



For Sale

Rail Served Industrial Facility with Cranes

\pm 81,984 SF on \pm 8.43 AC | 2990 E Annadale Ave, Fresno, CA

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

Property Features



±81,984 SF building
on ±8.43 AC lot



±71,148 SF open warehouse/
manufacturing area



Two Union Pacific
rail spurs



Wrought iron and electric
perimeter fences



±10,836 SF
main office building



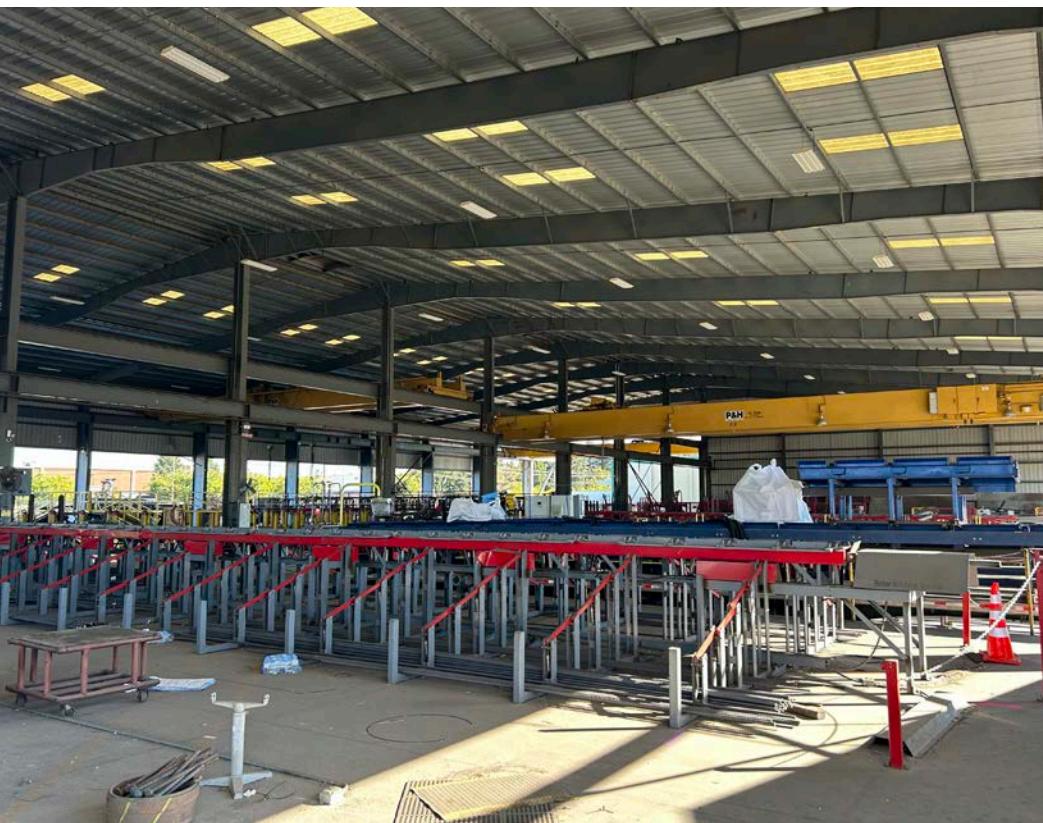
Nine interior
dock positions



Two bridge cranes
(10 & 15 ton)



Close proximity
to Highway 99

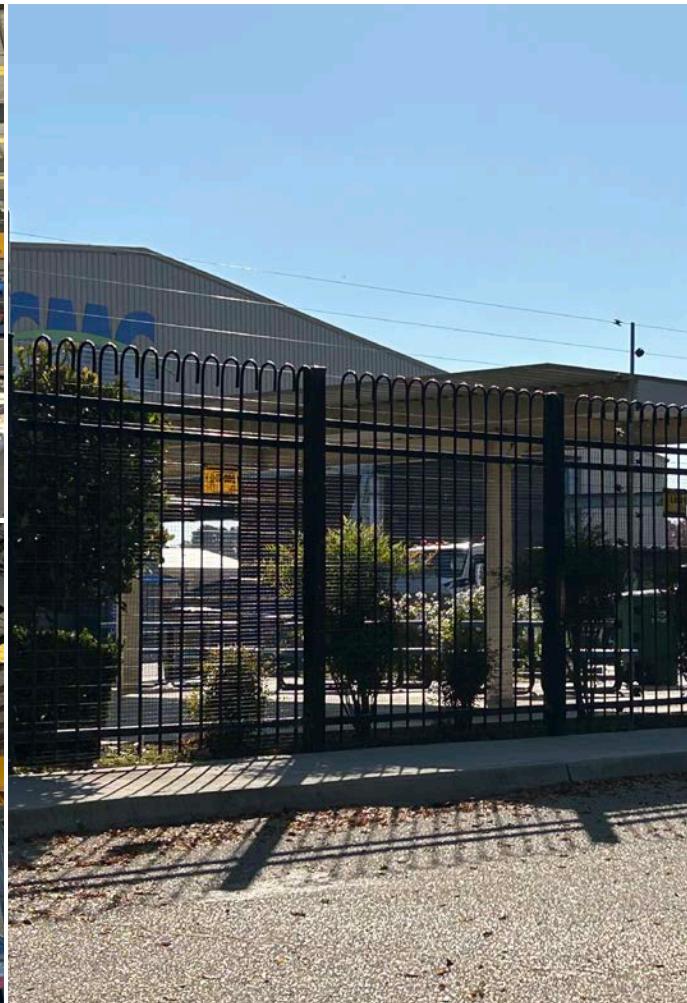
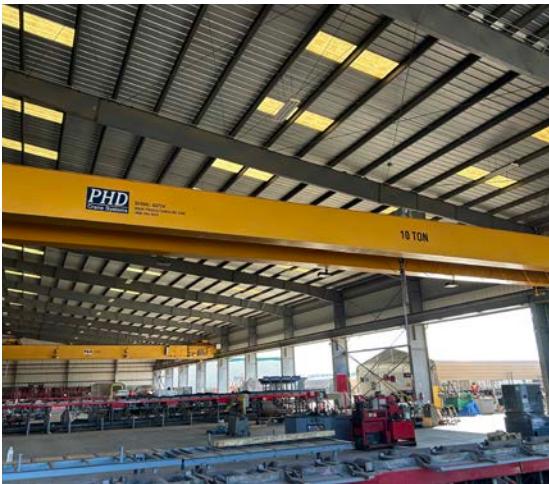


