

PAVED & FENCED LOT | AVAILABLE FOR SUBLEASE

2510 EAST CENTRAL AVENUE, FRESNO, CA 93725

2510 EAST CENTRAL AVENUE PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Opportunity to sublease a fully paved and fenced 5.9-acre lot ideally situated just off Highway 99, offering excellent visibility and immediate access for commercial use. Located at the NEC of East Central and South Maple Avenue, this property ensures convenient connectivity to major transportation routes, making it a prime location for logistics, storage, or service-based operations.

The lot includes an on-site trailer, providing immediate workspace for administrative needs. Currently utilized for truck and RV storage, the property is well-suited for similar use or adaptable to various other industrial or commercial purposes.

PROPERTY INFORMATION

LOCATION	NEC East Central and South Maple Avenue
APN	330-031-73
MARKET SECTOR	Southeast
OFFICE TRAILER	Yes
AVAILABLE AREA	5.9± AC
ZONING	C6 (General Commercial District, City of Fresno)
COMMENTS	Close Proximity to Highway 99
SUBLEASE RATE	\$23,000/MO
LEASE TYPE	NNN
SUBLEASE EXPIRATION	June 30, 2027



2510 EAST CENTRAL AVENUE
PROPERTY LOCATION



EAST CENTRAL AVENUE ENTERANCE

SOUTH MAPLE AVENUE ENTERANCE



2510 EAST CENTRAL AVENUE
CONTACT

Exclusively Offered By

AMIR DEHLAN

adehlan@fortuneassociates.com

559-217-2120

DRE#01851777

BILL DALY

bdaly@fortuneassociates.com

559-930-3260

DRE#01453177