

AVAILABLE FOR SALE
42,812± SF OFFICE/WAREHOUSE BUILDINGS

1314 E. NORTH AVENUE

FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

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

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1314 E. NORTH AVENUE

FRESNO, CA

PROPERTY INFORMATION

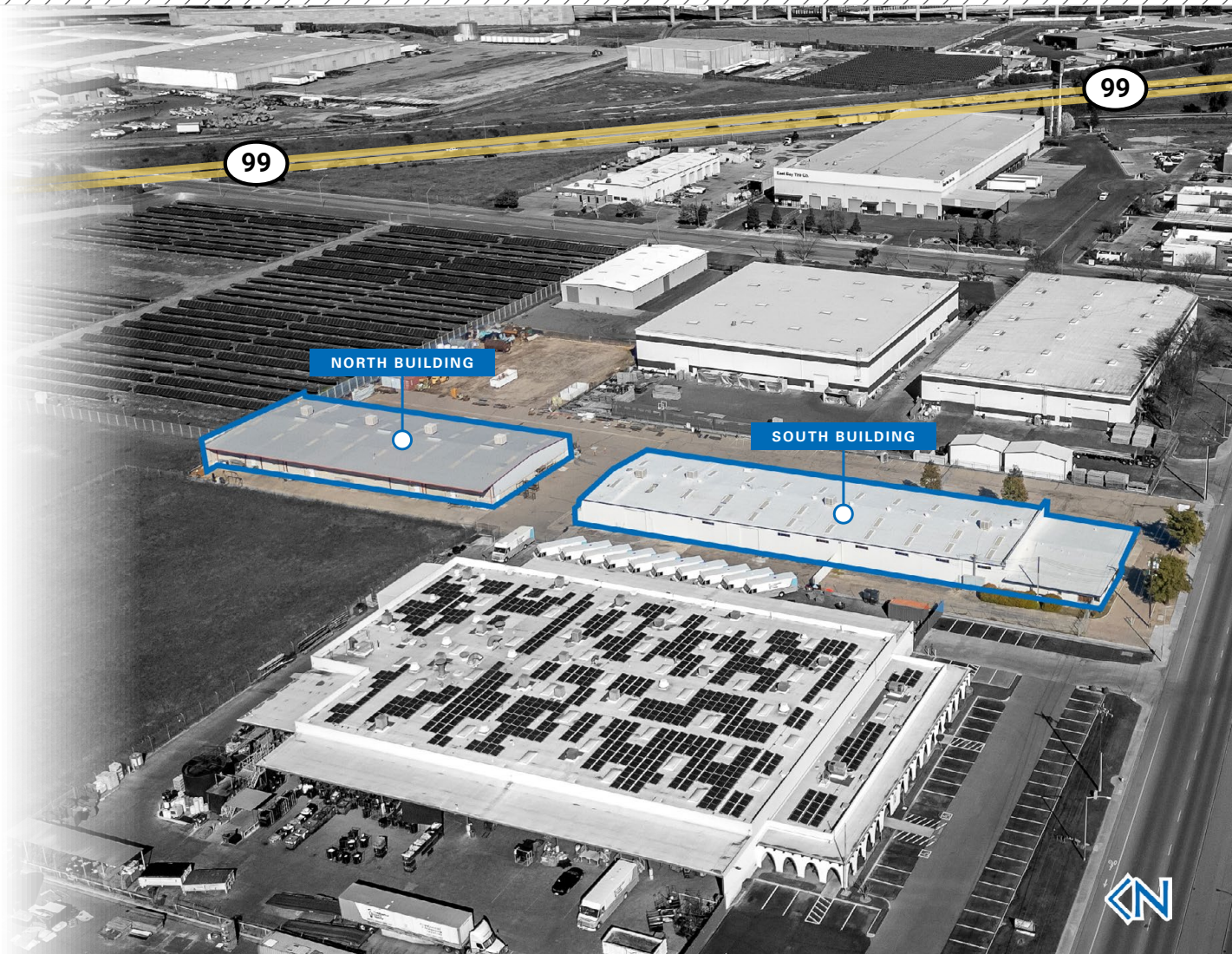
Availability:	42,812± SF
North Building:	16,000± SF
South Building:	26,812± SF
Clear Height:	16'
Year Built:	Front Bldg: 1965 Remodeled: 2023 Back Bldg: 1999
Yard Area:	25,575± SF <i>(Non-Paved)</i>
Parcel Size:	3.2± Acres
Zoning:	IH <i>(Heavy Industrial)</i>
APN:	487-031-54

LOCATION DESCRIPTION

Property is located on North Ave. in Fresno's most desirable industrial submarket. The property is near the Hwy. 99 and Hwy. 41 interchanges, which allows for easy access to the region's most important transportation corridors. Neighbors include Pepsi Bottling, Amazon, Home Depot, Kraft/Heinz, California Highway Patrol, Reyes Bottling, and many other high profile industrial occupiers.

