

INDUSTRIAL FOR SALE & LEASE

FREESTANDING HEAVY INDUSTRIAL BUILDING W/ OFFICE/SHOWROOM ON ±5 AC



2645 S Chestnut Ave, Fresno, CA 93725



Sale Price **\$4,950,000**

Lease Rate **\$0.75/SF PER MONTH (NNN)**

OFFERING SUMMARY

Building Size:	51,300 SF
Available SF:	51,300 SF
Lot Size:	4.998 Acres
Price / SF:	\$96.49
Year Built:	1981
Zoning:	IH - Heavy Industrial
Market:	Fresno
Submarket:	Southeast Fresno
Cross Streets:	Chestnut & Jensen Ave
APN:	481-140-14

PROPERTY HIGHLIGHTS

- ±51,300 SF Freestanding Building & ±0.94 AC of Expansion Land
- ±13,700 SF Remodeled Office/Showroom & ±37,600 SF Warehouse
- 1,600 Amps, 480 Volt - 3 Phase Heavy Industrial Power
- 20' Ceiling Height | (6) Ground Level Doors | Dock High Loading
- Fully Fenced Yard w/ Electric Fence Monitoring | Concrete Parking
- Water, Air Lines & Fire Sprinklers Throughout | Flexible Zoning
- City Utility Services | Semi Turn Around & Pull-Through Capability
- Prime Alternative To New Construction | Move-In Ready
- Fully Insulated w/ Skylights Throughout | ESFR Sprinklers
- Well Maintained w/ Pride Of Ownership Video Security Surveillance
- Excellent Access To All Major Freeways CA-99, CA-180, I-5
- Ideal Distribution/Manufacturing Industrial Space
- Quick Freeway Access | Heavy Power Available | ADA Restrooms
- Parking On All Sides Of Building on ±5 Acres + Additional Land

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PROPERTY DESCRIPTION

±51,300 SF steel beam metal freestanding Industrial building on ±4.05 AC plus ±0.94 AC of Expansion Land. The building offers a ±13,700 SF recently remodeled office/showroom and a ±37,600 SF fully insulated warehouse, with the ability to combine the 12' showroom & 20' warehouse to provide ±44,800 SF of warehouse if desired. Front showroom space (concrete block construction w/ 2011 spray foam roof) consists of ±7,200 SF of an open retail area with new LVP flooring throughout, 3 offices, and a shop restroom/lounge. Front office space of ±6,500 SF has 10 private offices, 2 open rooms/conference rooms, oversized restrooms, bullpen area, filing/printing area, 2 storage rooms, employee lounge, and 2 separate warehouse offices. Rear warehouse has a former machine shop in ±11,250 SF which has various 220V connections and a former distribution space in ±24,975 SF with various dock high doors and mezzanine racking. Warehouse space has a 20' ceiling height (15' at eaves), efficient lighting, skylights, coolers & reznor heaters, various ADA restrooms, fully fire suppression system (250 PSI, 6" main, 2.5" distribution), video surveillance, & 1,600 amps of heavy power. Features (6) roll up doors, portable truck dock, full chain link Electric Fence Monitoring (grandfathered fee of only \$1,700/month). Nearby CA-99 access via Jensen Ave & in-process upgraded interchange North Ave. Flexible heavy industrial zoning allows for many uses allowed in this centrally located Industrial area. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs.



LOCATION DESCRIPTION

This property is located south of E Jensen Ave, east of S Chestnut Ave, north of E North Ave and west of Willow Ave in Fresno, California. Situated near major transportation arteries, this area provides easy access to the Fresno Yosemite International Airport and the Highway 180 corridor, ideal for businesses with logistics and distribution needs. Surrounded by a dynamic mix of local businesses and just a short drive from retail and dining options, this prime location offers convenience and connectivity for both employees and customers.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	51,300 SF	Lease Rate:	\$0.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2645 S Chestnut Ave	Available	51,300 SF	NNN	\$0.75 SF/month

