

FOR SALE



**4960 E. Yale
Fresno, CA 93727**

**Prime Airport Industrial
Building**

+- 8,764 SF

Sprinklered with Fenced Yard

Contact for more information

559-448-1500

Derek Feramisco
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DRE# 01427540

Mark Pretzer
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DRE# 01243714



CONFIDENTIALITY AGREEMENT

Proprietary and Confidential Information

The information presented in the accompanying offering memorandum is proprietary and strictly confidential. It is intended solely for the review of the recipient as designated by RC Commercial. Disclosure to any other individual or entity requires prior written consent from RC Commercial.

Recipient Obligations

By accepting and reviewing this offering memorandum, the recipient agrees to maintain all information in the strictest confidence. The recipient shall not photocopy, duplicate, or distribute any portion of the memorandum without authorization. If the recipient determines they have no interest in the property at this time, the offering memorandum must be returned to RC Commercial.

Purpose and Limitations

This offering memorandum provides summary, unverified financial and physical details about the property to gauge preliminary interest. It is not a substitute for comprehensive due diligence. RC Commercial has not conducted an investigation and makes no warranty or representation regarding:

- The property's income, expenses, or projected financial performance;
- The size or square footage of the property and its improvements;
- The presence or absence of contaminants, including PCBs or asbestos;
- Compliance with local, state, or federal regulations;
- The physical condition of the improvements;
- The financial condition or business prospects of any tenant, or their intent to continue occupancy.

Information Reliability

The information in this offering memorandum is sourced from entities believed to be reliable. However, RC Commercial has not verified, nor will verify, the accuracy or completeness of this information and provides no warranty or representation thereof. Prospective buyers are responsible for conducting their own due diligence to verify all details presented.

Buyer Responsibilities

All potential buyers shall bear the costs and expenses associated with their investigation of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.

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Property Description:

RC Commercial is excited to present an exceptional purchase opportunity at **4960 E. Yale**, a premier industrial property strategically located in Fresno's thriving airport industrial submarket. Perfectly positioned near Fresno Yosemite International Airport, this property offers unparalleled access to major transportation hubs, making it an ideal choice for businesses seeking convenience, security, and functionality.

Prime Location: Situated in the heart of Fresno's airport industrial area 4960 E. Yale provides seamless connectivity to key logistics routes, including Highway 180 and Highway 41, ensuring efficient distribution and accessibility.

Gated Yard: The property has a gated yard, offering enhanced security for your business operations, equipment, and inventory.

Flexible Options: Two distinct spaces, tailored for flexibility or to meet a variety of business needs:

- Suite 101 – 6,139 SF Space: Features 2 restrooms, 4 offices, kitchen, a roll-up door for easy access, a sprinkler system for safety and compliance and a fenced yard area.
- Suite 102 – 2,625 SF Space: Includes a restrooms, two small offices for administrative needs, tool storage area, a roll-up door, a sprinkler system, and a fenced yard area.

Versatile Industrial Design: Concrete tilt up building with 400 AMP, 3 Phase electrical and 17' clear height in warehouse. Both spaces are equipped with modern amenities, including sprinkler systems and roll-up doors, ideal for warehousing, light manufacturing, distribution, or other industrial uses.

Move-In Ready: Designed for immediate occupancy, these spaces offer functional layouts to streamline your operations from day one.

Purchase Price - \$1,450,000

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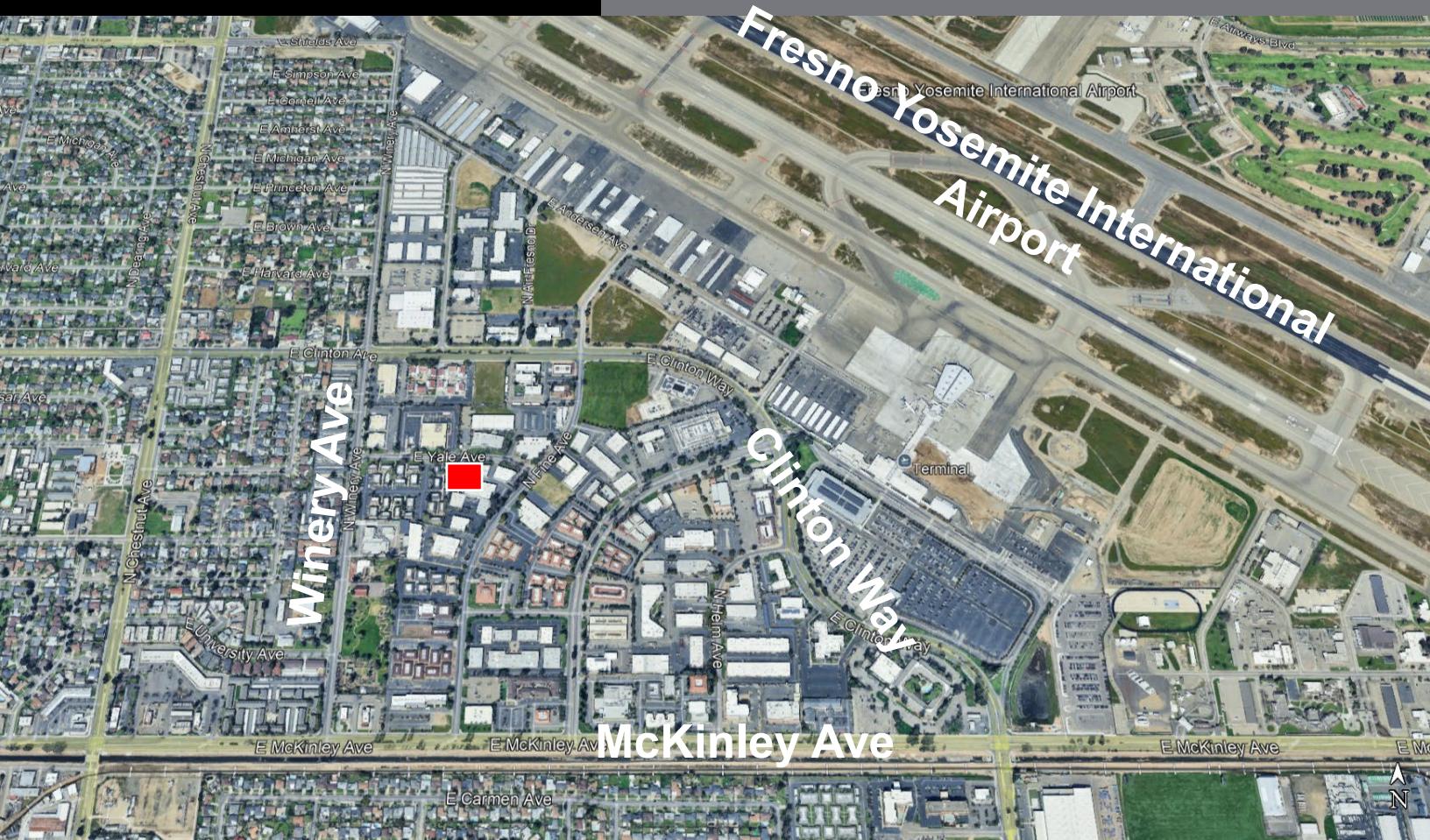
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