

1833

E. HEDGES AVE
FRESNO, CA

FOR SALE

PRICE IMPROVEMENT

1833 E Hedges Ave.



PROPERTY FEATURES:

- **Total Building and Lot Size:**
 - ±9,336 SF | .86 Acres Lot Size
- **General Warehouse:**
 - ±7,200 SF
- **Covered Canopy/Storage**
 - ± 1,800 SF
- **Office Space:**
 - ±500 SF with ±250 SF Mezzanine (not included in total building SF)
- **Yard Space:**
 - Additional exterior storage and staging area

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Located in the heart of Fresno's industrial corridor, 1833 E Hedges Ave is a 9,336 SF warehouse property designed to support a variety of industrial, storage, and distribution operations. With a flexible layout, covered outdoor storage, and additional yard space, this facility offers the ideal combination of functionality and efficiency. Property is located in an Opportunity Zone.

OFFERING PRICE

\$800,000

AVAILABLE SF

9,336 SF

LOT SIZE

.86 ± Acres

ZONING

NMX - Neighborhood Mixed-Use

POWER

480 3-PHASE/220 V

APN

451-212-25



WATER
City of Fresno



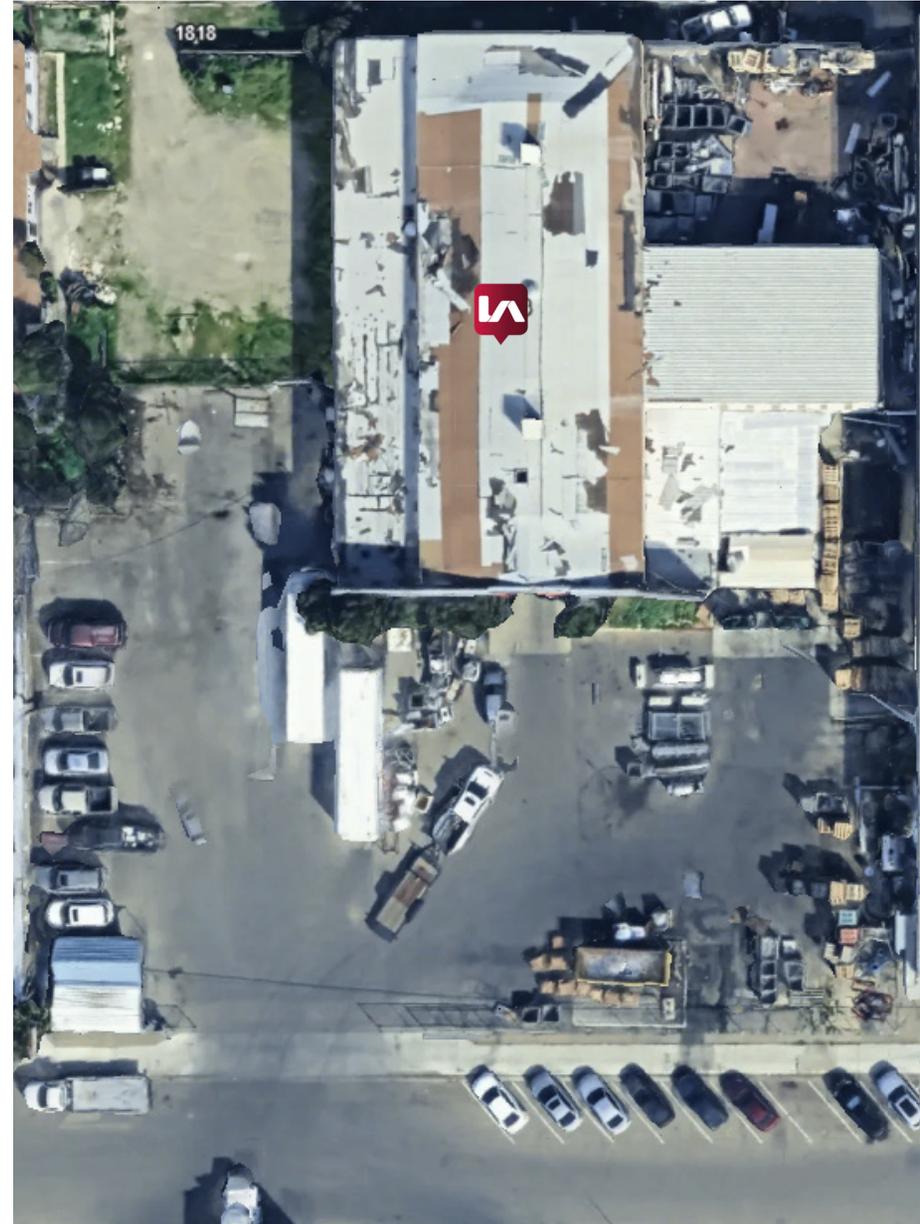
ELECTRIC
PG&E



GAS
SoCal Gas



SEWER
City of Fresno



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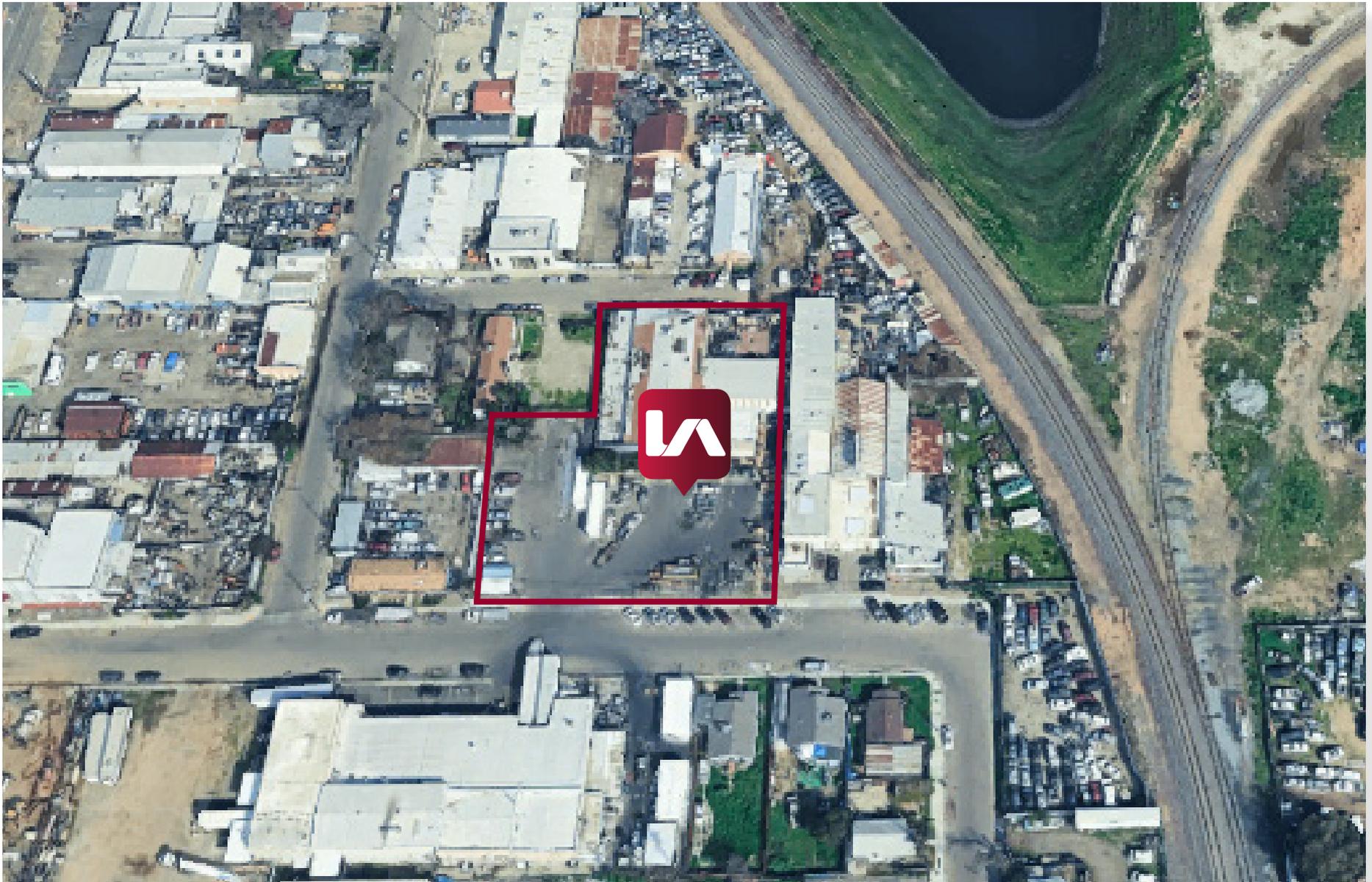
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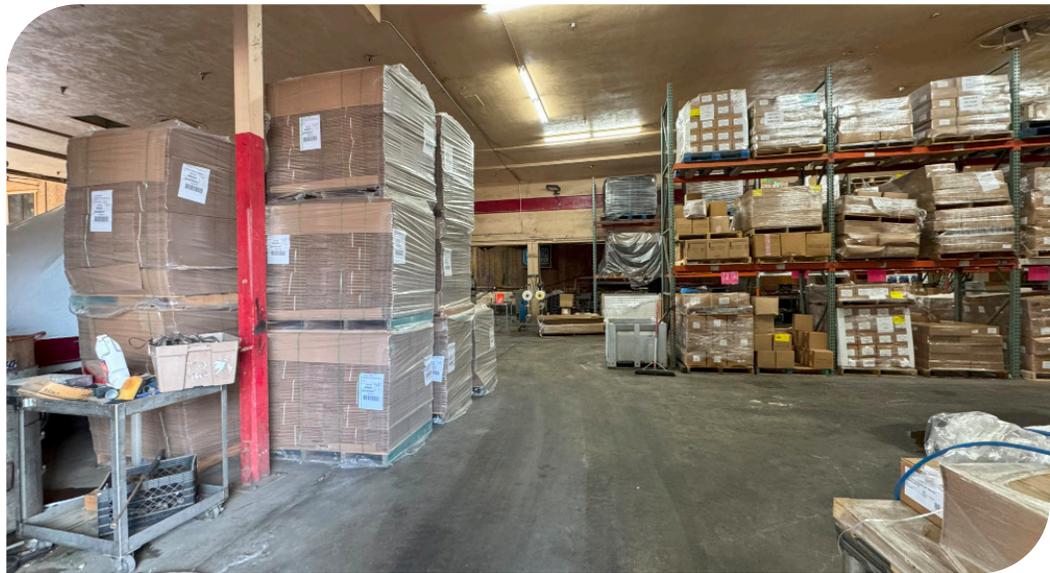
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PARCEL MAP



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PROPERTY IMAGES



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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