

Freestanding Heavy Industrial Building Near Airport in Fresno, CA



Sale Price	\$2,495,000
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OFFERING SUMMARY

Building Size:	17,474 SF
Office SF:	2,400 SF
Lot Size:	44,748 SF
Price / SF:	\$142.78
Year Built:	2007
Zoning:	IL: Light Industrial
Market:	Fresno
Submarket:	Northeast Fresno
Cross Streets:	Weathermaker Ave & Baker Ave
APN:	453-080-36

PROPERTY HIGHLIGHTS

- Recessed Dock | Wrap Around Paved Yard | Semi Access
- ±17,474 SF Office/Warehouse Building on ±1.05 AC
- 600 Amps, 480 Volt - 3 Phase Heavy Industrial Power
- 20' 6" Clear Height | (4) 12' x 14' Ground Level Rollup Doors
- Prime Airport Location | Fully Fenced, Paved, & Lit Yard
- Fully Insulated | 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
- Excellent Access To All Major Freeways CA-168, CA-180, I-5
- Ideal Heavy Industrial Distribution/Manufacturing Space
- Quick Freeway Access | Multiple Meters Available | ADA Restrooms
- Within Minutes From Various Corporate Neighbors
- ±2,806 SF Office & ±14,668 SF Warehouse

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PROPERTY DESCRIPTION

±17,474 SF freestanding office/warehouse building with a dock on ±1.05 AC of fully-paved wrap around yard with semi access. Consists of a like-new ±14,668 SF warehouse and ±2,806 SF of office that is fully built-out. Features newer LED lights throughout, 20' 6" clear height with only (1) supporting post, (4) oversized rollup doors (12' x 14'), (4) operational swamp coolers, fully insulated warehouse, skylights, full ESFR fire sprinklers, suppressed dock with an existing leveler positioned away from the building, and 2 existing separate electrical meters (with room for a 3rd) providing heavy 600 amp 3-phase power. The office features (2) large reception/open work areas, (4) private offices, & an additional private office with access from the warehouse, server room, conference room, break room & ADA restrooms. Located near Fresno Yosemite International Airport, CA-168 & CA-180 which creates convenient access to all nearby county's. 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 east of Maple Ave, south of McKinley Ave, west of Chestnut Ave, & north of Olive Ave in Fresno, CA. 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.



