

AVAILABLE FOR LEASE
106,223± SF TEMPERATURE CONTROLLED INDUSTRIAL SPACE

2325 S. CEDAR AVENUE

FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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2325 S. CEDAR AVENUE

FRESNO, CA

PROPERTY INFORMATION

PROPERTY DESCRIPTION

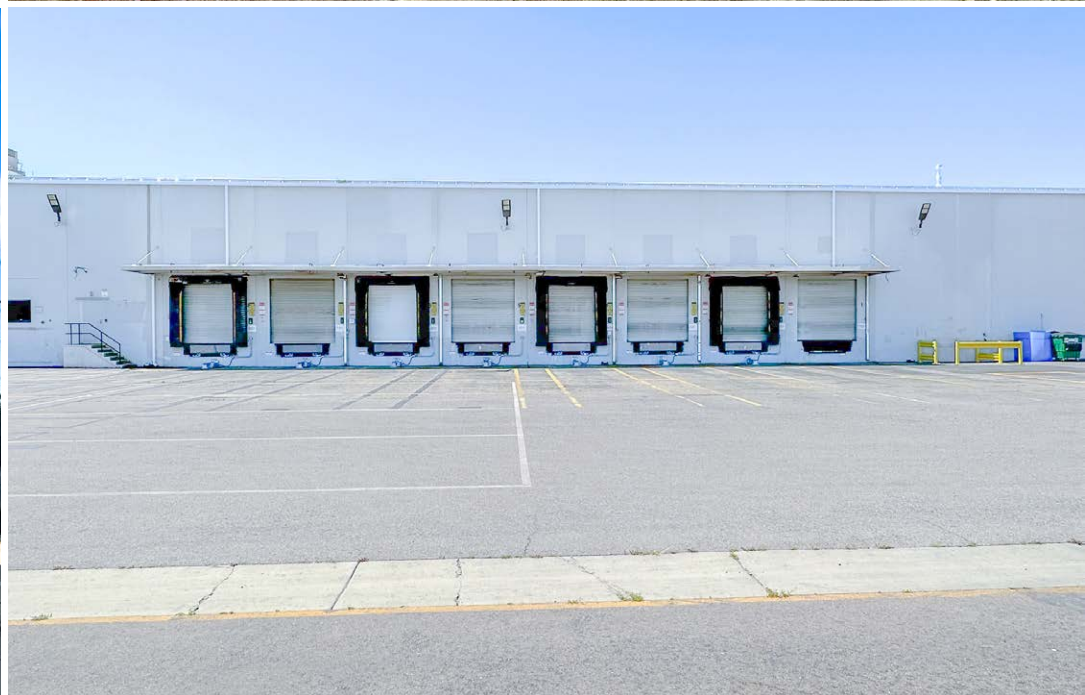
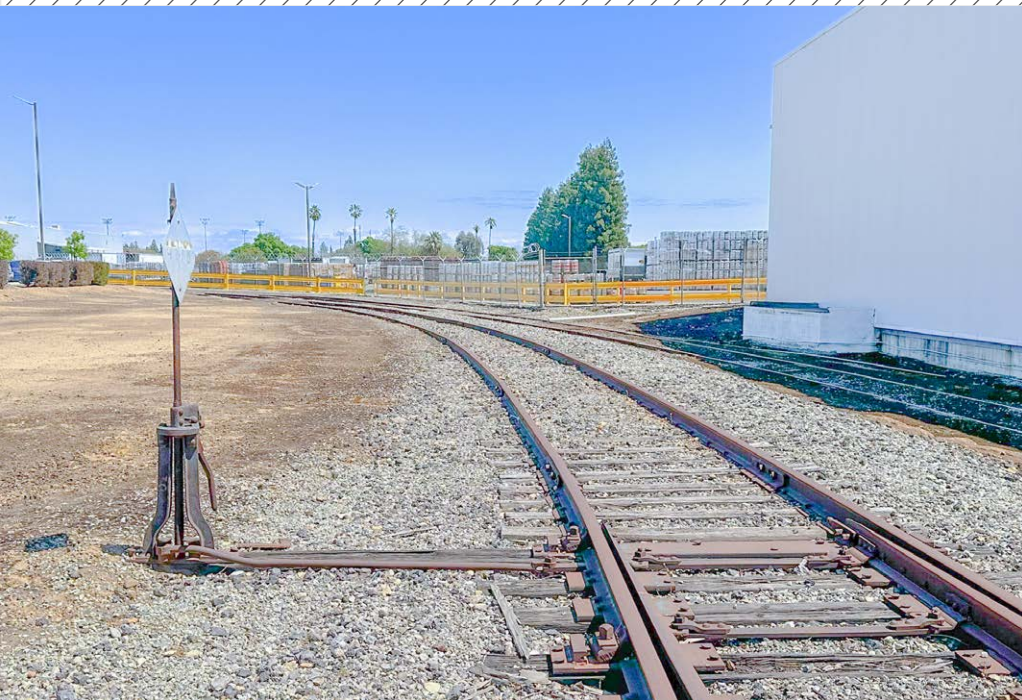
Located in South Fresno situated in between East Florence Avenue and East Church Avenue within close proximity to Freeway 99.

