

AVAILABLE FOR SALE  
15,000± SF | FREESTANDING INDUSTRIAL OFFICE/WAREHOUSE

1945 W. YALE AVENUE  
FRESNO, CA

**NEWMARK**  
PEARSON COMMERCIAL

**Nick Audino, SIOR**  
Senior Vice President - Industrial Division  
m 559-284-2396  
naudino@pearsonrealty.com  
CA RE Lic. #01231272

**Kyle Riddering**  
Vice President - Industrial Division  
m 559-285-7260  
kridding@pearsonrealty.com  
CA RE Lic. #02094434

**Joey Audino**  
Sales Associate - Industrial Division  
m 559-681-6656  
jaudino@pearsonrealty.com  
CA RE Lic. #02186774

Independently Owned and Operated | Corporate License #00020875 | [newmarkpearson.com](http://newmarkpearson.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# 1945 W. YALE AVENUE

FRESNO, CA

## PROPERTY INFORMATION

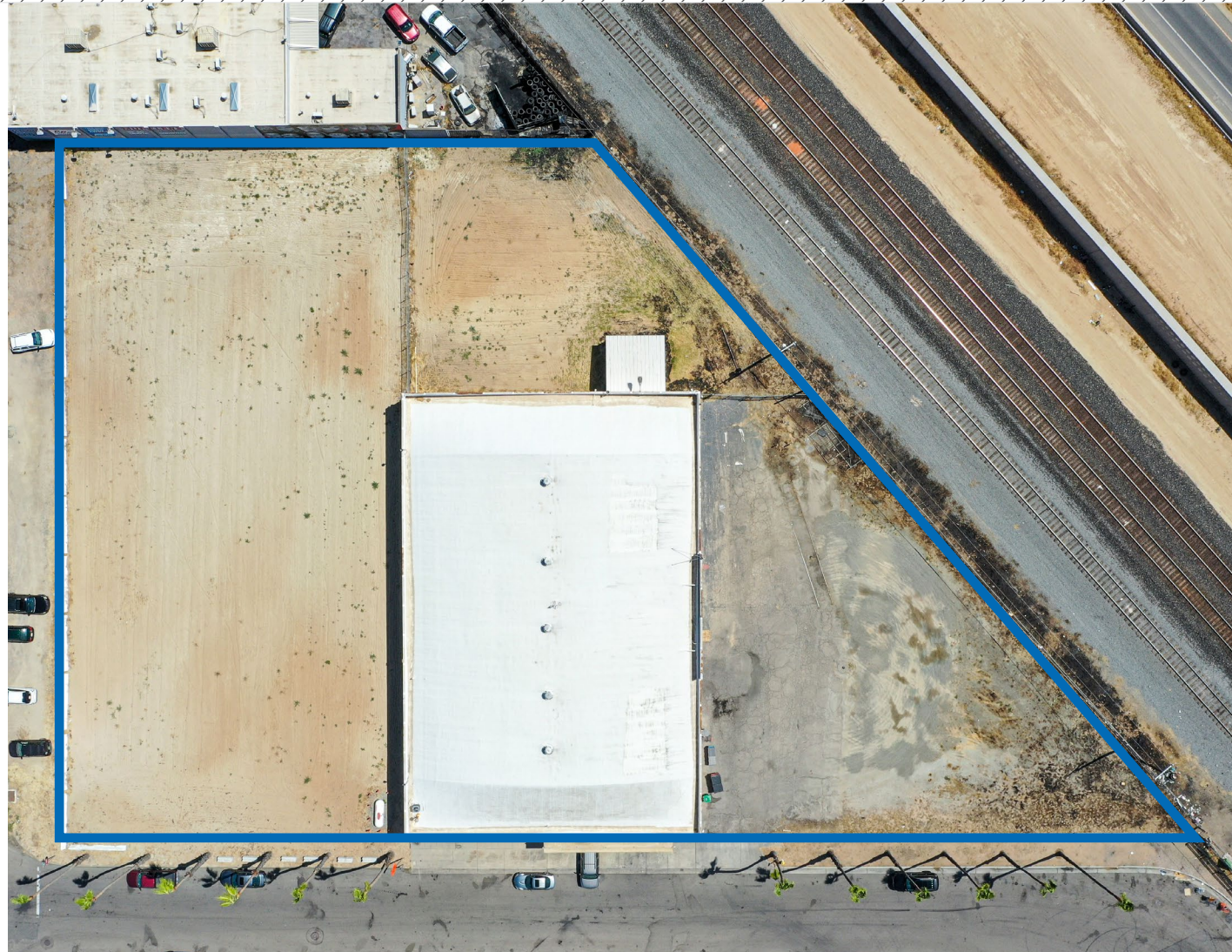
<b>Building Size:</b>	15,000± SF
<b>Lot Size:</b>	1.72± SF* <i>*2 Separate Parcels</i>
<b>APNS:</b>	442-103-07 (0.98± Acres) 442-103-05 (0.74± Acres)
<b>Year Built:</b>	1960
<b>Ceiling Height:</b>	18.2'
<b>Grade Level Doors:</b>	3
<b>Zoning:</b>	IL ( <i>Light Industrial</i> )

