



For Sale

Rail Served Industrial Facility with Cranes
±81,984 SF on ±8.43 AC | 2990 E Annadale Ave, Fresno, CA



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

2990 E Annadale Ave, Fresno, CA / For Sale

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



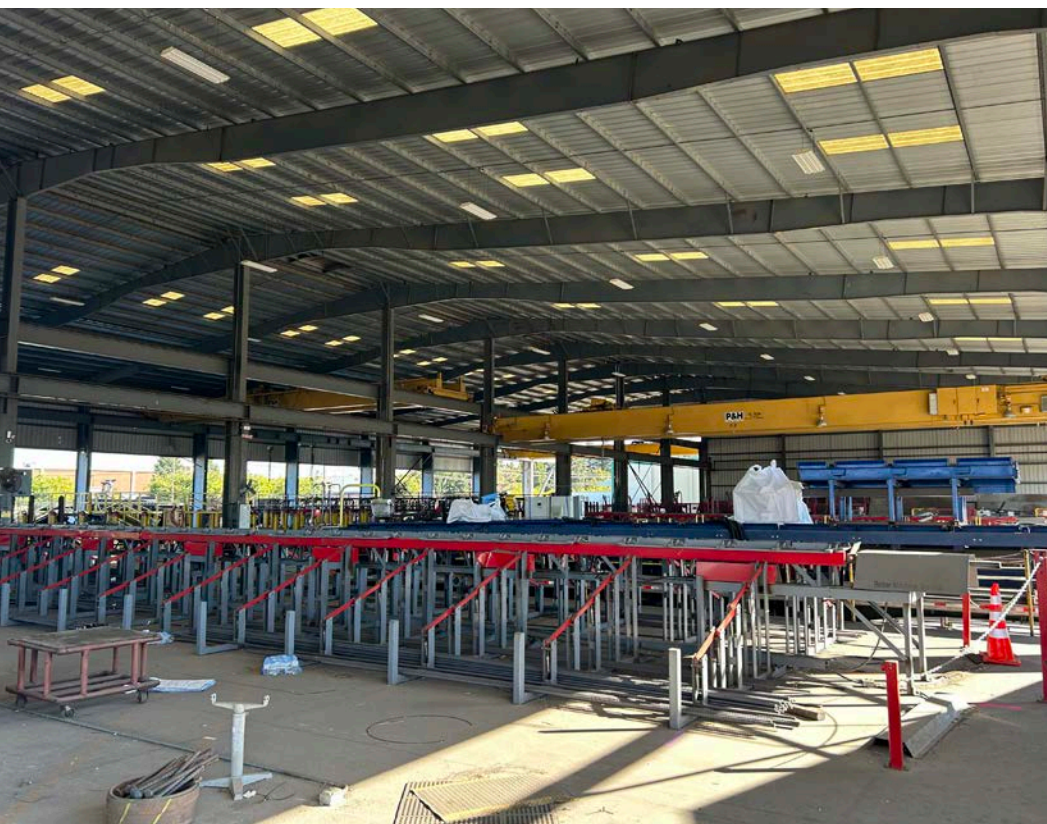
Nine interior
dock positions



Two bridge cranes
(10 & 15 ton)



