



**16.23± ACRES**

# 3451 S. Cherry Avenue

## Fresno, CA

**AVAILABLE FOR SALE**

*For information, please contact:*

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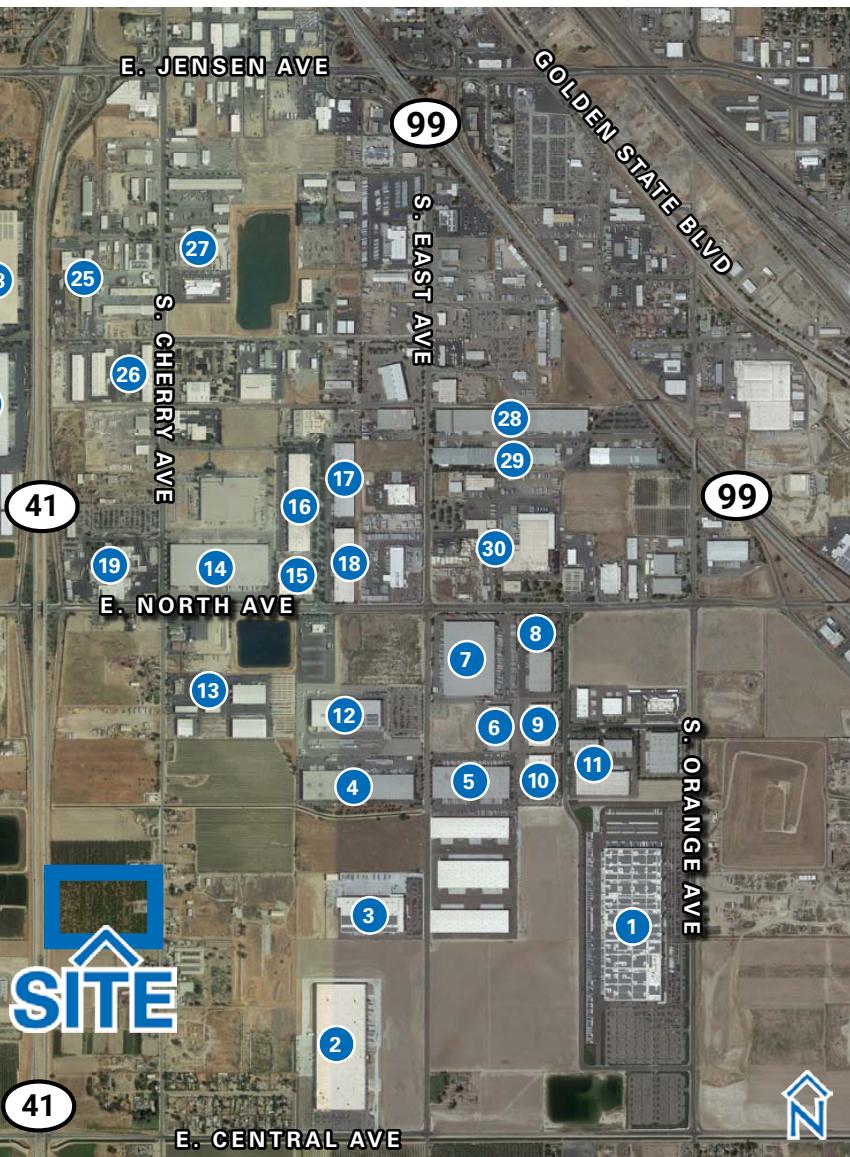
## 16.23± ACRES

### PROPERTY INFORMATION

<b>Total Available:</b>	16.23± acres
<b>Sale Price:</b>	\$3,900,000
<b>Zoning *:</b>	AE- 20 ( <i>*Application to re-zone to Industrial with Fresno County</i> )
<b>Planned Land Use:</b>	Industrial
<b>Parcel Number:</b>	329-120-26
<b>Features:</b>	Property is clear. Cherry Trees have been removed & Water in the street ( <i>previously installed by the City of Fresno</i> ). Owner to remove existing house. Current well to remain.

### PROPERTY DESCRIPTION

Property is located on S. Cherry Avenue, close to the intersection of Central Avenue & HWY 41. Ideal size for 280,000± SF to 320,000± SF single-tenant building or can create a parcel map for four or more parcels that can allow multi-tenant buildings, or any allowed use per code.



### NEARBY INDUSTRIAL USERS

1. Amazon Fulfillment Center- FA
2. Ulta Beauty Warehouse
3. Marcone Appliance, PODS
4. ERI- Electronic Recyclers International
5. Amware Pallet Services
6. Mattress Firm Warehouse
7. Kraft Foods Distribution Center
8. BusWest Fresno
9. Keystone Fresno
10. Consolidated Electrical Distributors
11. Tire's Warehouse
12. FedEx Grounds
13. Valley Iron
14. Titan Distributors- Distribution Center
15. Circuit Solutions
16. Baker Distributing Company
17. XPO Logistics Inc
18. Vivint Solar
19. Foster Farms
20. IFCO, Fresno
21. Plastic Industries
22. Dapper Tire Co
23. Newstar Packaging & Logistics
24. Mid Valley Disposal
25. Scelzi Enterprises
26. Jack's Tire & Oil
27. New England Sheet Metal
28. NDS
29. Rockwell American
30. Pepsi Bottling Group