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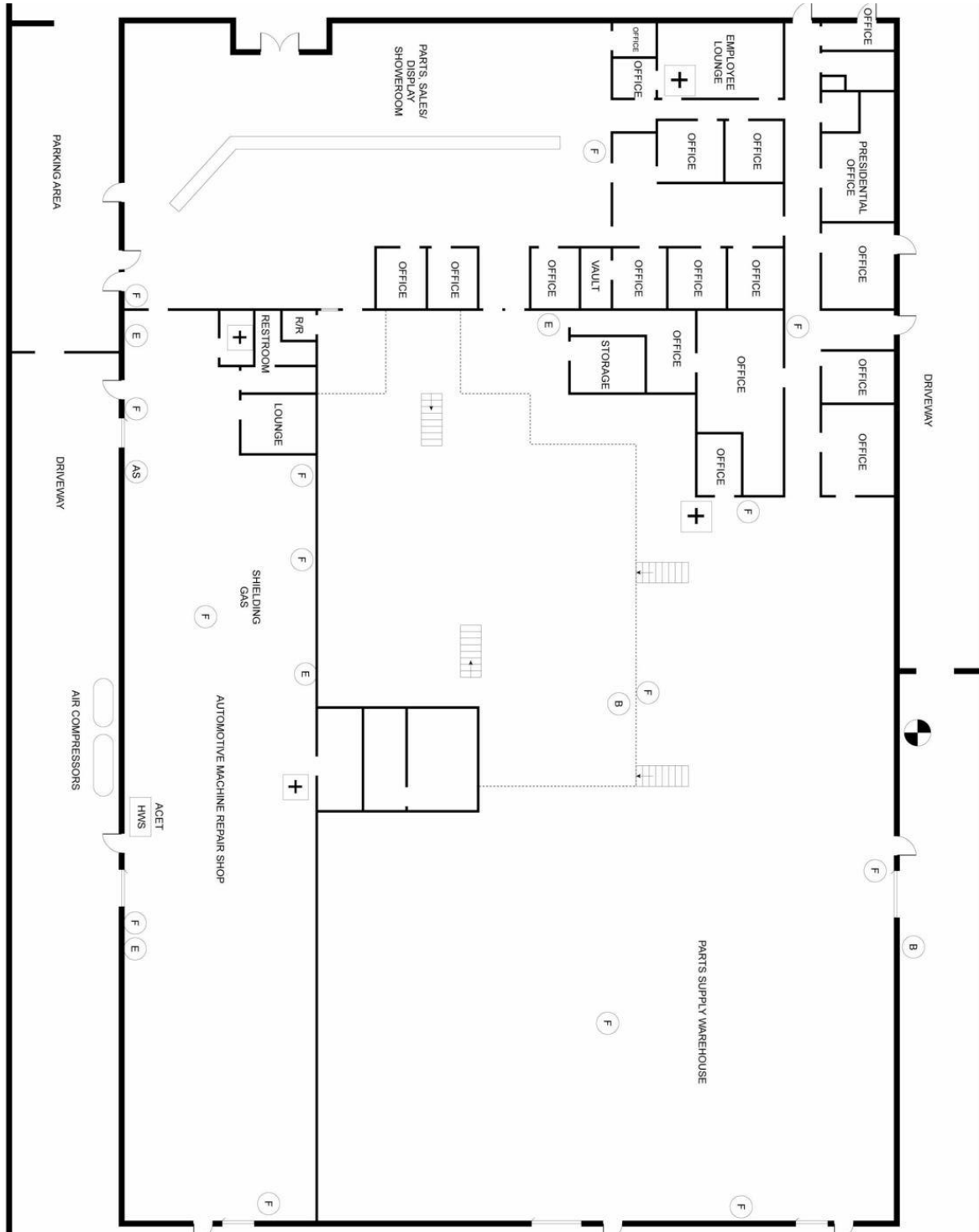
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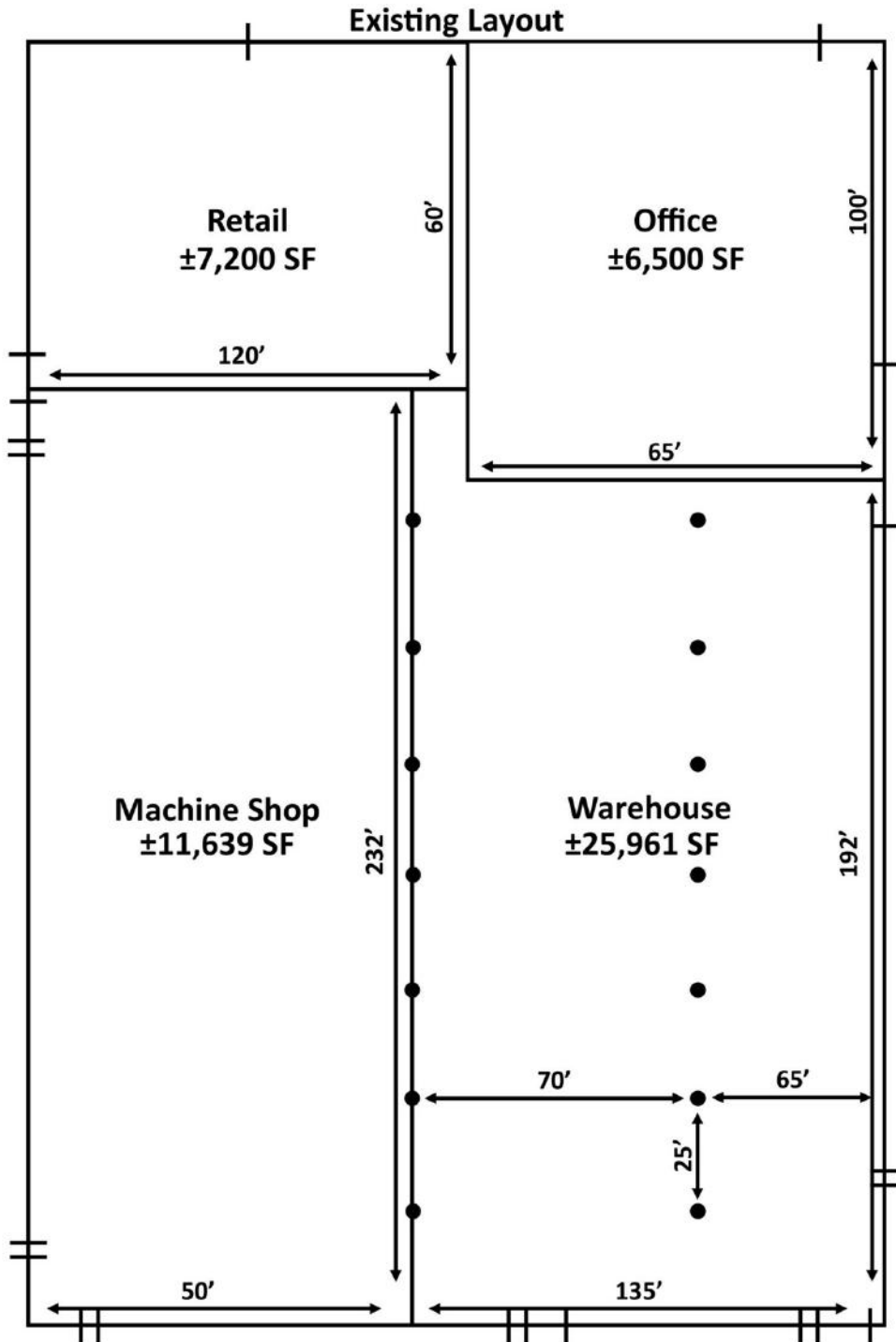
