

Office/Warehouse Space off Blackstone Ave in Fresno, CA



Lease Rate	\$0.80 SF/MONTH (MG)
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OFFERING SUMMARY

Building Size:	10,068 SF
Available SF:	3,038 SF
Lot Size:	31,478 SF
Number of Units:	1
Year Built:	2006
Zoning:	RMX: Regional Mixed Use
Market:	Fresno
Submarket:	Northwest Fresno
Cross Streets:	Griffith Way & Effie St
APN:	436-100-19

PROPERTY HIGHLIGHTS

- ±3,038 SF of Clear Span Industrial Space in Fresno, CA
- (1) Private Office, (1) 12' x 12' Roll Up Door, & Private Restrooms
- Clear Height 16' | Heavy Duty Steel Frame Construction
- 200 Amps 240 Volt Industrial Power | Ample Parking
- Fire Sprinklers | Separately Metered | Flexible Zoning
- Huge Daytime Population Base (±416,903 within 3 Miles)
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Blackstone & Ashlan Avenues w/ On/Off-ramps via CA-41
- Close Proximity to Major Traffic Generators & Fwy 41 Ramps
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants

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Central CA Commercial

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PROPERTY DESCRIPTION

±3,038 SF of office/warehouse space in a professional complex situated with high traffic visibility within Fresno's primary commercial corridor - Blackstone Ave. Move-in ready space that consists of open warehouse, private office space, & private restrooms. This unit features (1) 12' x 12' roll up door, 16' clear height, fire sprinklers, heavy industrial power, & all units are separately metered. Property is located in central Fresno just east of Blackstone Avenue, one block south of Ashlan Avenue, & directly south of Walmart Supercenter located on the SEC of Ashlan and Blackstone Avenue. Easy access, abundant parking, spacious new restrooms, and direct signage/exposure to the newly upgraded Blackstone Ave. High-traffic intersection near New Manchester Center, on the Blackstone Ave retail corridor with many national and local retailers in close proximity.

LOCATION DESCRIPTION

Property is centrally located in Fresno's main business area just east of Blackstone Ave, south of Ashlan Ave, west CA-41, & north of Griffith Way. Located just minutes from River Park Shopping Center, Fashion Fair Mall, & California State University, Fresno. The property is surrounded by many national and regional retailers, and boast high traffic counts on Blackstone Avenue and great population density.

Nearby CA-41 Freeway, State Highway 99, 168 & 180 connect to all parts of Central CA. Off Blackstone Ave, north of Shields Ave, west of CA-41, and south of Ashlan Ave. Provides easy access to the newly renovated 1.1 million SF Manchester Center and various Blackstone Ave retail amenities. Professional manicured grounds and surrounded by lush landscaping with ample private parking. Close access to FAX bus stop: preferred Route 1 - Q Rapid Transit with 31 drops every 14 minutes. New Manchester experiences high daily traffic counts at the intersection of Shields and Blackstone averaging 105,750± cars per day.



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Industrial For Lease | 1885 E Griffith Way Fresno, CA 93726



