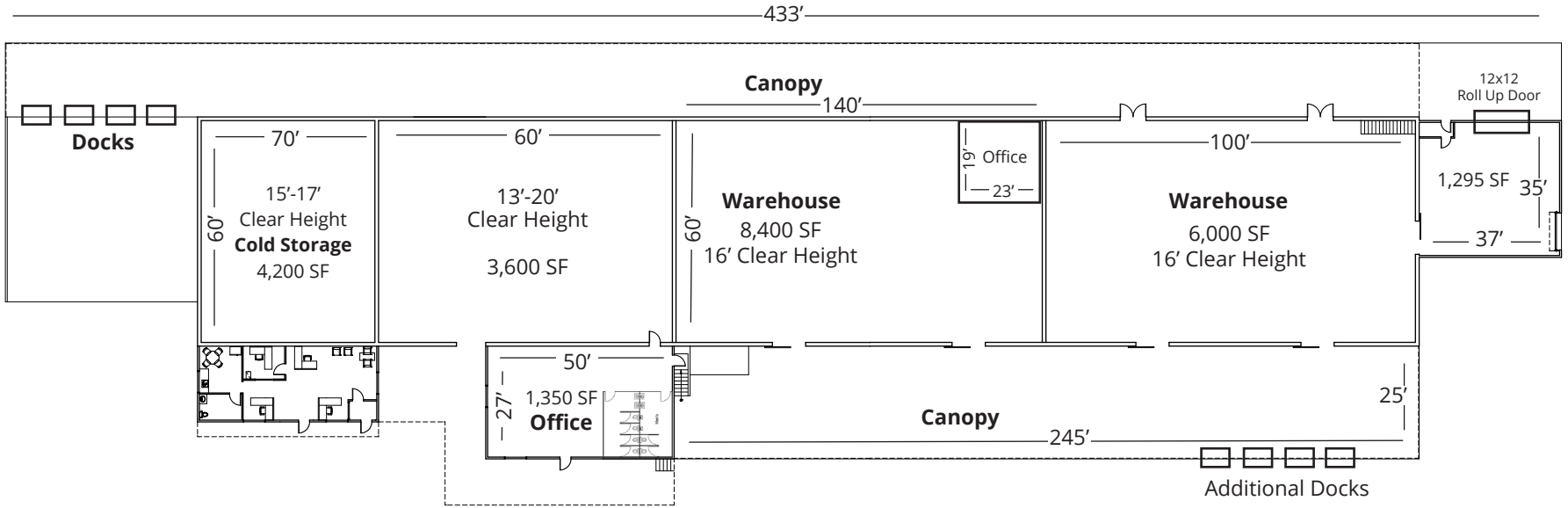
Sewer
Septic

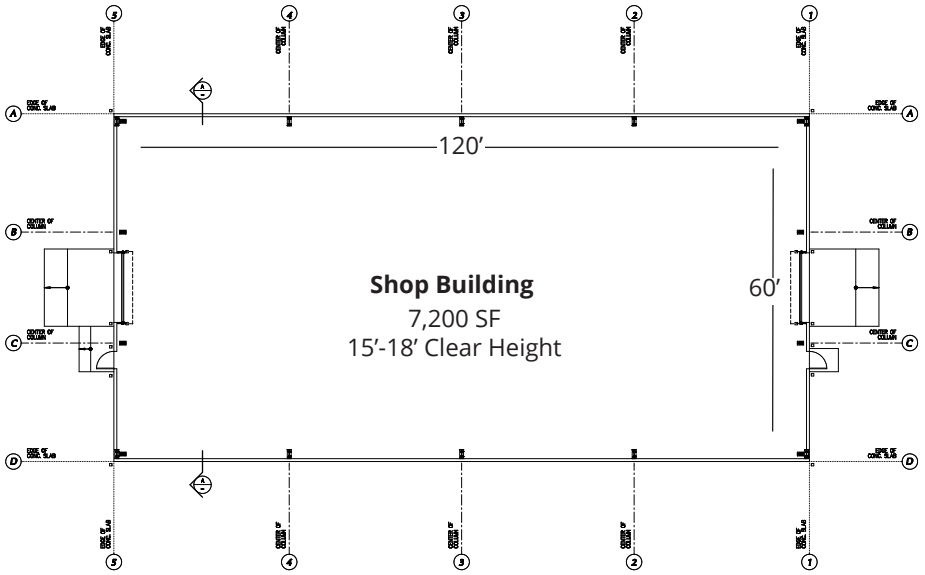
Electric
240/400 volt, 400 amp

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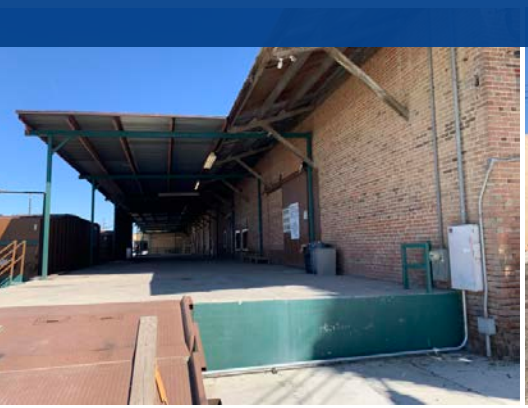
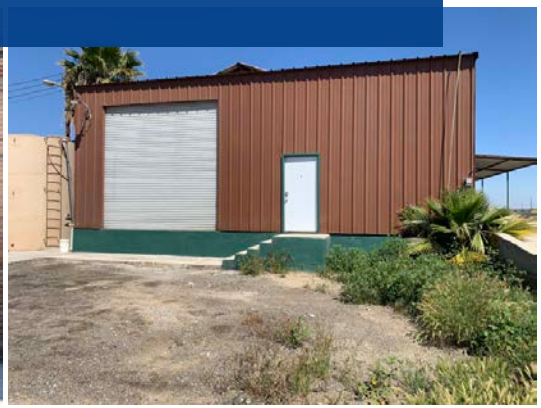


Floor Plan


433′
Canopy
140′
12x12
Roll Up Door
Docks
70′
60′
100′
60′
15′-17′
Clear Height
Cold Storage
4,200 SF
13′-20′
Clear Height
3,600 SF
60′
Warehouse
8,400 SF
16′ Clear Height
19′
Office
23′
Warehouse
6,000 SF
16′ Clear Height
1,295 SF
35′
37′
50′
27′
1,350 SF
Office
Canopy
245′
25′
Additional Docks


120′
Shop Building
7,200 SF
15′-18′ Clear Height
60′

Property Photos













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Location Map





Roads — Drive Time

BSNF Railroad — Union Pacific Railroad — Roads - - Drive Time

Population
1 Mile: 13
3 Mile: 52
5 Mile: 2,081

Daytime Population
1 Mile: 43
3 Mile: 488
5 Mile: 2,476

Median Age
1 Mile: 32.5
3 Mile: 29.5
5 Mile: 27.8

Businesses
1 Mile: 4
3 Mile: 18
5 Mile: 54

Average HH Income
1 Mile: $70,599
3 Mile: $70,597
5 Mile: $79,267

Households
1 Mile: 3
3 Mile: 10
5 Mile: 471

Aerial



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