

An aerial photograph of a large industrial building with a grey roof and a large paved yard. The building is outlined in blue. To the left of the building is a large, dry, brown field. In the background, there are residential houses and other industrial buildings. The sky is clear and blue.

Colliers

# For Sale or Lease

Lease with Option to Purchase

## OFFERING MEMORANDUM

±150,000 SF Industrial Building with  
Large Yard for Sale or Lease

3695 S. Willow Avenue  
Fresno, California

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\*Cooperating Brokers Welcome

# Property Summary

## THE DESCRIPTION

A ±150,000 square foot freestanding, concrete tilt-up warehouse on ±14 acres with excess land available for outside storage or additional buildings. Rail spur was pulled but drill track still adjoins the property.

## THE LOCATION

Property is located between E. North Avenue and E. Central Avenue on the west side of S. Willow Avenue. Highway 99 full interchange within 1 mile of the site.

## THE DESCRIPTION

- ±5.75 acres in undeveloped land
- Fire Sprinkler System .66 gal/3,000 SF (Boosted)
- 220 foot approach for dock staging
- Fully fenced and secured lot
- On-site ponding basin could be abandoned and filled
- Property can be rail served

## THE INFORMATION

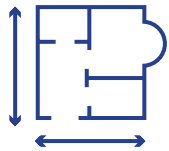
Total Building Size:	±150,000 SF
Office Space:	±3,600 SF
Sale Price:	\$18,000,000
Lot Size:	±14 acres
Zoning:	M-1C - Light Industrial (City of Fresno)
Property Subtype:	Warehouse/Distribution
Property Use:	Owner/User
APNs:	331-020-63 and 64
Column Spacing:	40' x 40'
Docks Doors:	12
Ramped Grade Level Door:	1
Sprinklers:	Wet System; 0.66 gal/3,000 SF
Ceiling Height:	24' minimum clear height
Year Built:	1984
Power:	800 amps/277/480v
Occupancy Date:	6 months after close of escrow

[\\*Cooperating Brokers Welcome](#)

## AVAILABLE FOR LEASE

Size Available:	±75,000 SF - ±150,000 SF
Lease Rate:	\$0.65 PSF, NNN
Additional Office:	TBD - Contact Broker

## Quick Facts:



Building Size:

±150,000 SF



Sale Price:

\$18,000,000



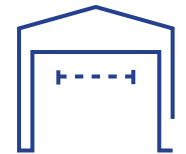
Lease Rate:

\$0.65 PSF



Dock Doors:

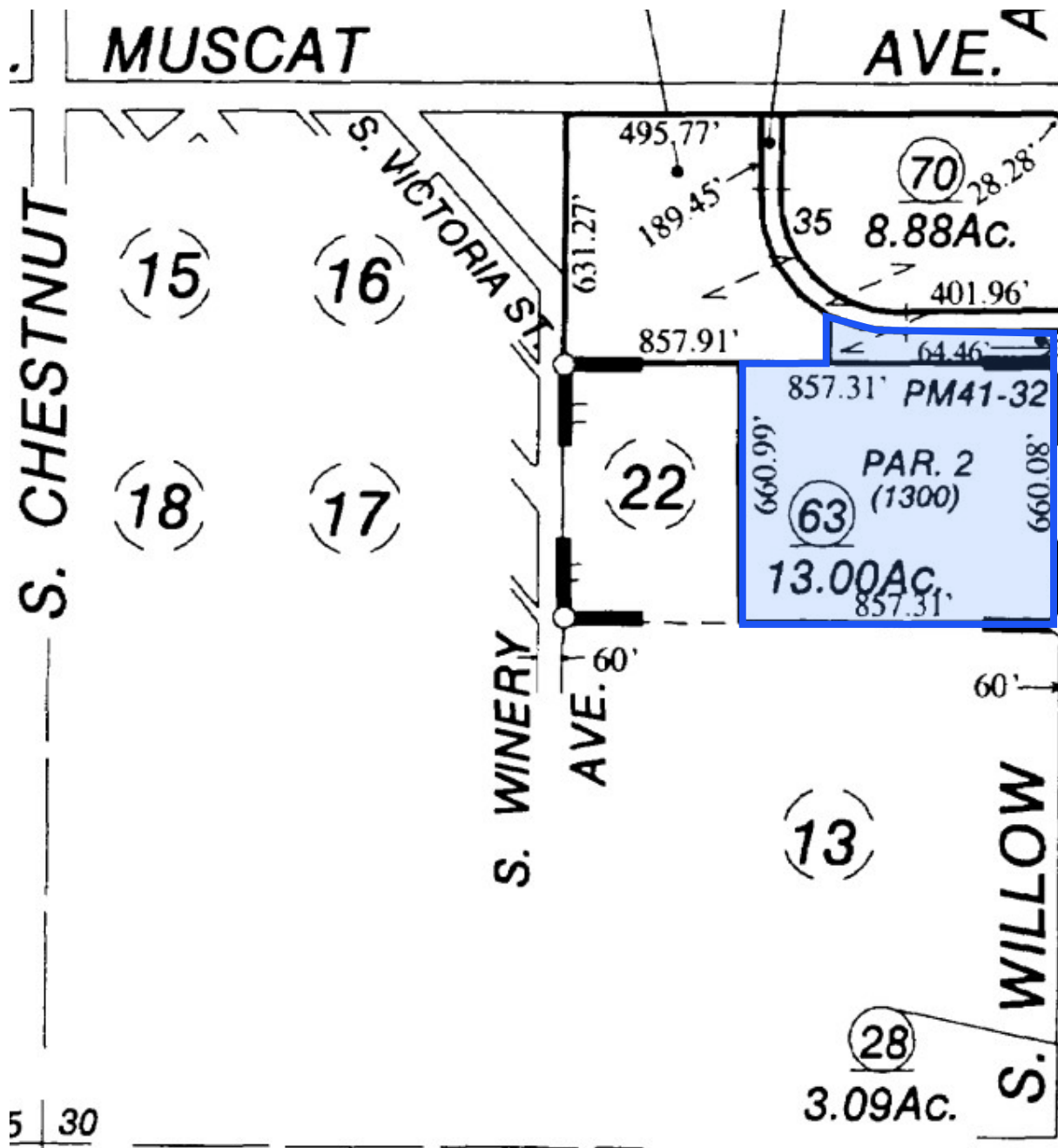
12



Column Spacing:

40' x 40'

# Property Parcel Plan



Industrial Building  
with Large Yard  
for Sale or Lease

APNs:

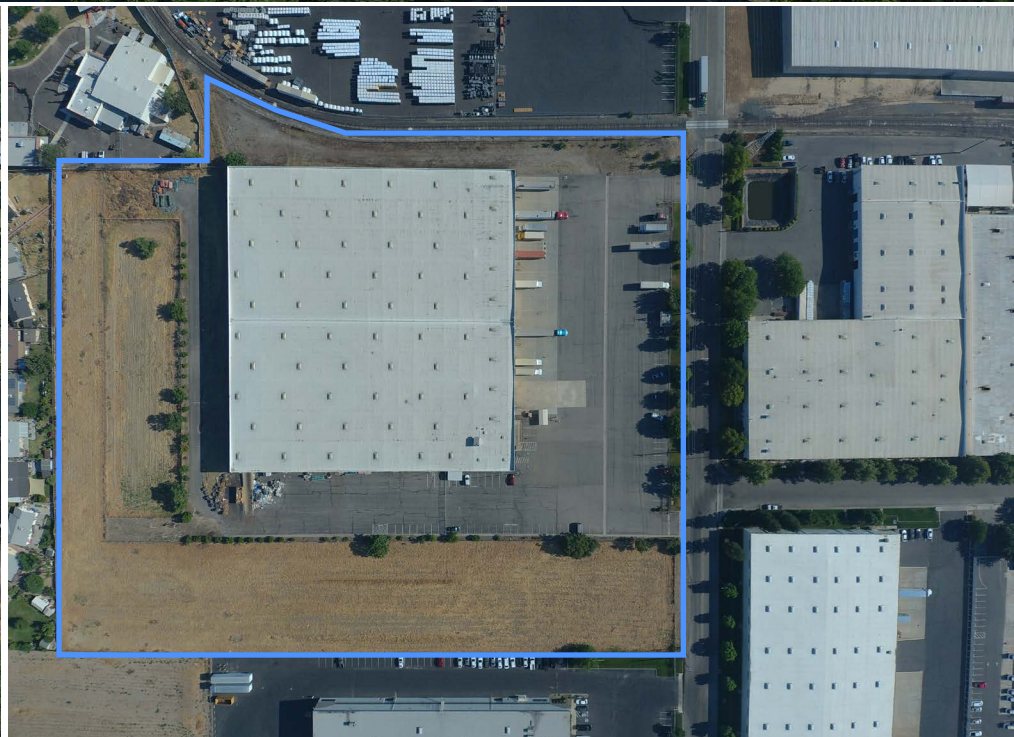
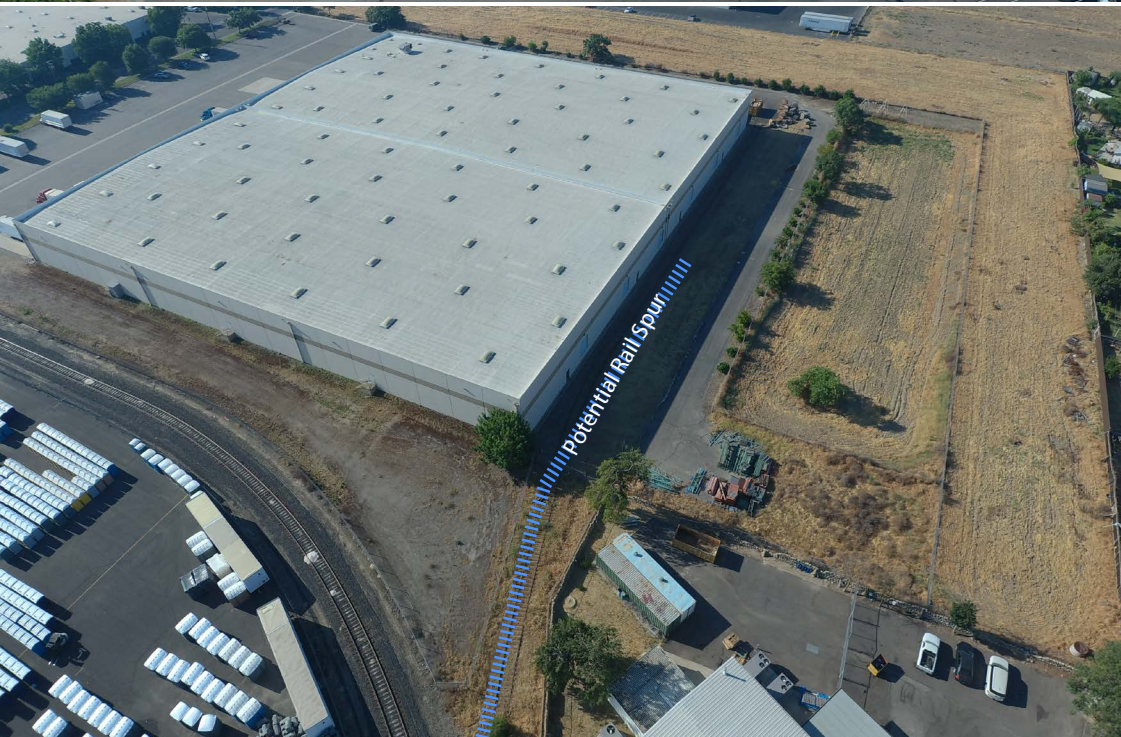
331-020-63  
and 64

3695 S. Willow Avenue  
Fresno, California





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# Property Distribution Area