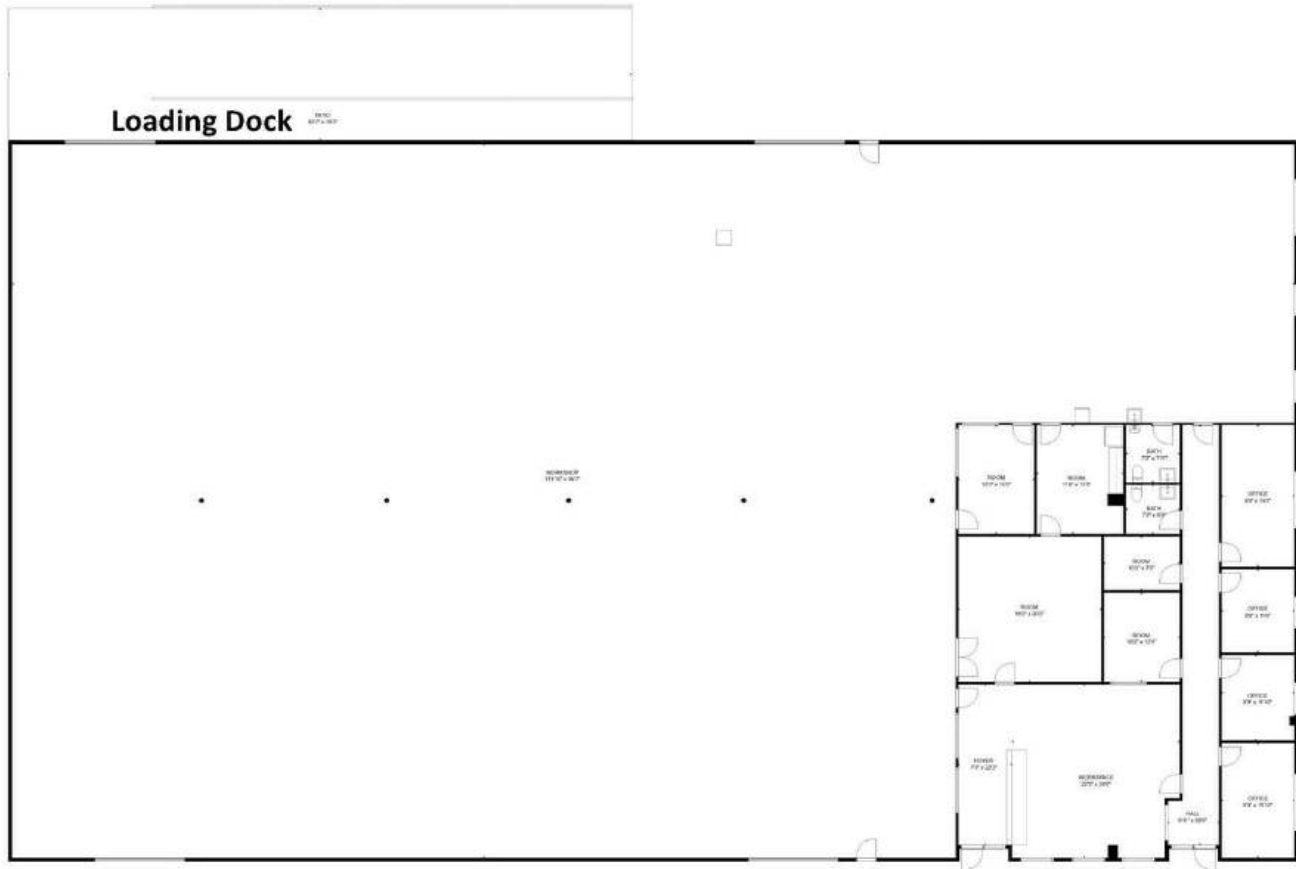
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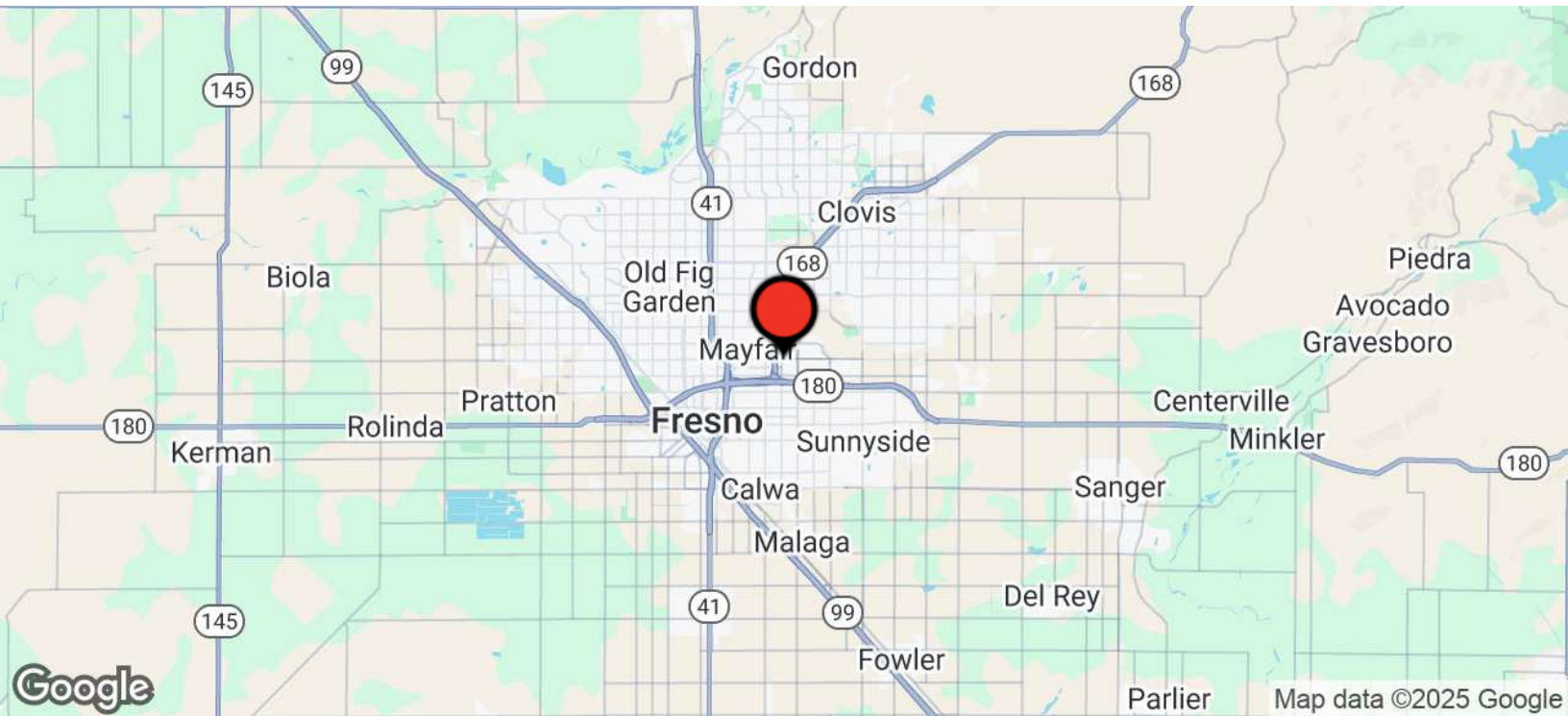
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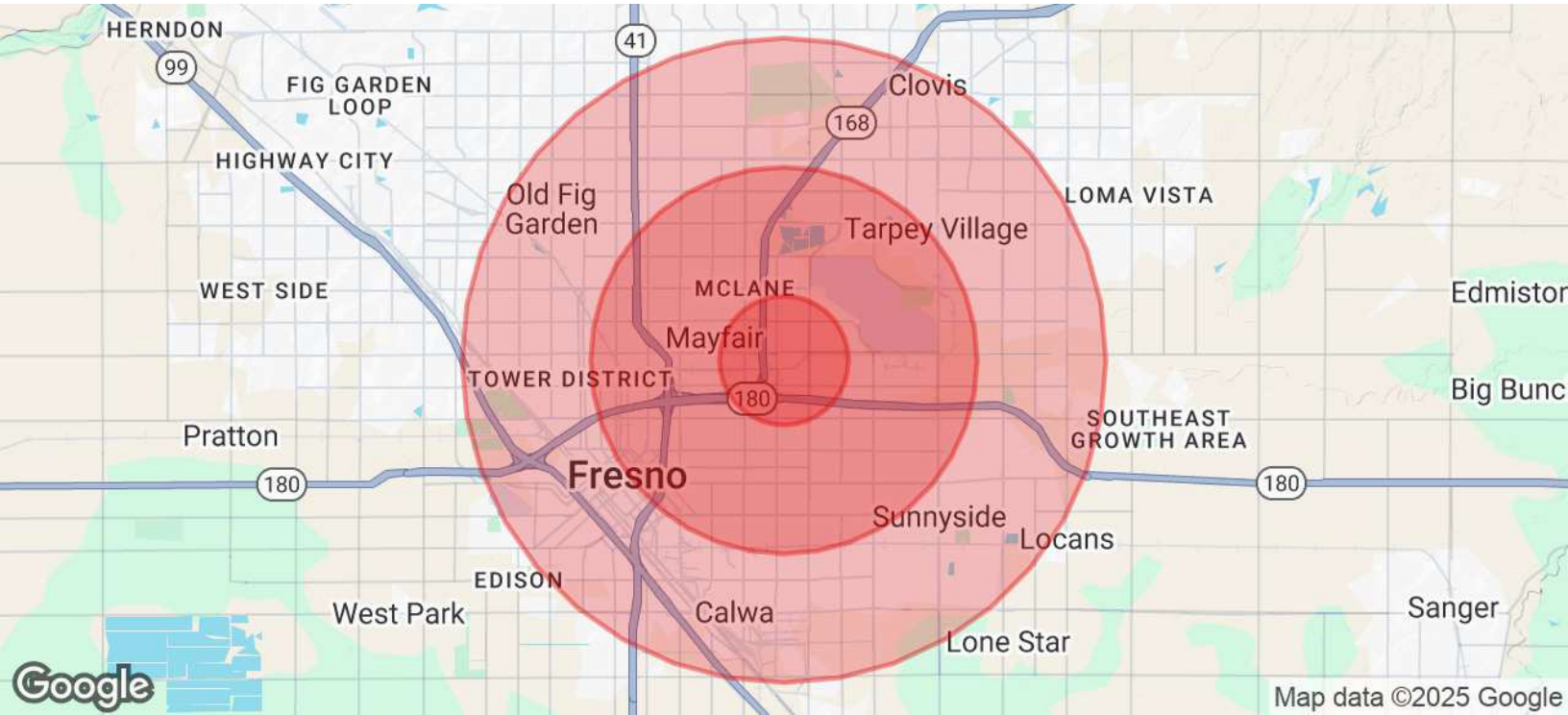
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,275	175,183	386,873
Average Age	33	34	35
Average Age (Male)	33	34	34
Average Age (Female)	33	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,935	53,753	123,890
# of Persons per HH	3.6	3.3	3.1
Average HH Income	\$58,842	\$62,168	\$74,932
Average House Value	\$259,293	\$277,831	\$332,740

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	66.4%	65.5%	58.2%

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