Total Building Size:	106,223± SF
Downstairs Office:	9,400± SF
Upstairs Office:	4,230± SF
Lease Rate:	\$0.78 PSF <i>(Monthly)</i>
Lease Type:	NNN
Lot Size:	5.65± Acres
Zoning:	Light Industrial
Property Subtype:	Warehouse/Distribution
APN:	480-110-14
Ceiling Height:	24'
Warehouse Lighting:	LED
Skylights:	Yes
Industrial Overhead Fans:	4
Fire Sprinklers:	Yes
Grade Level Doors:	2
Dock High Doors:	11 <i>(With Pit Leveler)</i>
Grade Loading Doors:	3
Column Spacing:	47'6" x 41'5" <i>(38'3" Speed Bay)</i>
Year Built:	1972
HVAC:	Fully Temperature Controlled Warehouse
Power:	800 AMPs / 277/480V
Property Features:	Fenced Lot, 4 Reznor Heaters, Fully Insulated Side Walls And Roof
Rail:	Access Available



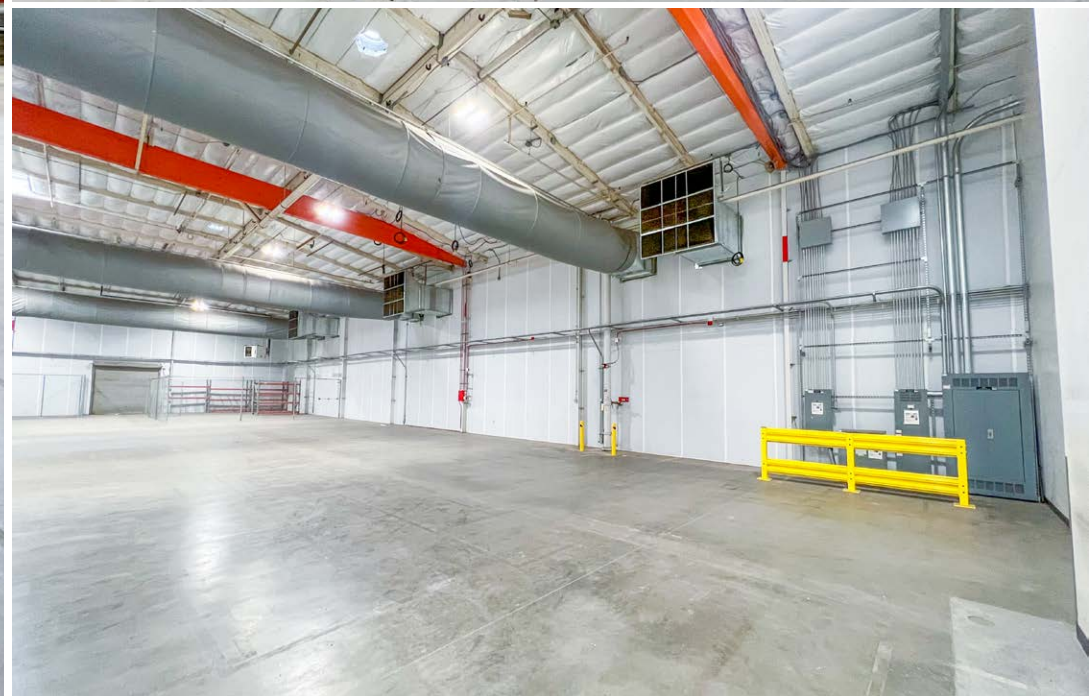
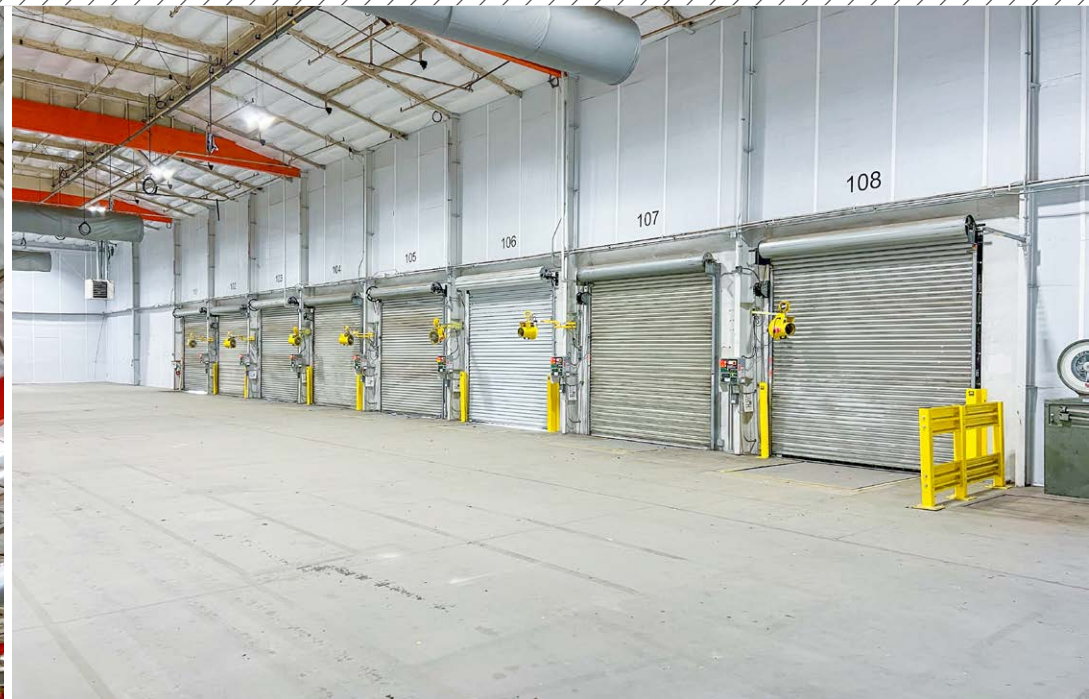
2325 S. CEDAR AVENUE
FRESNO, CA