Close proximity
to Highway 99



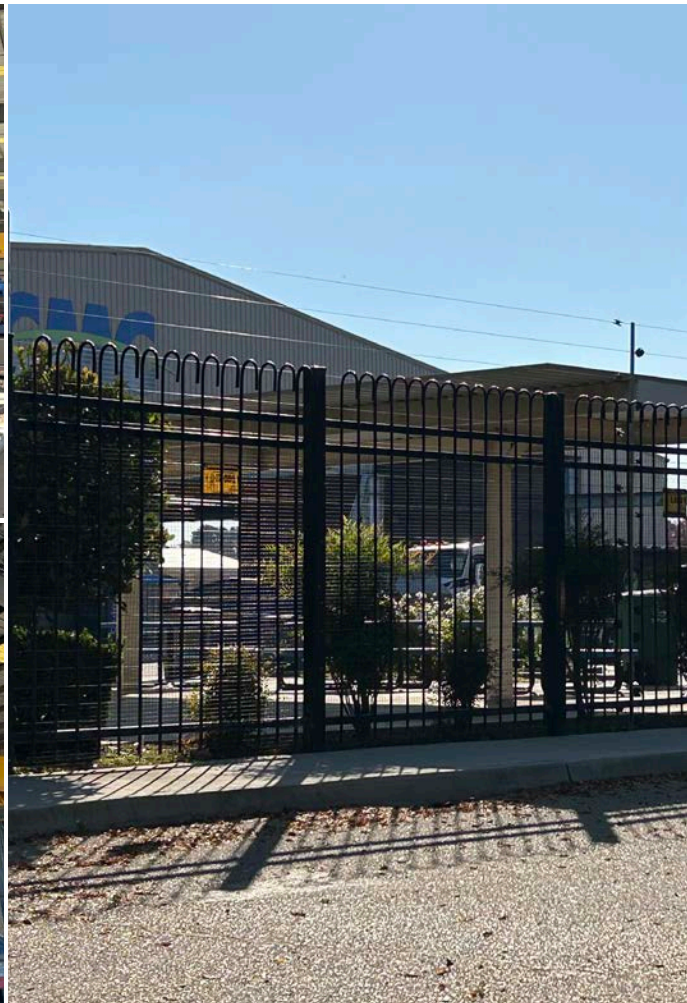
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Property Specs

Rentable SF	±81,984 SF
Lot Size	±8.43 AC
Warehouse/ Manufacturing Area	±71,148 SF
Main Office Building	±10,836 SF including 20+ private offices, conference room, reception, break room, 4 bathrooms, and copy room
Cranes	<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 buildingWell distributed air & electricalLarge corporate officeClose proximity to Hwy 99
Asking Price	Contact Broker



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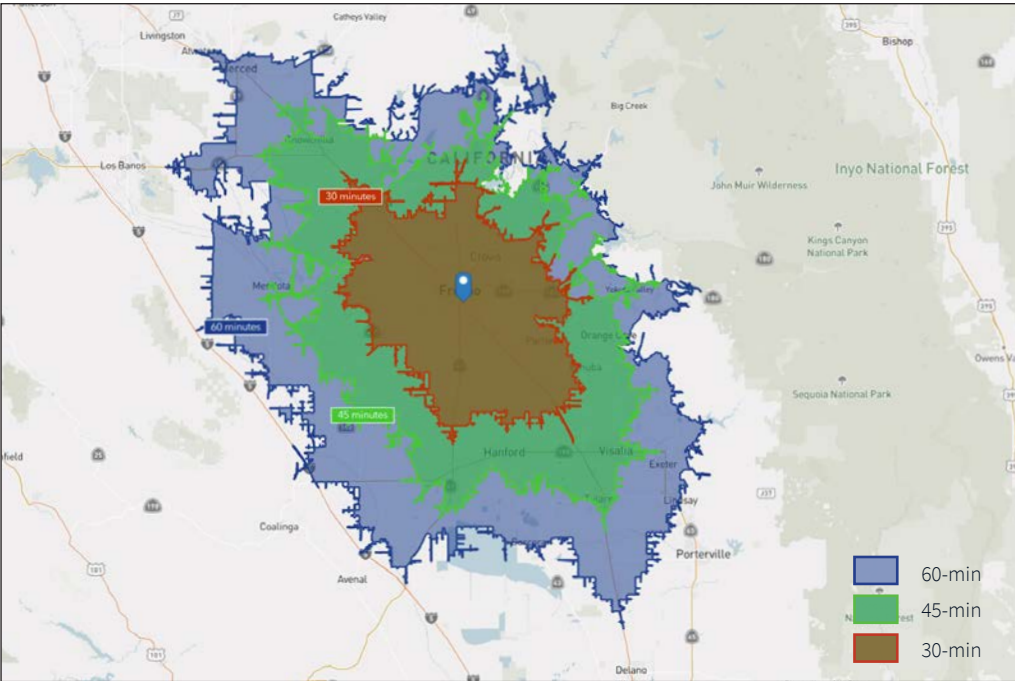
Highway Access



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



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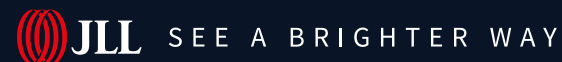
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