

AVAILABLE FOR SALE
OFFICE & STORAGE WAREHOUSE | 4.08± ACRES

4466 N. DOWER AVENUE
FRESNO, CA



SELLER FINANCING AVAILABLE

NEWMARK
PEARSON COMMERCIAL

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4466 N. DOWER AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability: 30,317± SF
Warehouse/Storage: 28,883± SF
Mezzanine in Warehouse: 2,300± SF
Office Space: 1,434± SF

Lot Size: 4.08± Acres

Tenancy: Single

Zoning: AE-20 (*Exclusive Agricultural*)

APN: 016-091-53S

Asking Price: \$1,300,000

WATER

A Pump and well with chlorine injection supplies water to the site.

HIGHLIGHTS

- Fully Fenced
- Paved
- Truck Scale
- Drainage Throughout the Property

LOCATION DESCRIPTION

Located in outer West Fresno on the southeast corner of N. Dower Avenue and W. Gettysburg Avenue within close proximity to Freeways 99, 180, and 145.



\$1,300,000
ASKING PRICE

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BUILDING 1 INFORMATION

Building Size: 8,700± SF

Warehouse: 7,266± SF

Office: 1,434± SF

Mezzanine: 2,300± SF

Additional overhang: 3,540± SF

Clear height: 16'

Grade Level Doors: 4 Total

3: "8x10"

1: "12x12"

Power: 480 volt 600 amp 3 phase

Heater: 1

Restrooms: 2

Lighting: LED



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BUILDINGS 2-5 INFORMATION

BUILDING 2

Building Size: 5,000± SF

Ground Level Doors: 1 (10x10)

BUILDING 3

Total Building Size: 3,744 sf

Ground Level Doors: 2 (10x10)

BUILDING 4

Total Building Size: 6,528 sf

Ground Level Doors: 3 (14x10)

BUILDING 5

Total Building Size: 5,760± SF

Ground Level Doors: 2 (14x10)



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EXTERIOR
IMAGES



4466 N. DOWER AVENUE
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OFFICE
IMAGES



4466 N. DOWER AVENUE
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WAREHOUSE
IMAGES





For information, please contact:

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