

447 NOBLE ST

447 NOBLE ST, MADERA, CA 93637



PROPERTY DESCRIPTION

This 4,800 SF warehouse is available for any one in need of a sizeable space to run their business out of.

Conveniently the warehouse offers easy access to roll up doors and its own restrooms within the unit. There are great possibilities for what can be done within this space and its ideal location found in a very popular industrial area.

Priced at \$ 0.80/ SF Plus NNN.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$0.80 SF/yr (NNN)
Available SF:	4,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	667	2,791
Total Population	453	2,252	9,254
Average HH Income	\$48,843	\$46,430	\$53,464

**RE/MAX GOLD**

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

7050 N Fresno St | #204

Fresno, CA 93720

447 NOBLE ST

447 NOBLE ST, MADERA, CA 93637

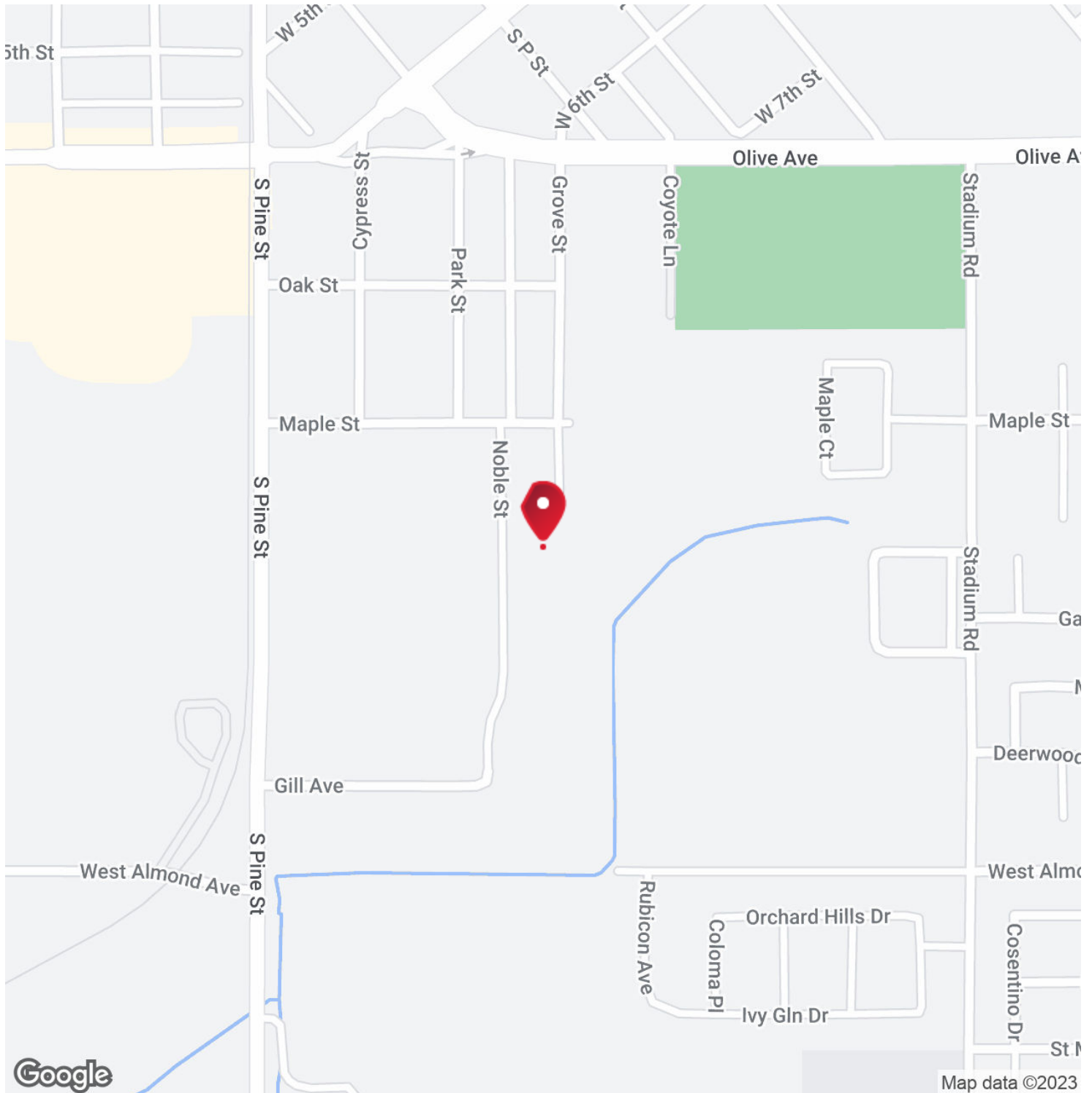


RE/MAX GOLD
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378
7050 N Fresno St | #204
Fresno, CA 93720

