



FOR SALE

Two Office/Warehouse Buildings on 3.2 acres in highly desirable area and across the street from the North Pointe Business Park

1314 E. North Avenue Fresno, California

Chad McCardell SIOR
chad.mccardell@colliers.com
559 256 0157
CA DRE #01313658

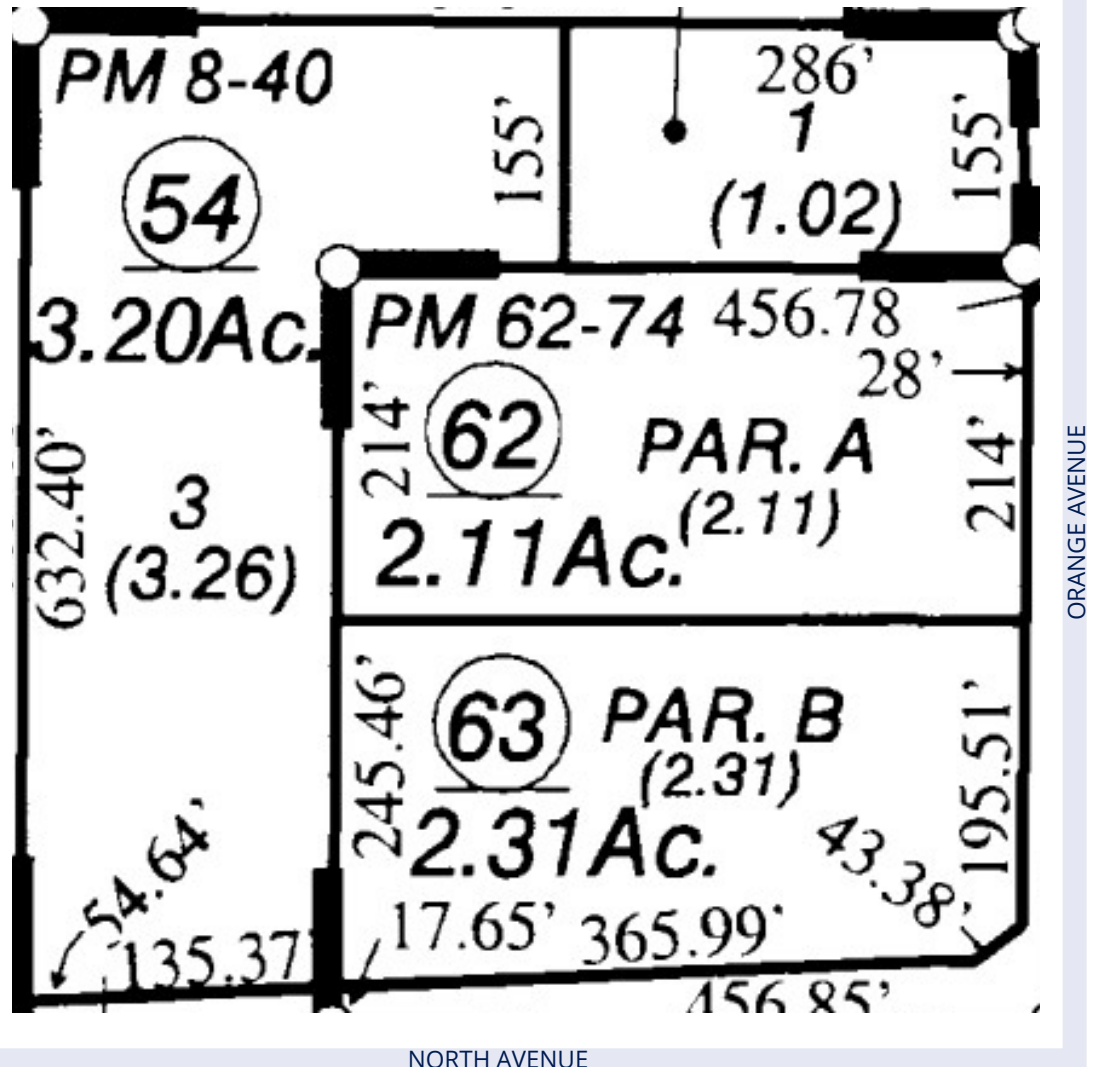
Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271

Property Summary

Location:	1314 E. North Avenue Fresno, CA
Total Available:	±42,812 SF
Parcel Size:	3.2 acres
Front Building:	±26,812 SF with approximately ±4,000 SF of office which includes 3 office restrooms and 2 warehouse restrooms. Six (6) 14' x 12' roll-up doors
Back Building:	±16,000 SF, currently divisible by four ±4,000 SF spaces Four (4) 14' x 12' roll up doors
Construction:	Buildings are masonry block/metal
Clear Height:	16'
Power:	1600 amps, 3 phase, 240v Transformer on site and expandable
Yard Area:	±25,575 SF non-paved
Utilities:	City of Fresno, PG&E electrical power and natural gas
Zoning:	IH (Heavy Industrial), City of Fresno
Year Built:	Front Bldg: 1965 Remodeled 2023 Back Bldg: 1999
APN:	487-031-54
Asking Price:	\$5,700,000

PROPERTY HIGHLIGHTS

- Motivated Seller
- Available Immediately
- Well-Maintained
- Excellent access to nearby north and southbound Highway 99
- Located across from the North Pointe Business Park



▲ Downtown
Fresno

FOR SALE

1314 E. North Avenue
Fresno, California

Office/Warehouse Buildings

1. Candor-Ags Inc/Caro Nut Company
2. Sallys Warehouse/AramSCO
3. Pepsi Bottling Group
4. Kraft Foods Distribution
5. Fed-Ex
6. Marcone Supply
7. Consolidated Electrical Distributors
8. Mission Foods
9. Tires Warehouse
10. Taylor Communications
11. Amazon Distribution
12. Yergat Packing

Chad McCardell ^{SIOR}
chad.mccardell@colliers.com
559 256 0157
CA DRE #01313658

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271

Colliers

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.