

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

# 1314 E. NORTH AVENUE FRESNO, CA



**NEWMARK**  
PEARSON COMMERCIAL

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# 1314 E. NORTH AVENUE

FRESNO, CA

## PROPERTY INFORMATION

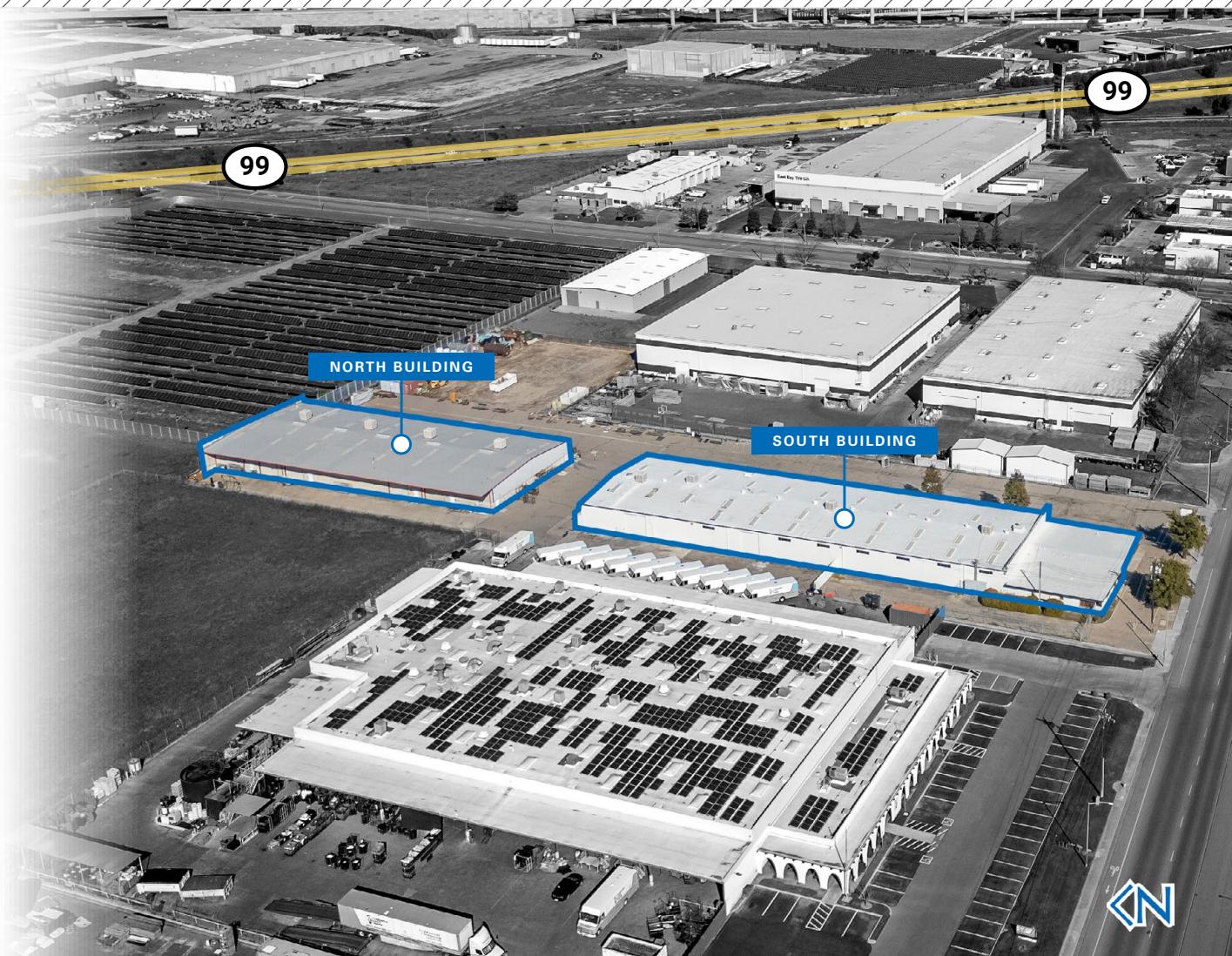
<b>Availability:</b>	42,812± SF
North Building:	16,000± SF
South Building:	26,812± SF
<b>Clear Height:</b>	16'
<b>Year Built:</b>	Front Bldg: 1965 Remodeled: 2023 Back Bldg: 1999
<b>Yard Area:</b>	25,575± SF ( <i>Non-Paved</i> )
<b>Parcel Size:</b>	3.2± Acres
<b>Zoning:</b>	IH ( <i>Heavy Industrial</i>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