HIGHLIGHTS

- Approximately ½ acre of non-paved yard
- Across from North Pointe Business Park
- Available Immediately
- Excellent access to nearby north and southbound Highway 99



\$4,850,000
SALE PRICE

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SOUTH BUILDING
INFORMATION

SOUTH BUILDING

Availability:	26,812± SF
<i>Warehouse:</i>	<i>22,812± SF</i>
<i>Office:</i>	<i>4,000± SF</i>
Year Built:	1965
Clear Height:	16'
Bathrooms:	3 (Office) 2 (Warehouse)
Grade Level Doors:	3 (12 x 14) 4 (14 x 14 Roll-Up)

HIGHLIGHTS

- Masonry Block & Metal Construction
- Office Was Recently Remodeled
- Gas Heaters in the Warehouse
- Evaporative Coolers in the Warehouse
- 625 AMP/120/240V, 3-Phase electrical service



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SOUTH BUILDING
IMAGES



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NORTH BUILDING

INFORMATION

A 4,000± SF portion of this warehouse is leased on a month-to-month bases for \$2,900/mo.

NORTH BUILDING

Availability:	16,000± SF
Year Built:	1999
Clear Height:	16'
Bathrooms:	2
Grade Level Doors:	4 (12 x 14 Roll-Up)

HIGHLIGHTS

- Masonry Block & Metal Construction
- Multiple Electrical Meters
- Designed for up to four, 4,000± SF Suites
- 1,600 AMP/120/208V, 3-Phase electrical service

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NORTH BUILDING
IMAGES



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YARD AREA
INFORMATION

Yard Area: 25,575± SF (*Non-Paved*)



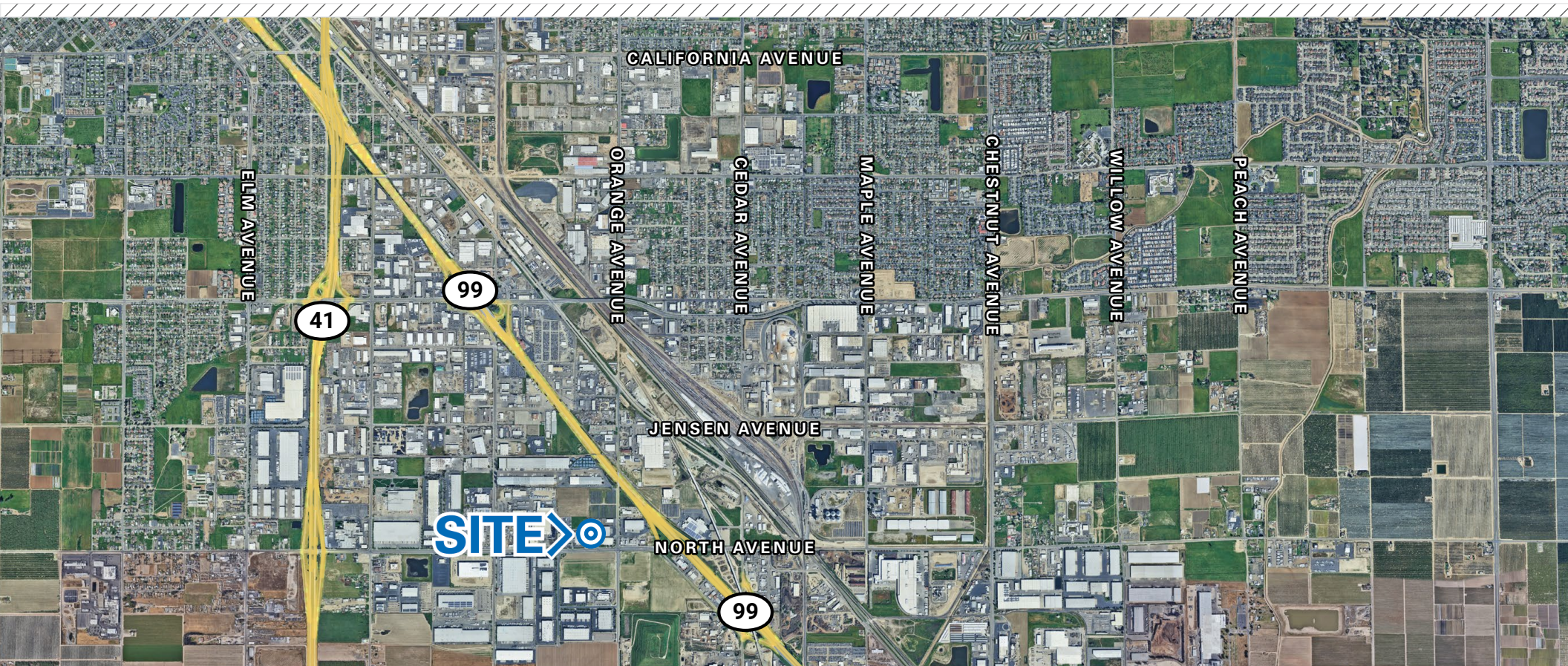
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PROPERTY
IMAGES



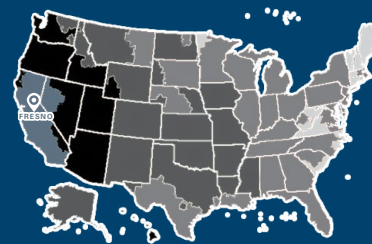
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REGIONAL
MAP



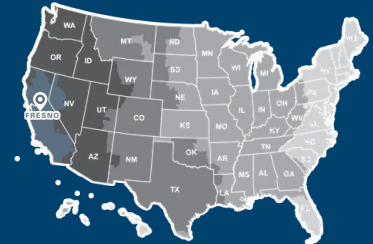
HIGHWAY 41 & 99 TRANSPORTATION ADVANTAGES

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.



TRANSIT DAYS

1 DAY 2 DAYS 3 DAYS 4 DAYS 5 DAYS



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