PROPERTY
IMAGES



2325 S. CEDAR AVENUE
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INTERIOR WAREHOUSE
IMAGES



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PROPERTY
IMAGES



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PARCEL
MAP





DISTANCE TO MAJOR MARKETS (Miles)

- Silicon Valley: 140
- Sacramento: 145
- Los Angeles: 192
- Reno: 285
- San Diego: 315
- Las Vegas: 385
- Phoenix: 580
- Portland: 746
- Salt Lake City: 816
- Seattle: 920



DISTANCE TO DEEP WATER PORTS (Miles)

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

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DISTANCES
FROM FRESNO

LOCATION BENEFITS

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

UPS GROUND MAP

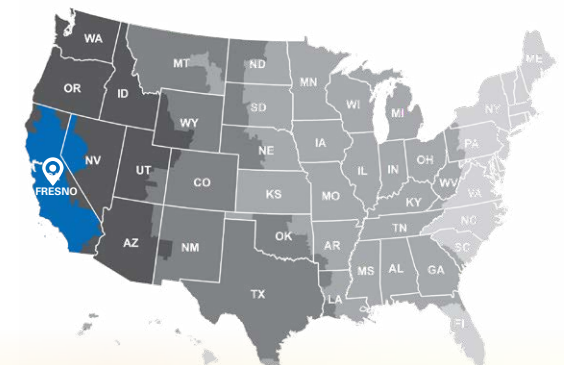


TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FEDEX MAP



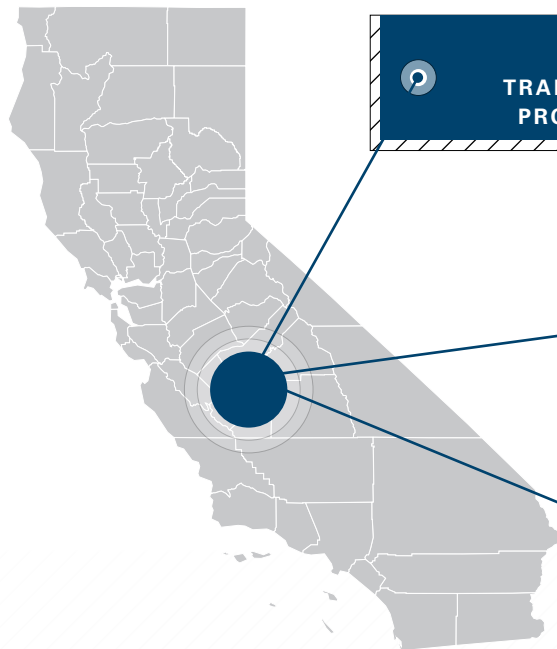
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FRESNO
AREA STATISTICS



14.3%
TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2016-2026)

6.57%
FRESNO MSA % GROWTH (2019-2025)

31,524
BUSINESS WITHIN 20 MILES

931,847
POPULATION

31.8%
COLLEGE GRADUATES

32.1
MEDIAN AGE

\$75,795
AVERAGE HOUSEHOLD INCOME

451,800
FRESNO MSA TOTAL LABOR FORCE



FRESNO AREA ADVANTAGES

- Fresno Yosemite International Airport
- Fresno State University (26,000 Students)
- 1 hour away from Yosemite, the Central Coast and other California locations

PG&E ECONOMIC DEVELOPMENT RATE (EDR) <i>(Offers 25% enhanced rate reduction on monthly electricity cost)</i>	ACCESS TO 40 MILLION CUSTOMERS <i>(Guaranteed one day ground shipping)</i>
TRANSPORTATION AND WAREHOUSING <i>(27% increase over the last 5 years)</i>	MANUFACTURING 47,297 JOBS <i>(3.3% increase over the last 5 years)</i>
NEW EMPLOYMENT OPPORTUNITIES <i>Employment Program (NEO) Wage Reimbursement</i> <i>Week 1-13 (100%) Week 14-26 (75%) Week 27-39 (50%) Week 40-52 (25%)</i>	



For information, please contact:

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