### LOCATION DESCRIPTION

Located in Northwest Fresno within close proximity to freeway 99.

### HIGHLIGHTS

- Gated Yard
- Excess Land
- Large Evaporative Cooler
- Restrooms w/ Shower
- Freeway Visibility

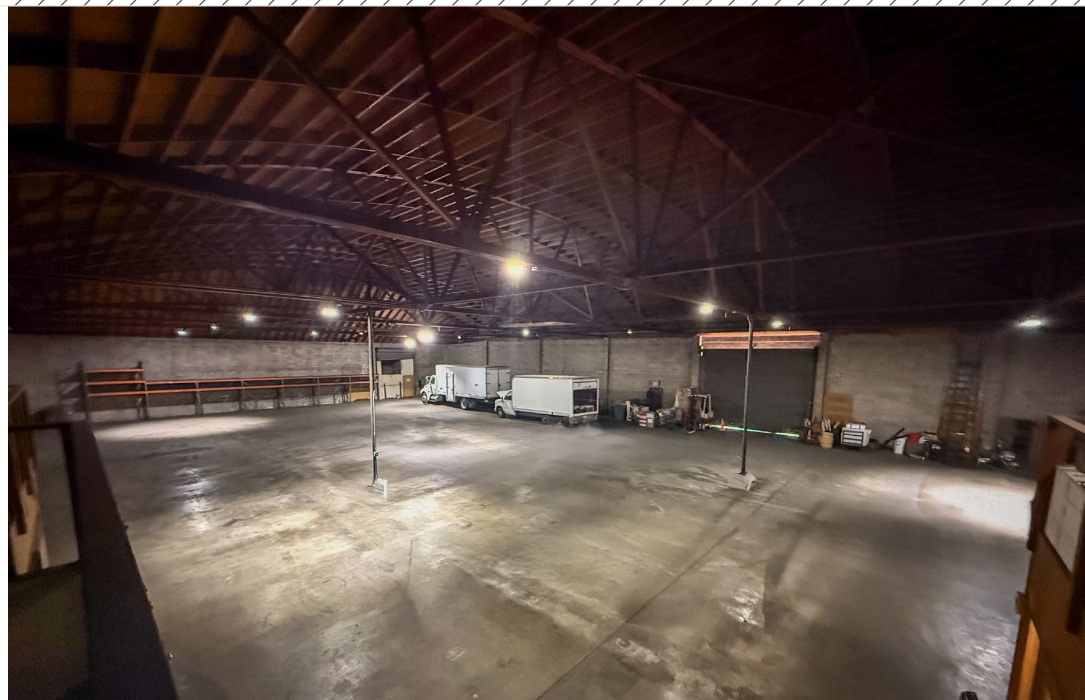


**\$1,700,000.00**  
ASKING PRICE



**1945 W. YALE AVENUE**  
FRESNO, CA

**INTERIOR**  
IMAGES





1945 W. YALE AVENUE  
FRESNO, CA

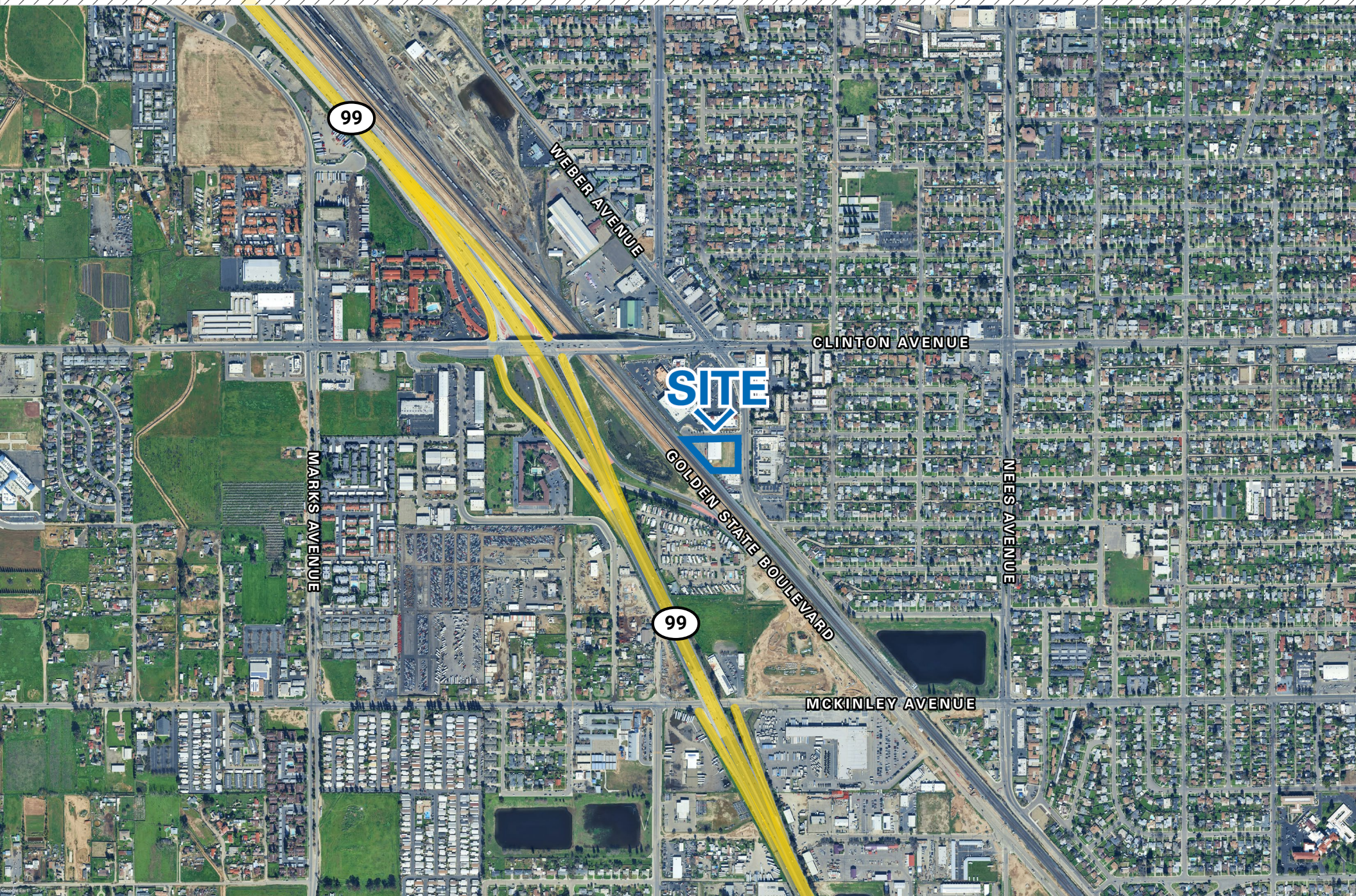
PROPERTY  
IMAGE





**1945 W. YALE AVENUE**  
FRESNO, CA

**AERIAL**  
MAP





AVAILABLE FOR SALE  
15,000± SF | OFFICE / WAREHOUSE

# 1945 W. YALE AVENUE

FRESNO, CA

*For information, please contact:*

**Nick Audino, SIOR**

*Senior Vice President - Industrial Division*  
m 559-284-2396  
naudino@pearsonrealty.com  
CA RE Lic. #01231272

**Kyle Riddering**

*Vice President - Industrial Division*  
m 559-285-7260  
kriddering@pearsonrealty.com  
CA RE Lic. #02094434

**Joey Audino**

*Sales Associate - Industrial Division*  
m 559-681-6656  
jaudino@pearsonrealty.com  
CA RE Lic. #02186774

**NEWMARK**  
PEARSON COMMERCIAL

*Independently Owned and Operated*  
Corporate License #00020875  
newmarkpearson.com

**FRESNO OFFICE**  
7480 N. Palm Ave. #101  
Fresno, CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S. Demaree St.  
Visalia, CA 93277  
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.