



# For Sale/Lease

MULTI-TENANT INDUSTRIAL W/ FREEWAY EXPOSURE

2642-2680 E. CHURCH AVE., FRESNO, CA 93706

CONTACT EXCLUSIVE  
LISTING BROKER

Stumpf and Company  
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2045 E. Ashlan Ave., #102  
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VIEW OUR LISTINGS

Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.





## HIGHLIGHTS

- Multi-Tenant Industrial (3 Units)
- Zoned for Heavy Industrial (IH)
- For Sale & Lease
- Seller-financing Available!

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## DESCRIPTION

Multi-tenant industrial property with Freeway 99 exposure, located in one of Fresno's most accessible and logistics-driven industrial corridors. This  $\pm 22,080$  SF concrete tilt-up facility sits on  $\pm 1.26$  acres and is divided into three suites. Each features 3-phase, 200-amp power in each unit, flexible warehouse/office layouts, roll-up door(s), loft storage, heating/cooling units, and drive-through truck access. The roof was recoated in May 2025. Zoned Heavy Industrial (IH), a high-demand designation. Available for sale or lease, this property is suitable for owner-users, tenants, or investors. Ideal for distribution, warehousing, light manufacturing, or fabrication, with zoning that permits higher capacity.

## LOCATION

2642-2680 E. Church Ave., Fresno, CA 93706 (Church & Cherry). The property is located just south of the Freeway 41 and 99 interchange, with direct access from Jensen Avenue. It offers visibility from Freeway 99 and convenient access to both major transportation corridors, suitable for businesses with regional logistics or distribution needs.

## TOTAL SIZE

$\pm 22,080$  SF on  $\pm 1.26$  acres

## ZONING

IH - Heavy Industrial. Zoned for manufacturing, distribution, warehousing, and other high-intensity uses. IH zoning is in high demand and limited supply, especially near major transit corridors.

## FOR LEASE

$\pm 3,800$  SF available now for \$3,230/month modified gross (\$0.85 psf)

## FOR SALE (**PRICE REDUCED!**)

\$2,350,000 (\$106/SF). Seller-financing available.



# Available Space

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