## SOUTH BUILDING

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

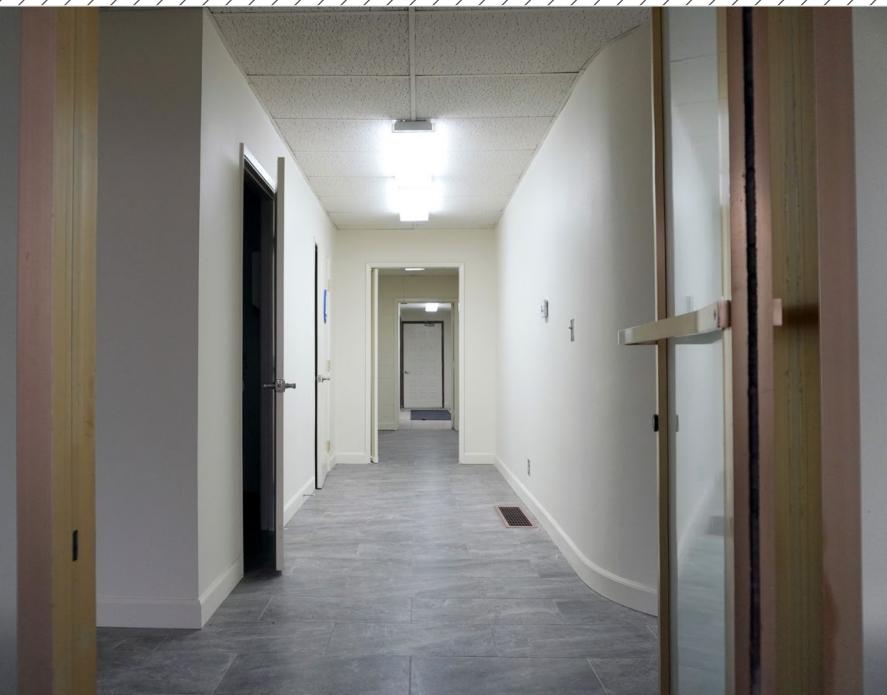
## HIGHLIGHTS

- 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**

<b>Availability:</b>	16,000± SF
<b>Year Built:</b>	1999
<b>Clear Height:</b>	16'
<b>Bathrooms:</b>	2
<b>Grade Level Doors:</b>	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



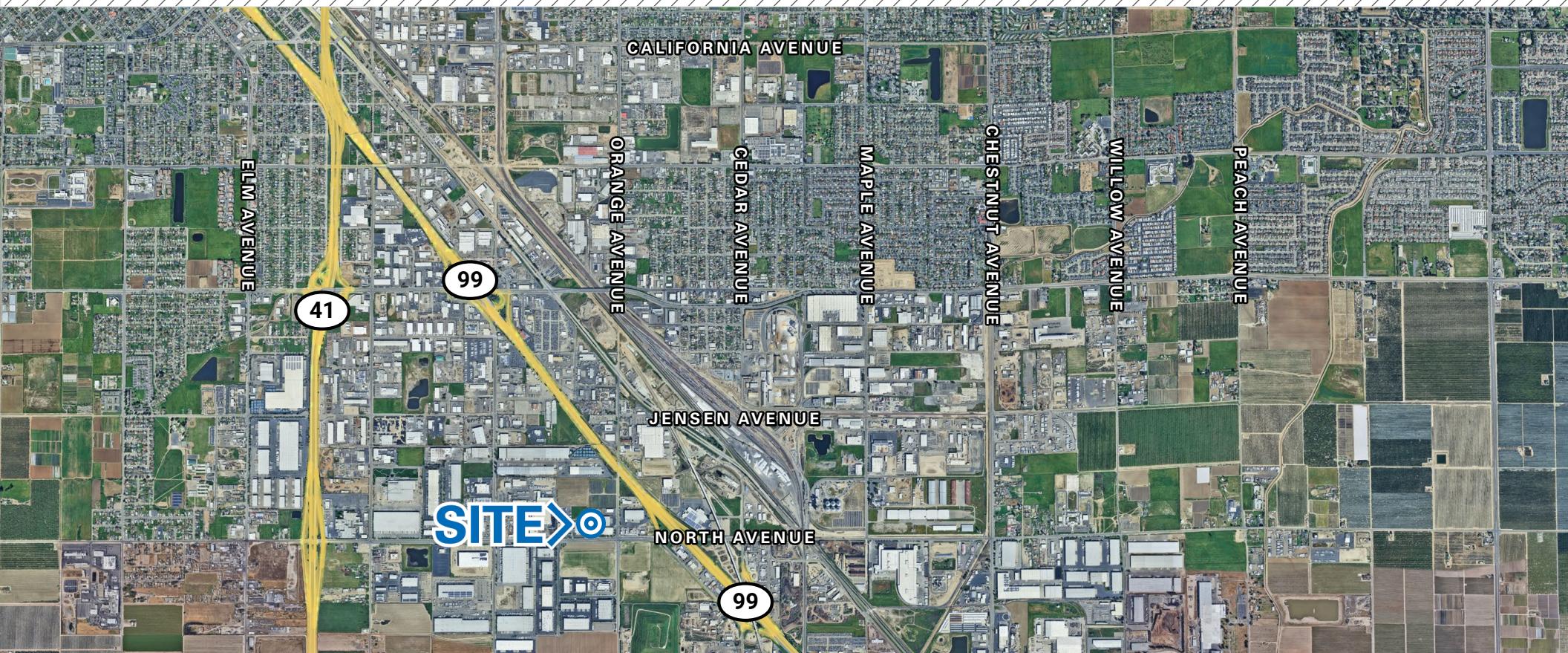
**Yard Area:** 25,575± SF (Non-Paved)



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PROPERTY  
IMAGES





## 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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