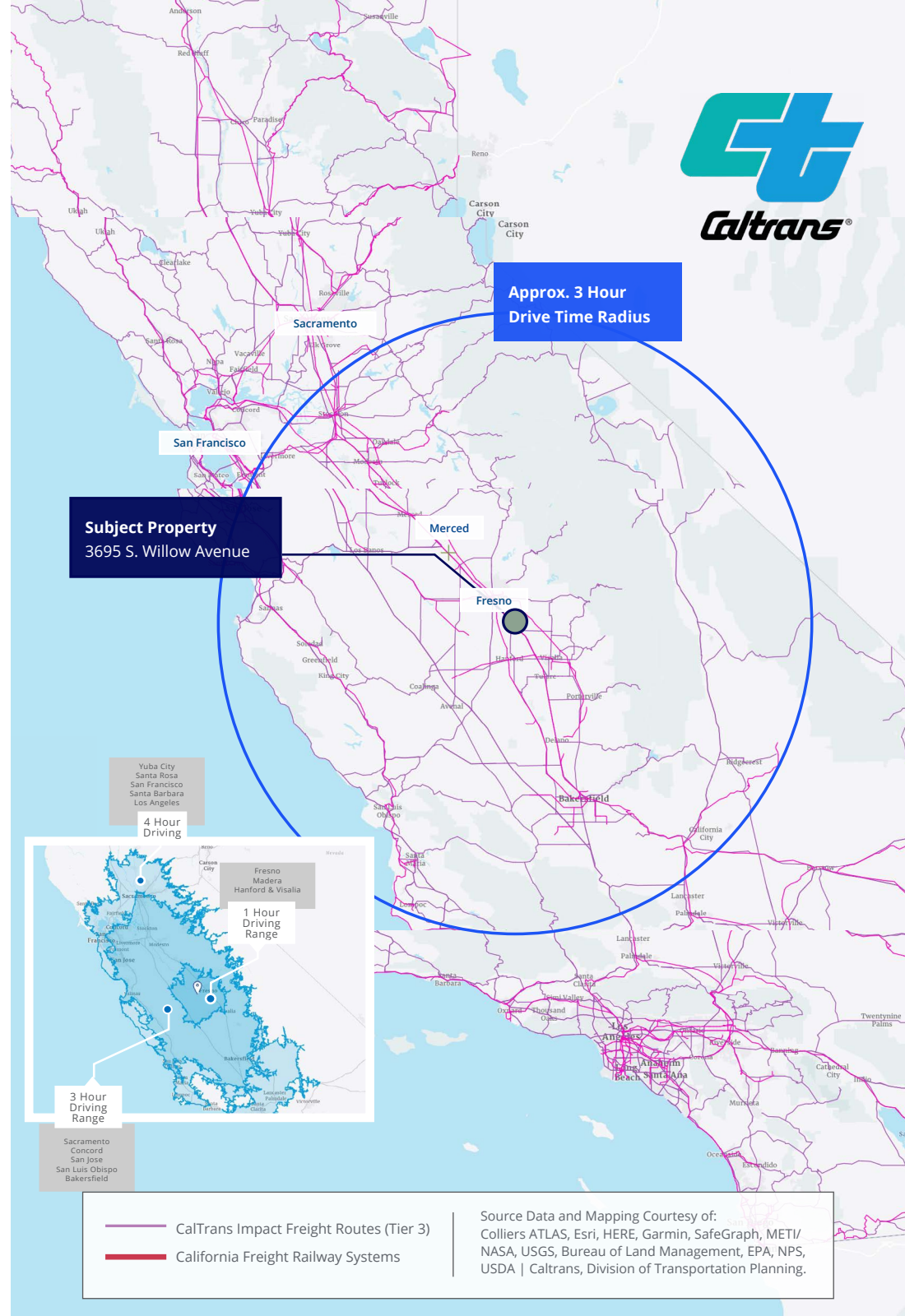
## Distance to Major Markets

Los Angeles:	192 miles
Sacramento:	145 miles
San Diego:	315 miles
Silicon Valley:	140 miles
Las Vegas:	385 miles
Reno:	385 miles
Portland:	746 miles
Seattle:	920 miles