447 NOBLE ST

447 NOBLE ST, MADERA, CA 93637

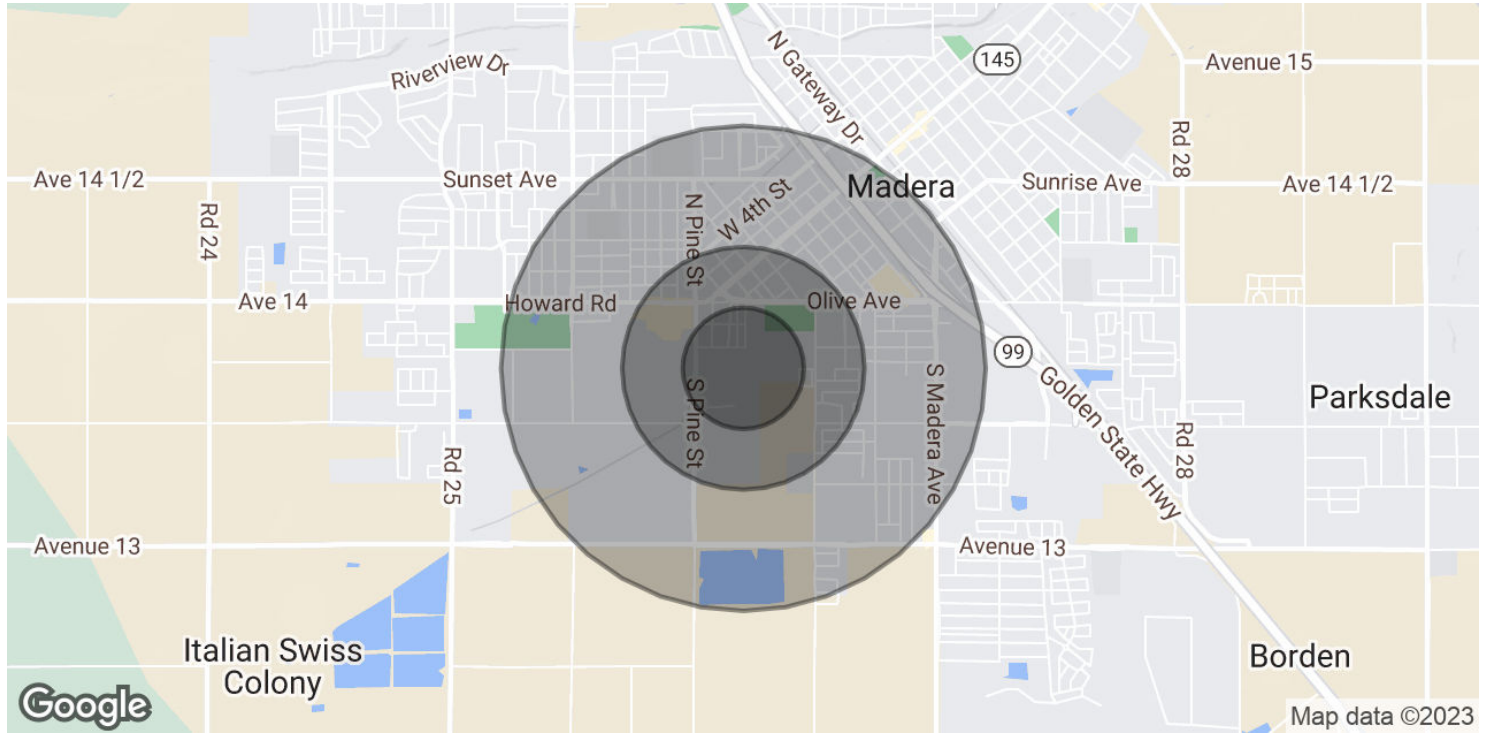


RE/MAX GOLD
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378
7050 N Fresno St | #204
Fresno, CA 93720

447 NOBLE ST

447 NOBLE ST, MADERA, CA 93637



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	453	2,252	9,254
Average Age	26.2	26.9	29.6
Average Age (Male)	25.8	27.0	29.3
Average Age (Female)	27.9	27.9	30.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	667	2,791
# of Persons per HH	3.5	3.4	3.3
Average HH Income	\$48,843	\$46,430	\$53,464
Average House Value	\$86,496	\$201,135	\$222,400

* Demographic data derived from 2020 ACS - US Census



RE/MAX GOLD
Each office independently owned and operated

KIRK ATAMIAN
Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378
7050 N Fresno St | #204
Fresno, CA 93720