



## **Juniper Ridge South Business Park Project Description**

APN# 083-280-041

### **Summary**

Juniper Ridge South Business Park is an architect designed, 11-acre business park located at the corner of Juniper Ridge Road and (future) Lucille Avenue near Highway 198 and Route 33 in Coalinga, Fresno County, California. This project will offer excellent freeway access and unobstructed views of the beautiful Central Valley. The 100,000 square foot business park development will consist of five one story, 24 foot high, 20,000 square foot industrial, steel framed, aesthetically designed buildings with tenant spaces individually built to suit light manufacturing, auto repair and light agriculture. The project will be developed in five phases, one 20,000 square foot building per phase and each phase to be completed in a year or less.

### **Utilities**

Municipal Water and Sanitary Sewer, PG&E, SoCalGas Telephone/Fiber Optics, streets, curb and gutter with storm water.

### **Zoning MBG (Heavy) Manufacturing/Business**

Rezoning is requested for (Light) Manufacturing/Business

### **Developer Contact Information**

Polk 100 LLC  
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Moorpark, CA 93021