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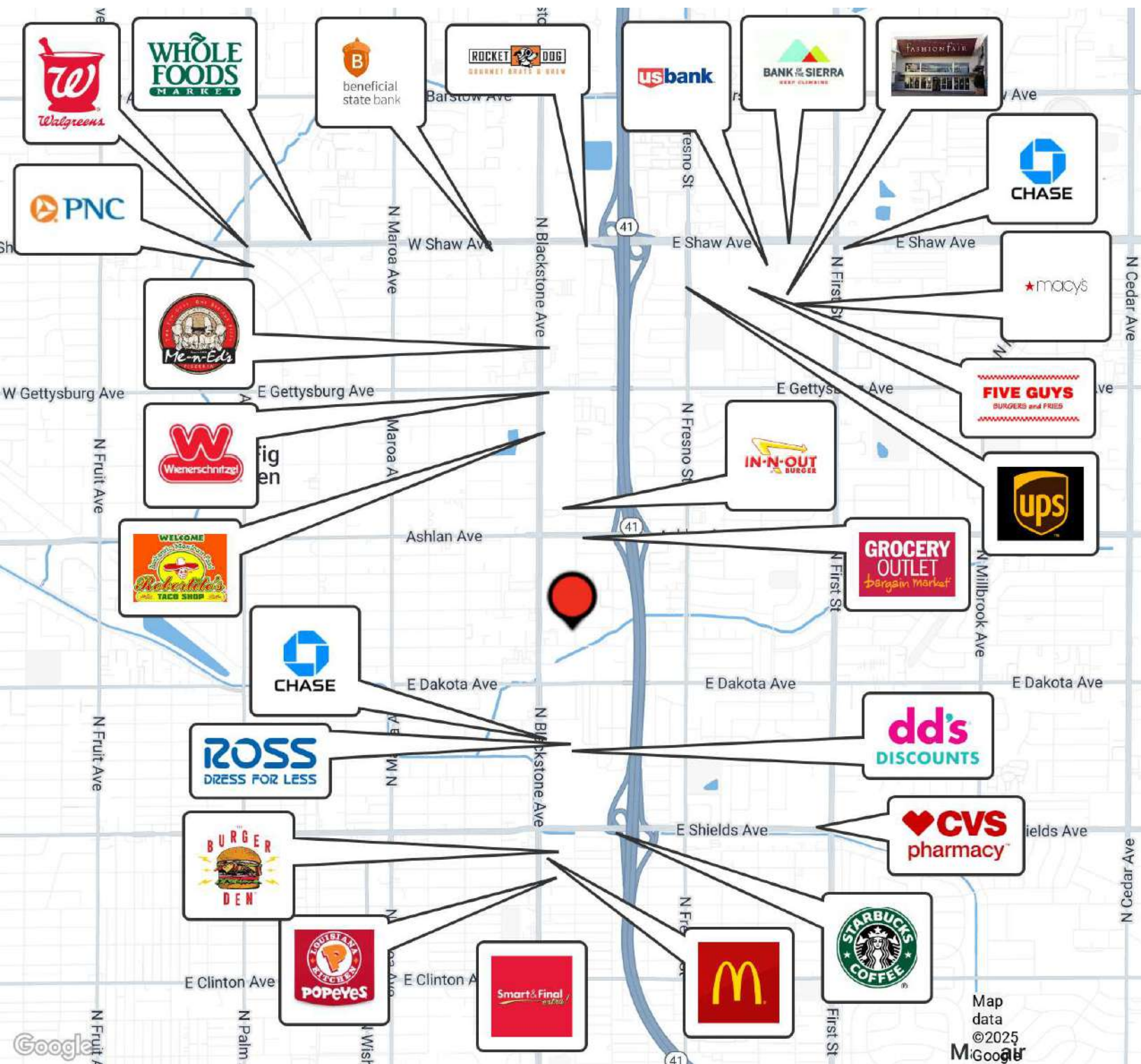
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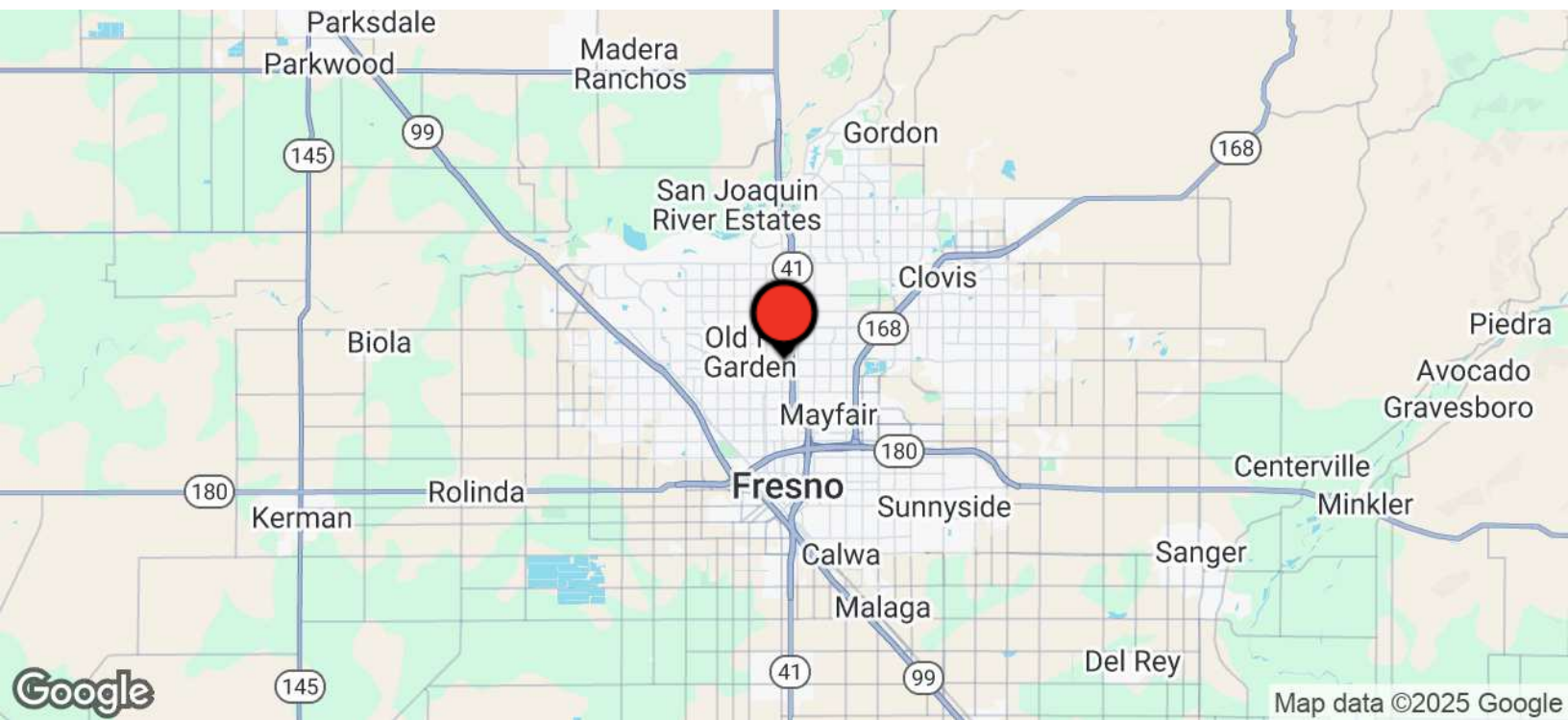
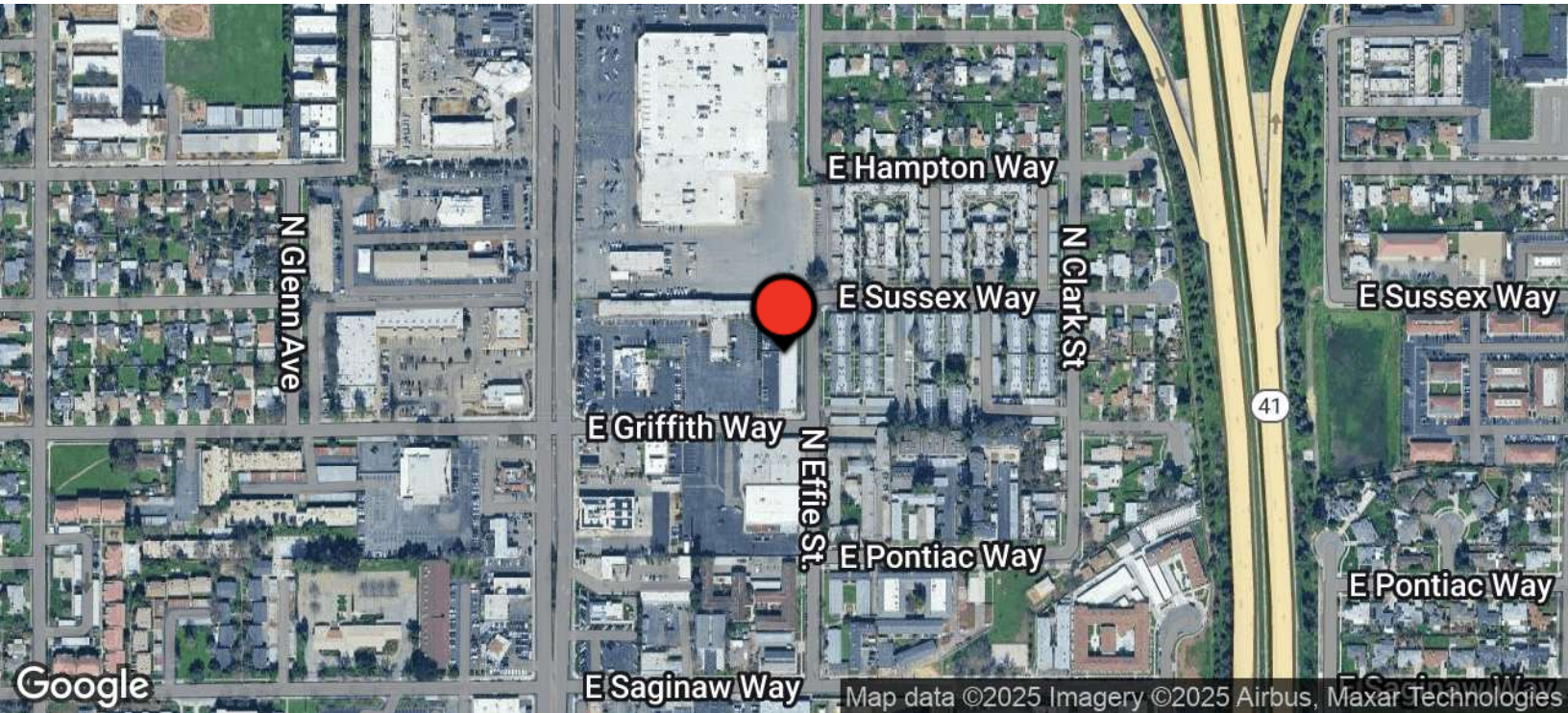
