

# 1828

E. HEDGES AVE  
FRESNO, CA

**FOR SALE**

1828 E Hedges Ave

**PRICE IMPROVEMENT**

### PROPERTY FEATURES:

- **Total Building & Lot Size:**
  - ±20,899 SF - Lot Size 2.05± Acres
- **Processing Room:**
  - ±9,000 SF - Ideal for large-scale food production
- **Bagging Room:**
  - ±3,000 SF - Designed for packaging and portioning
- **Cooking Room:**
  - ±1,000 SF - Perfect for prepared foods and specialty items
- **Office Space:**
  - ±3,000 SF - Functional workspace for administrative needs
- **Cold Storage:**
  - ±2,150 SF - Includes freezer capabilities
- **Loading Docks:**
  - 2 - Streamlined logistics for shipping and receiving
- **On-Site Freezer Storage:**
  - 6 x 40-ft freezer containers in the yard

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## PROPERTY OVERVIEW

Situated in the heart of Fresno's industrial district, 1828 E Hedges Ave presents a prime USDA-certified food processing facility designed for efficient operations. This 20,899 SF facility offers a well-equipped space tailored for food production, packaging, storage, and distribution. With its strategic layout, ample storage, and specialized processing areas, this facility is well-suited for a variety of food production businesses, including meat, poultry, seafood, and specialty food manufacturing. The property also includes +/- 1.24 Acres of excess commercial land directly next to the facility. Property is located in an Opportunity Zone.

## OFFERING PRICE

\$2,300,000

## AVAILABLE SF

20,899 SF

## LOT SIZE

2.05± Acres

## APN

451-292-28; 451-292-30; 451-292-34; 451-292-01; 451-292-02



**WATER**  
City of Fresno



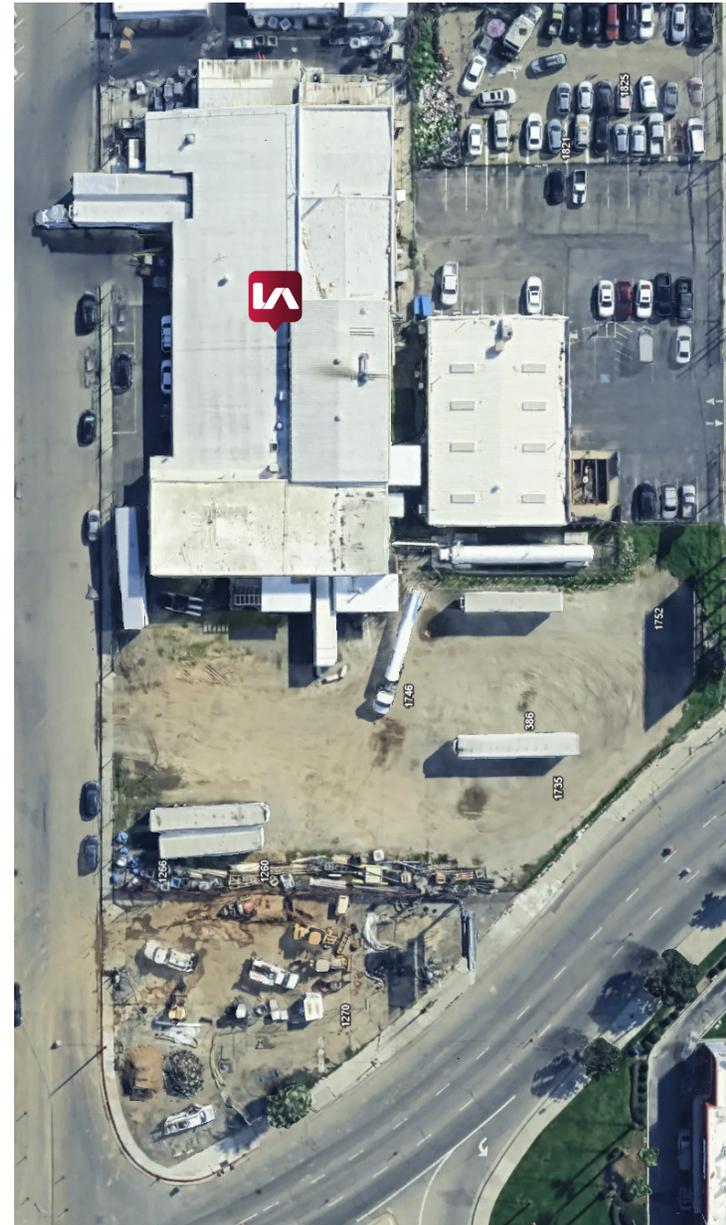
**ELECTRIC**  
PG&E



**GAS**  
SoCal Gas



**SEWER**  
City of Fresno



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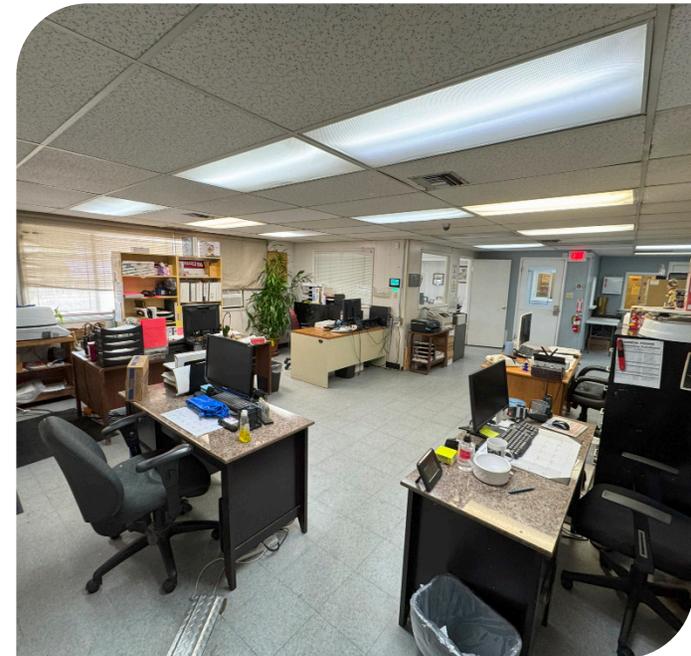
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## PARCEL MAP



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## PROPERTY IMAGES



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