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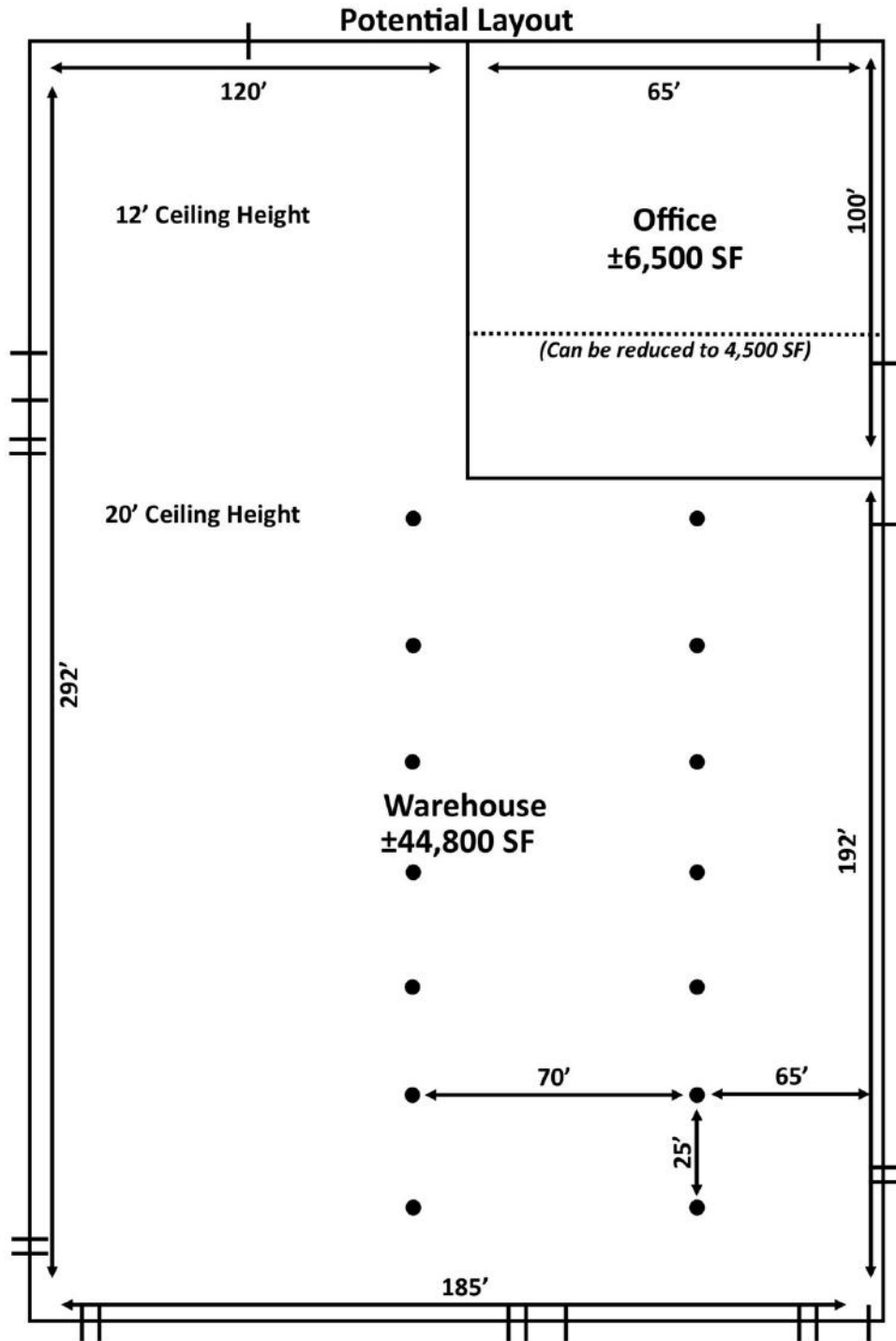
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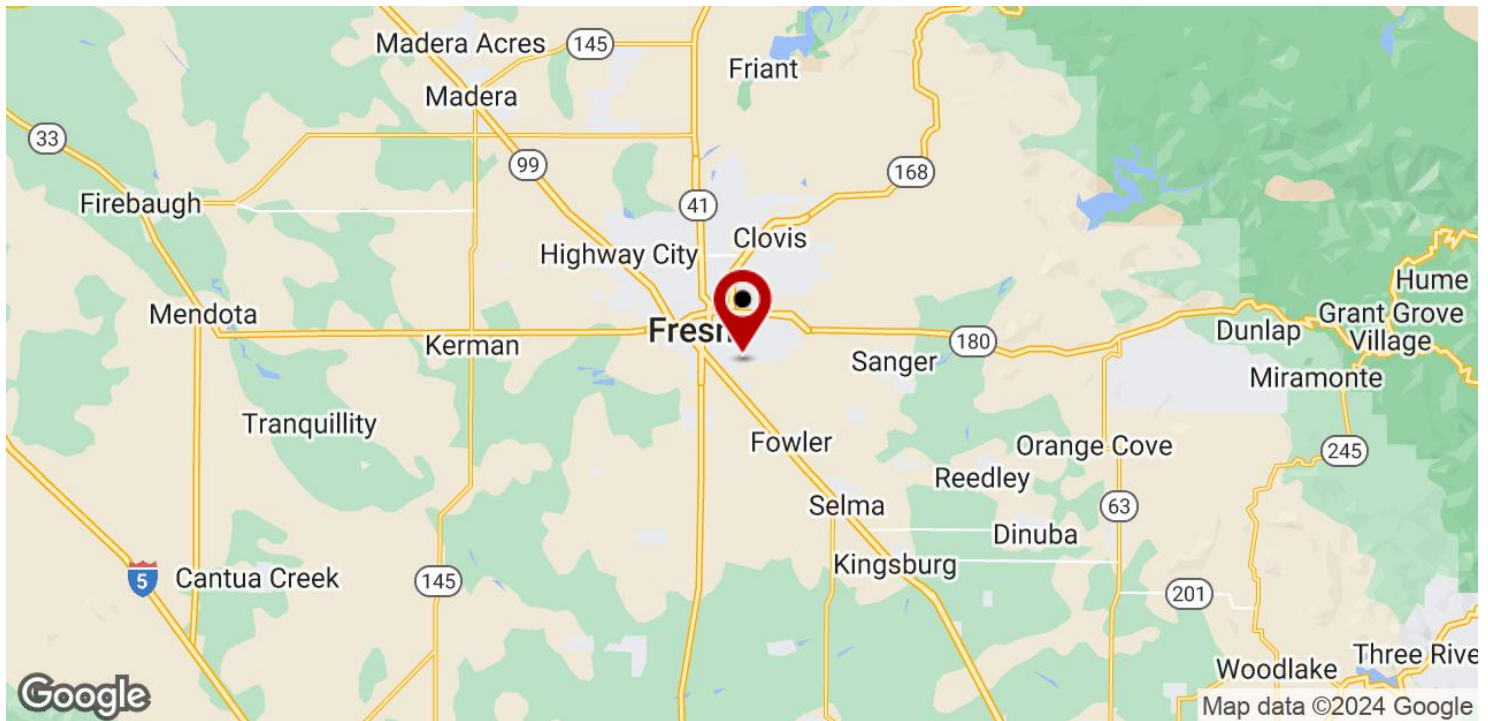
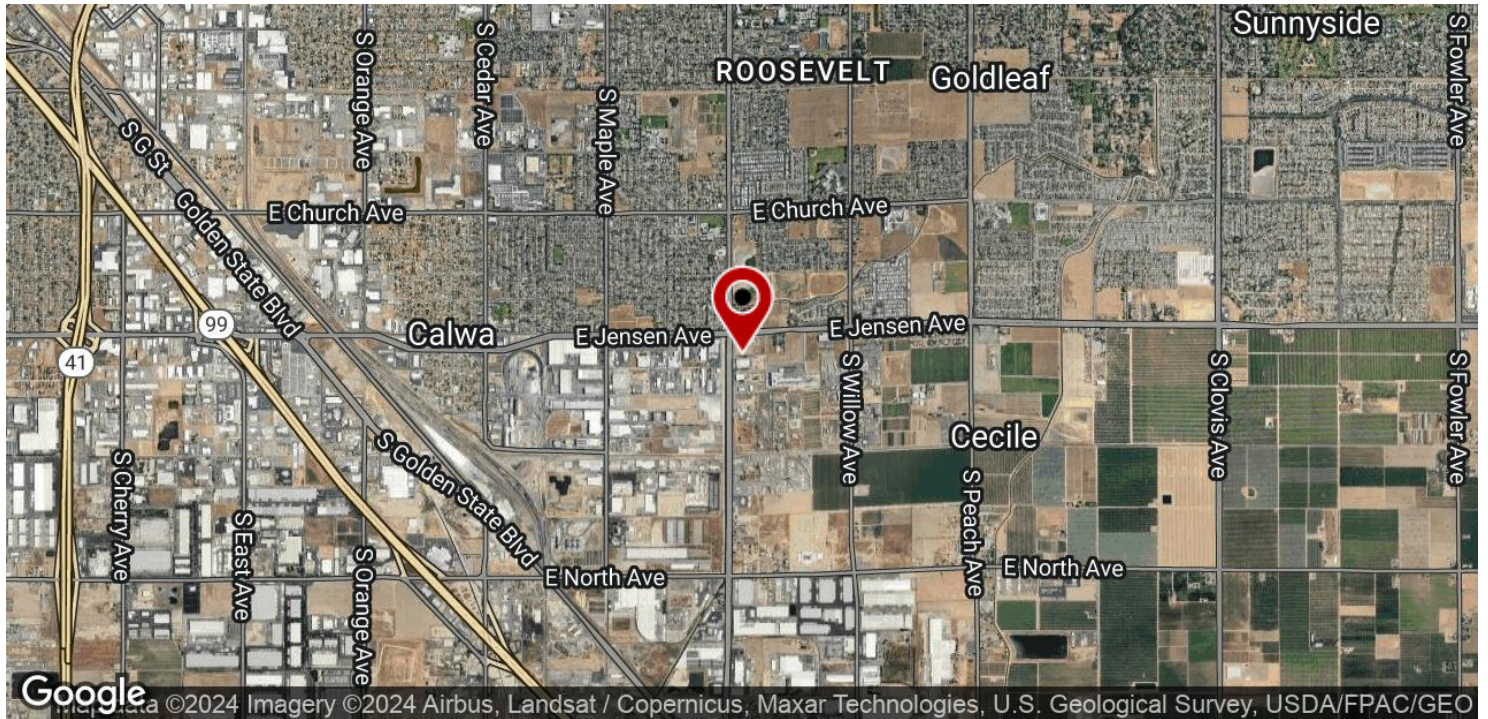
