

AVAILABLE FOR SALE  
17,474± SF INDUSTRIAL BUILDING

# 4634 E. WEATHERMAKER AVENUE

FRESNO, CA

*For information, please contact:*

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**NEWMARK**  
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Investment Properties

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

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## 4634 E. WEATHERMAKER AVENUE

FRESNO, CA

## PROPERTY

DESCRIPTION

The 17,474± square foot industrial warehouse is located near Fresno Yosemite International Airport and offers convenient access to both the 168 & 180 highways. Resting on a 1.05± acre parcel the building features four 12'x14' roll up doors and a recessed dock on the property's west side. The wrap around yard is fully paved, privacy fenced and lit with wallpacks on the building exterior.

It is temperature controlled with evaporative coolers, clear height peaks at 20' and the sprinklered building is estimated to have 3 Phase / 600 amps of power. There is potential for electrical expansion as the property has capacity for 3 separate electrical meters, and currently has two meters installed and two separate subpanels.

The 2,400± square foot office is comprised of a large reception/ open work area, an additional large open work area or training room, four private offices and an additional foreman office with access from the warehouse, server room, conference room, break room and two single fixture restrooms.





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FRESNO, CA

**PROPERTY**  
INFORMATION

<b>Building Size:</b> <i>Warehouse Space:</i> <i>Office Space:</i>	17,474± SF 15,074± SF 2,400± SF
<b>Lot Size:</b>	1.05± Acres
<b>Tenancy:</b>	Single <i>Existing Tenant to Vacate Upon Purchase</i>
<b>Ceiling Height:</b>	18'-20'
<b>Roll Up Doors:</b>	4 (12'x14')
<b>Power:</b>	Phase 600 amps
<b>Loading Dock:</b>	Recessed, Single Position with Leveler
<b>Zoning:</b>	IL ( <i>Light Industrial</i> )
<b>APN:</b>	453-080-36
<b>Price PSF:</b>	Contact Broker



**Contact Broker**  
ASKING PRICE





4634 E. WEATHERMAKER AVENUE  
FRESNO, CA

INTERIOR WAREHOUSE  
IMAGES





4634 E. WEATHERMAKER AVENUE  
FRESNO, CA

INTERIOR  
IMAGES





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FRESNO, CA

AERIAL

MAP

## *Location Description*

The property is located in a cul-de-sac just southeast of the Maple and McKinley Avenue intersection in the City of Fresno. It has excellent access to Highway 168 via McKinley Avenue, which gives it access to Interstate 99, Highway 41 and 180.





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