



# FRESNO INDUSTRIAL CENTER

720 E. NORTH AVENUE & 2904/2998 S. ANGUS AVENUE, FRESNO CA 93725

TENANT IMPROVEMENTS AVAILABLE

FREE RENT CONCESSIONS ON NEW DEALS



**The Abbey Company**  
REAL PROPERTY SOLUTIONS



## PROPERTY HIGHLIGHTS

Fresno Industrial Center is a 265,898 square foot, three building, multi-tenant, industrial complex located in the heart of Fresno's manufacturing and warehousing district. The buildings are enhanced with multiple loading doors, truck wells and some with new ESFR systems.

- **Situated with great visibility at the intersection of South Angus Avenue and East North Avenue**
- **Less than 1 mile to the 41 & 99 freeways**
- **18'- 6" and 24' foot minimum clear height**
- **A total of five vehicular entrances/exits, two located on East North Avenue and three located on South Angus Avenue**
- **Professional and responsive local property management and leasing teams**
- Convenient access to Downtown Fresno
- Less than 10 miles to Fresno Yosemite International Airport
- Clean industrial park environment
- Sprinkler systems & ESFR
- Tenant improvements available for qualified tenants
- Building signage available
- Neighboring major tenants include Amazon, ULTA, Kraft Foods, Pepsi Bottling Co., Foster Farms and The Gap.





## LOCATION SUMMARY

The Fresno Industrial Center enjoys a premier location within one mile of the 41 & 99 Freeways, providing tremendous access to the entire state of California. Situated in the heart of the Fresno Warehouse District, the complex has great visibility at the intersection of South Angus Avenue and East North Avenue. The Fresno Industrial Center's competitive occupancy costs, quality of product and prime location, make it a desirable location for many businesses.

## PROPERTY INFORMATION

### ADDRESS

720 E. North Avenue &  
2904/2998 S. Angus Street,  
Fresno CA 93725

### CONSTRUCTION

Concrete Tilt Up

### TOTAL SF

265,898 SF

### PROPERTY TYPE

Industrial Park

### LAND AREA

14 Acres

### LOADING

Dock High &  
Grade Level

### CLEAR HEIGHT

2904 S. Angus: 24'  
2998 S. Angus: 18'-6"  
720 E. North: 18'-6"

### BUILDINGS

3

### PARKING

2.3/1,000

### YEAR BUILT

1989

### ZONING

M-3  
(Heavy Industrial District)

### SPRINKLERS

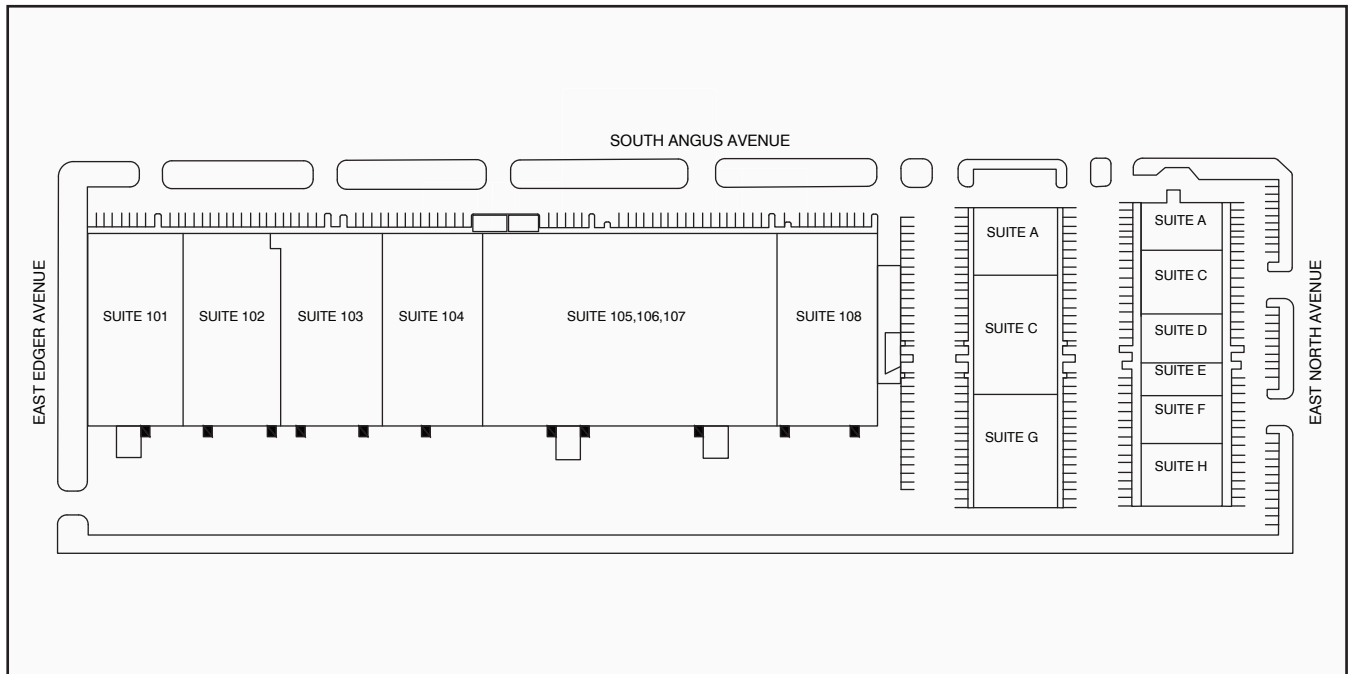
Yes



## AREA OVERVIEW

The City of Fresno is located in California's Central Valley, south of Stockton and north of Bakersfield. Fresno is ranked first in the nation for agricultural production, with annual sales in excess of \$3 billion. Major crops include grapes, almonds, cotton, peaches and nectarines. Fresno is unique in that it is ideally located in the center of the state. It is the only centrally located city in California that can provide companies same day delivery to over 35 million people. UPS, DHL and Fed Ex can get packages picked up and delivered overnight via ground, shortening up the supply chain, which results in lower shipping costs. The singular self-sufficient airport serving the Central San Joaquin Valley is the Fresno Yosemite International Airport (FYL). Eight air carriers provide nonstop service from FYI to ten domestic and international destinations with over 1.2 million passengers annually.

# SITE PLAN



## ON-SITE LEASING OFFICE

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