Property Specs

Rentable SF	±81,984 SF
Lot Size	±8.43 AC
Warehouse/ Manufacturing Area	±71,148 SF
Main Office Building	<p>±10,836 SF including 20+ private offices, conference room, reception, break room, 4 bathrooms, and copy room</p> <ul style="list-style-type: none"> One - 10 ton bridge crane Bay dimensions: 330' x 100' Floor to crane height: 18' One - 15 ton bridge crane Bay dimensions: 360' x 85' Floor to crane height: 25'
Rail	Two UP rail spurs
Year Built	2007
Clear Height	33' to 39'
Power	2,500 amps, 480/277v (to be verified)
Docks	9 interior dock positions
Yard	Asphalt, paved, and lighted
Security	Wrought iron and electric perimeter fences
Roof	Metal
Features	<ul style="list-style-type: none"> Large bay open metal building Well distributed air & electrical Large corporate office Close proximity to Hwy 99
Asking Price	Contact Broker



2990 E Annadale Ave, Fresno, CA / For Sale



2990 E Annadale Ave, Fresno, CA / For Sale



2990 E Annadale Ave, Fresno, CA / For Sale

Highway Access

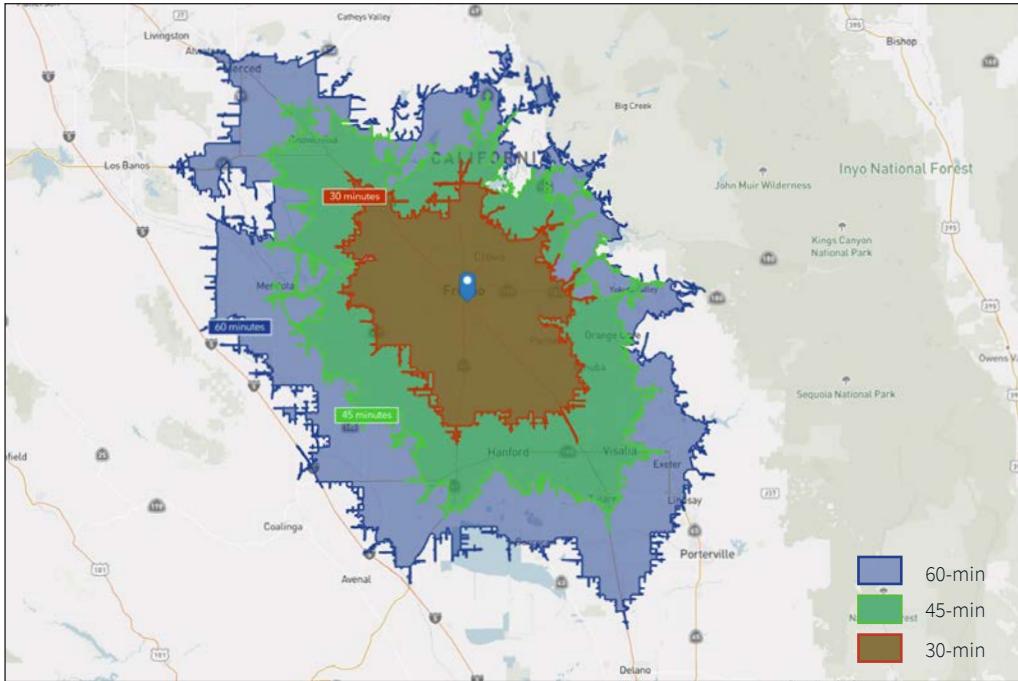


2990 E Annadale Ave, Fresno, CA / For Sale

Corporate Neighbors



Strategic Location



2025 Demographics

30-min drive time

Labor Demographics

 **9,519**
Transportation &
Warehousing employees

 **20,558**
Manufacturing employees

Consumer Demographics

 **1,017,585**
Population

 **330,099**
Households

 **\$64,545**
Median Household Income

 **\$472,687**
Median Home Value

 **153,521**
Baby Boomer:
Born 1946 to 1964

 **170,676**
Generation X:
Born 1965 to 1980

 **260,362**
Millennial:
Born 1981 to 1998

 **272,721**
Generation Z:
Born 1999 to 2016



Rail Served Industrial Facility with Cranes

±81,984 SF on ±8.43 AC | 2990 E Annadale Ave, Fresno, CA

For more information, please contact:

Michael Matter

+1 209 390 1702

michael.matter@jll.com

Lic # 01435801

Tim Mustin

+1 209 390 1687

tim.mustin@jll.com

Lic #01857876

John Fondale, SIOR

+1 209 390 1694

john.fondale@jll.com

Lic. #01017415

Jack Fondale

+1 209 616 6057

jack.fondale@jll.com

Lic #02250595



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025. Jones Lang LaSalle IP, Inc. All rights reserved