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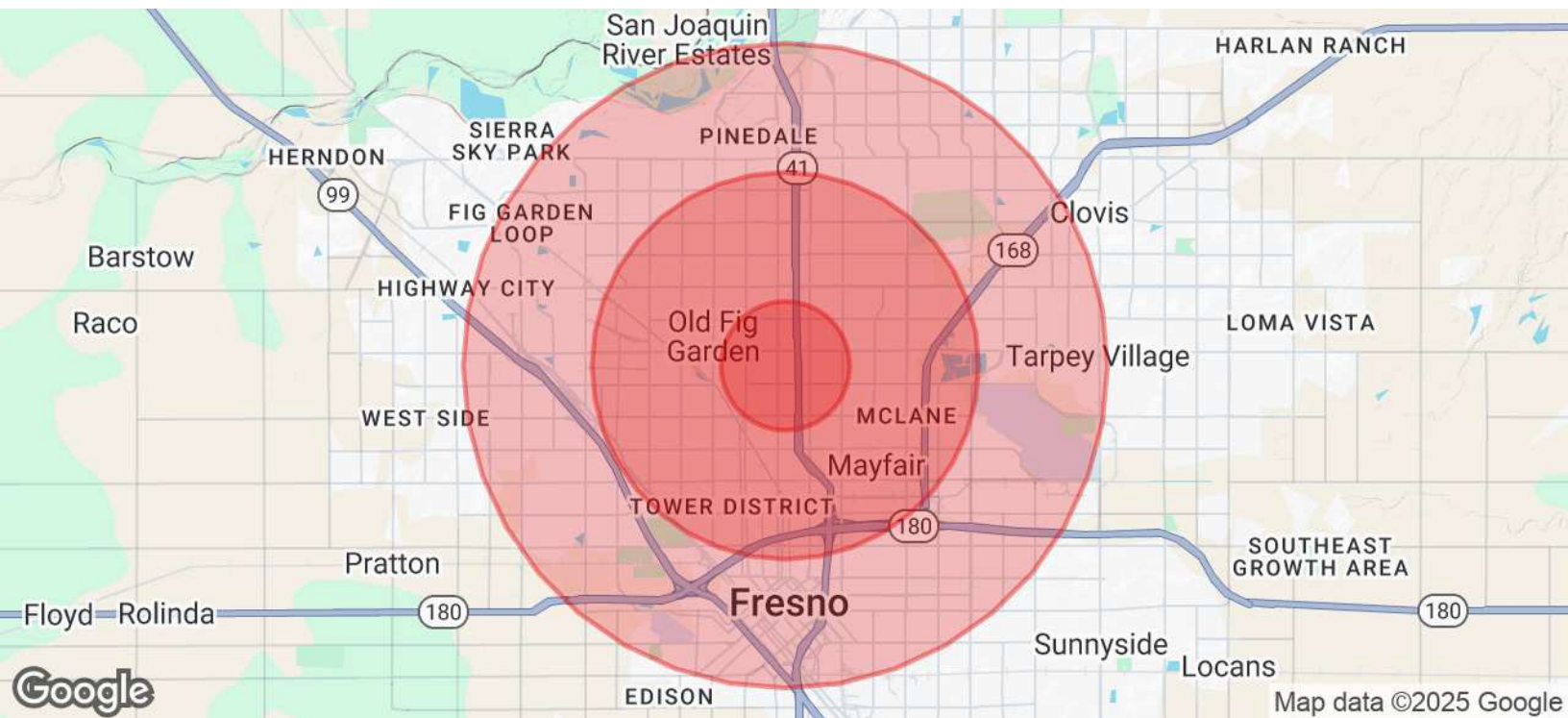
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,433	179,327	409,866
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,889	62,478	140,153
# of Persons per HH	3	2.9	2.9
Average HH Income	\$80,253	\$73,096	\$73,846
Average House Value	\$348,941	\$324,646	\$342,132

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	58.3%	57.2%	56.8%

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