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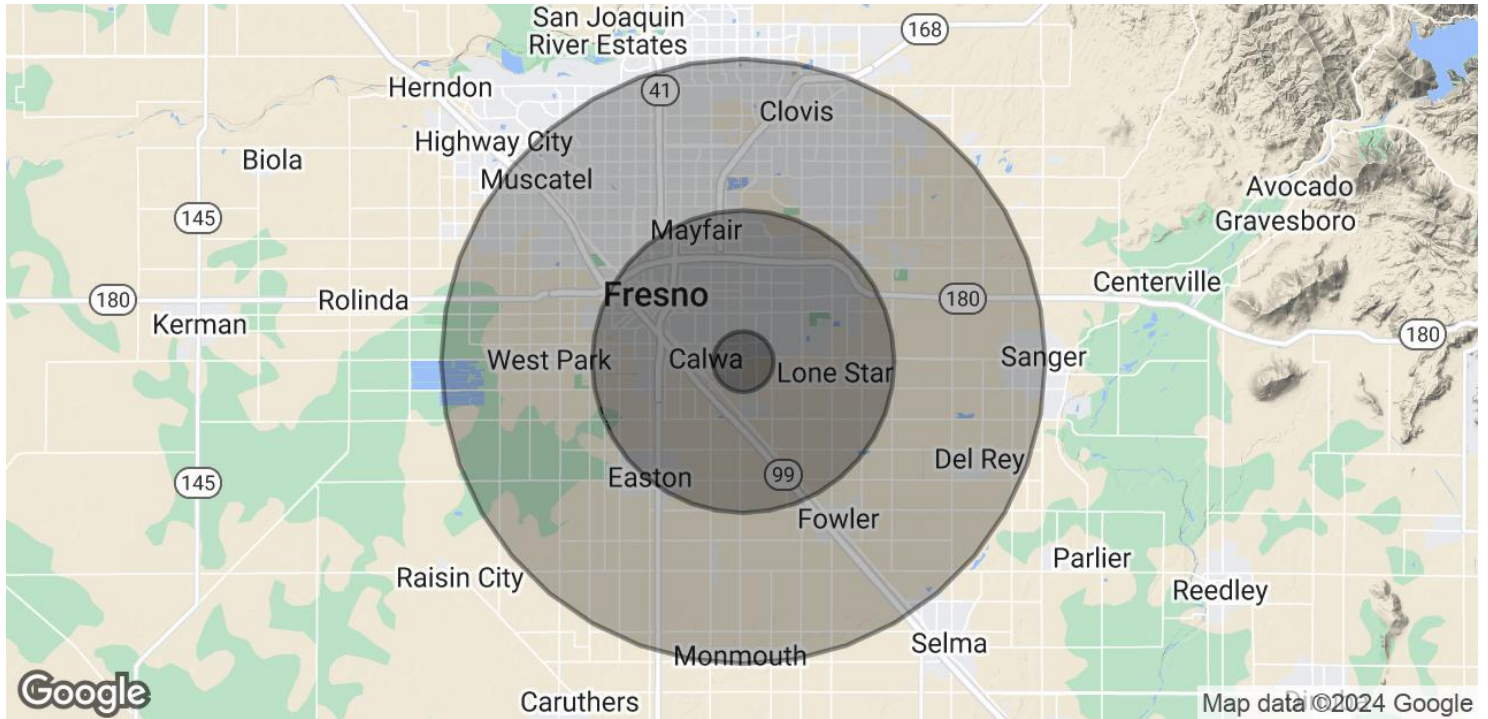
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,413	203,340	588,029
Average Age	29.1	30.1	32.6
Average Age (Male)	26.3	29.3	31.8
Average Age (Female)	32.7	30.8	33.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,549	61,875	198,058
# of Persons per HH	4.1	3.3	3.0
Average HH Income	\$60,530	\$51,867	\$65,710
Average House Value	\$164,849	\$158,863	\$215,349

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	64.3%	62.4%	52.2%

* Demographic data derived from 2020 ACS - US Census

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