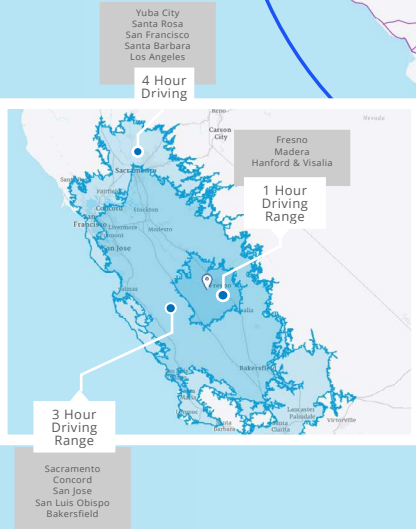
## Distance to Water Ports

Stockton:	116 miles
Oakland:	165 miles
LA/Long Beach:	241 miles



Approx. 3 Hour Drive Time Radius

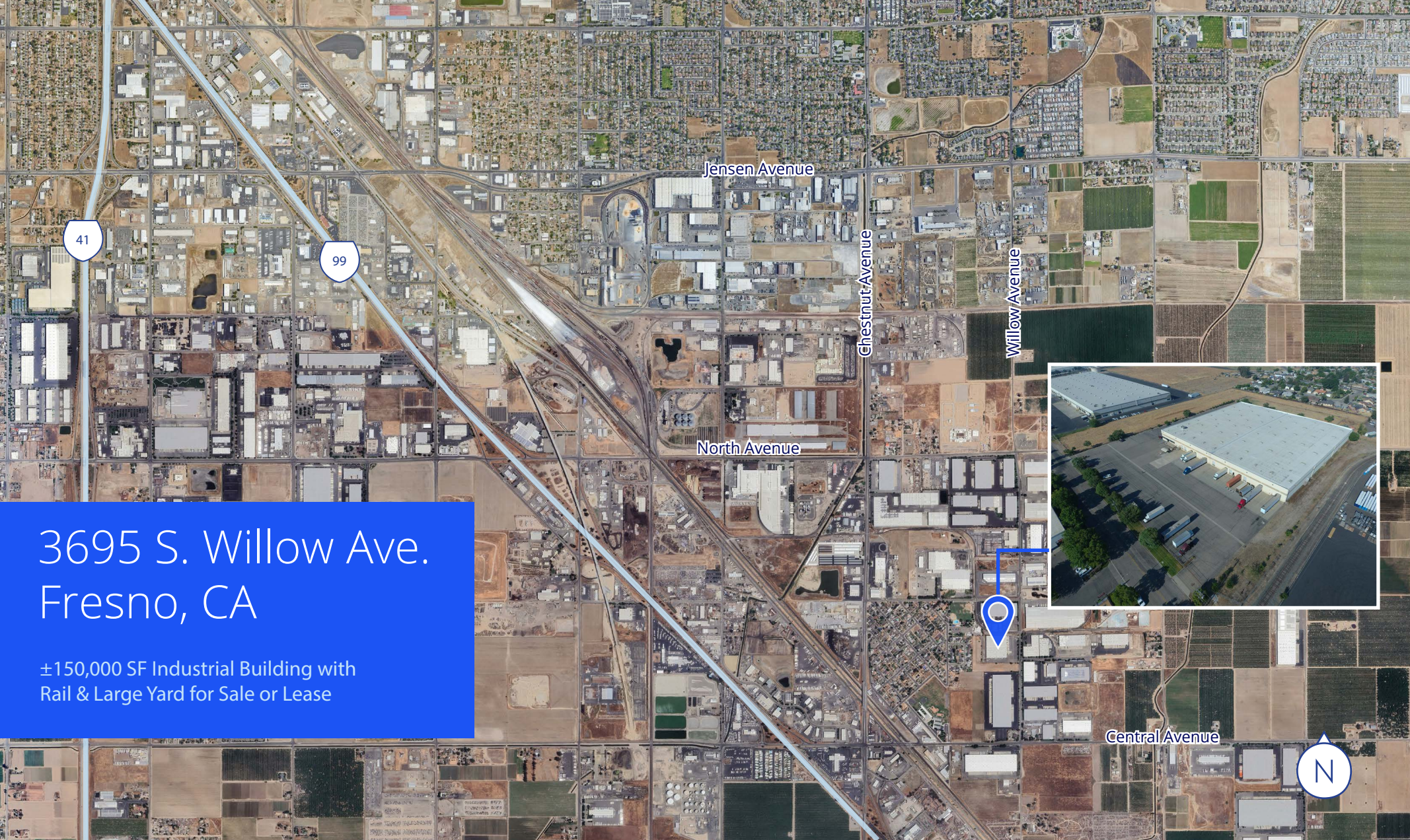
**Subject Property**  
3695 S. Willow Avenue



3695 S. Willow Avenue  
Fresno, California

— CalTrans Impact Freight Routes (Tier 3)  
— California Freight Railway Systems

Source Data and Mapping Courtesy of:  
Colliers ATLAS, Esri, HERE, Garmin, SafeGraph, METI/  
NASA, USGS, Bureau of Land Management, EPA, NPS,  
USDA | Caltrans, Division of Transportation Planning.



# 3695 S. Willow Ave. Fresno, CA

±150,000 SF Industrial Building with  
Rail & Large Yard for Sale or Lease

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