

# 2641 SOUTH MAPLE AVENUE, FRESNO, CA 93725

INDUSTRIAL BUILDING | AVAILABLE FOR LEASE



2641 SOUTH MAPLE AVENUE  
**PROPERTY HIGHLIGHTS**

*This ± 12,310 SF industrial building on ± 1.14 AC has good access and exposure.*

<b>LOCATION</b>	Southeast corner of South Maple & East Drummond
<b>SIZE</b>	± 12,310 SF
<b>LAND AREA</b>	± 1.14 AC
<b>LEASE RATE</b>	Contact Listing Agent for Lease Rate
<b>CONSTRUCTION</b>	Block/Bick
<b>ZONING</b>	M3 (Heavy Industrial, County of Fresno)
<b>CLEAR HEIGHT</b>	18' Minimum
<b>AVAILABILITY</b>	30 Days
<b>LOADING DOORS</b>	(1) 10' X 11' Loading Dock Door (1) 10' x 8' Dock Height Door (1) 8' x 6' Grade Level Door





2641 SOUTH MAPLE AVENUE  
PROPERTY AERIAL

OWNER TO REPAVE





2641 SOUTH MAPLE AVENUE  
PROPERTY PHOTOS



AMIR DEHLAN  
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BILL DALY  
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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729





2641 SOUTH MAPLE AVENUE  
PROPERTY LOCATION

FRESNO COUNTY  
**931,847**  
2024 POPULATION

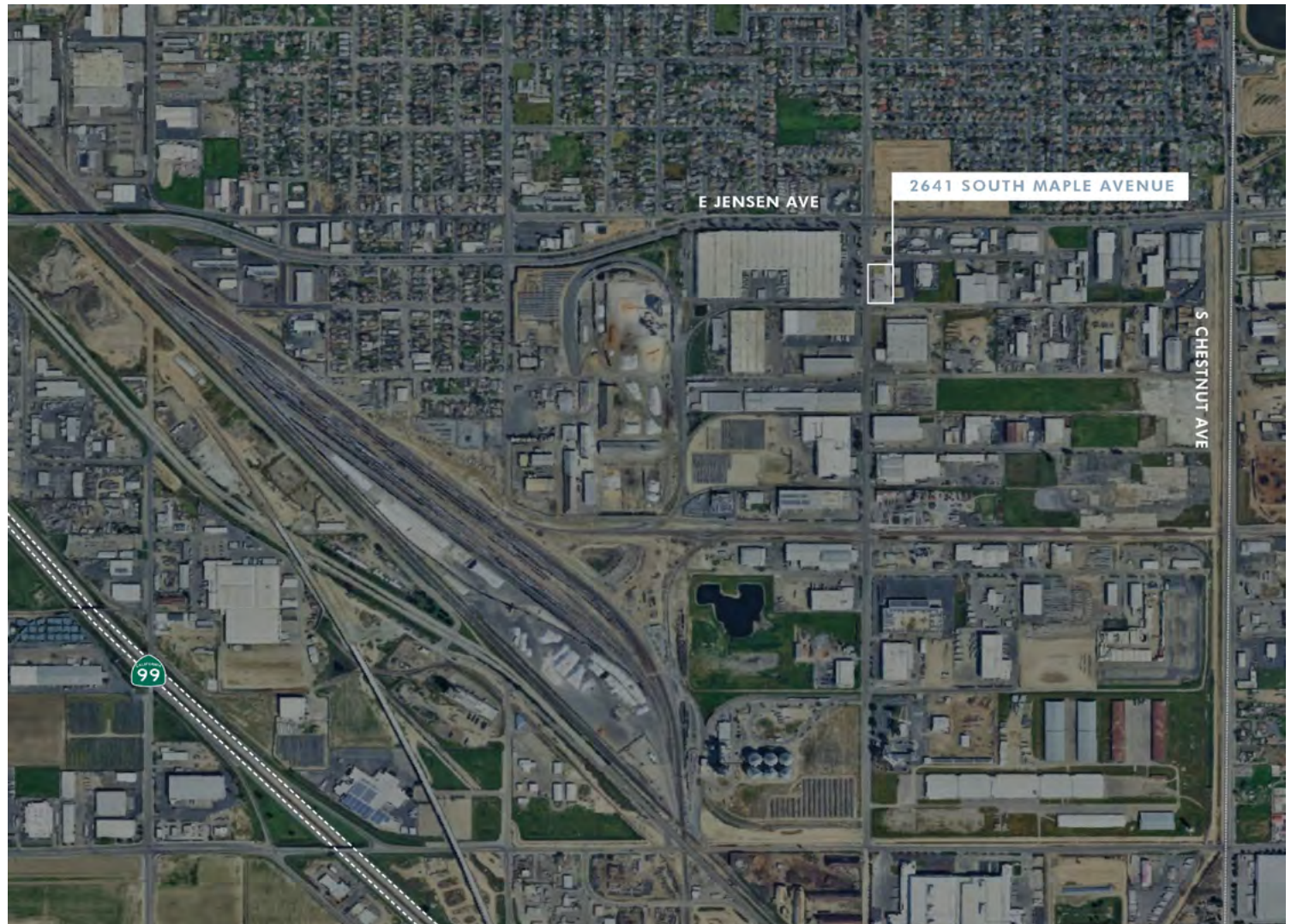
MEDIAN HOME VALUE  
**\$200,975**  
LIST PRICE

WORKFORCE  
**9,479**  
WITHIN 5 MILES

BUSINESSES  
**745**  
WITHIN 5 MILES

MEDIAN AGE  
**27.8**  
WITHIN 5 MILES

AVERAGE HH INCOME  
**\$45,447**  
WITHIN 5 MILES





# CONTACT

*Exclusively Offered By*

**AMIR DEHLAN**

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559-217-2120

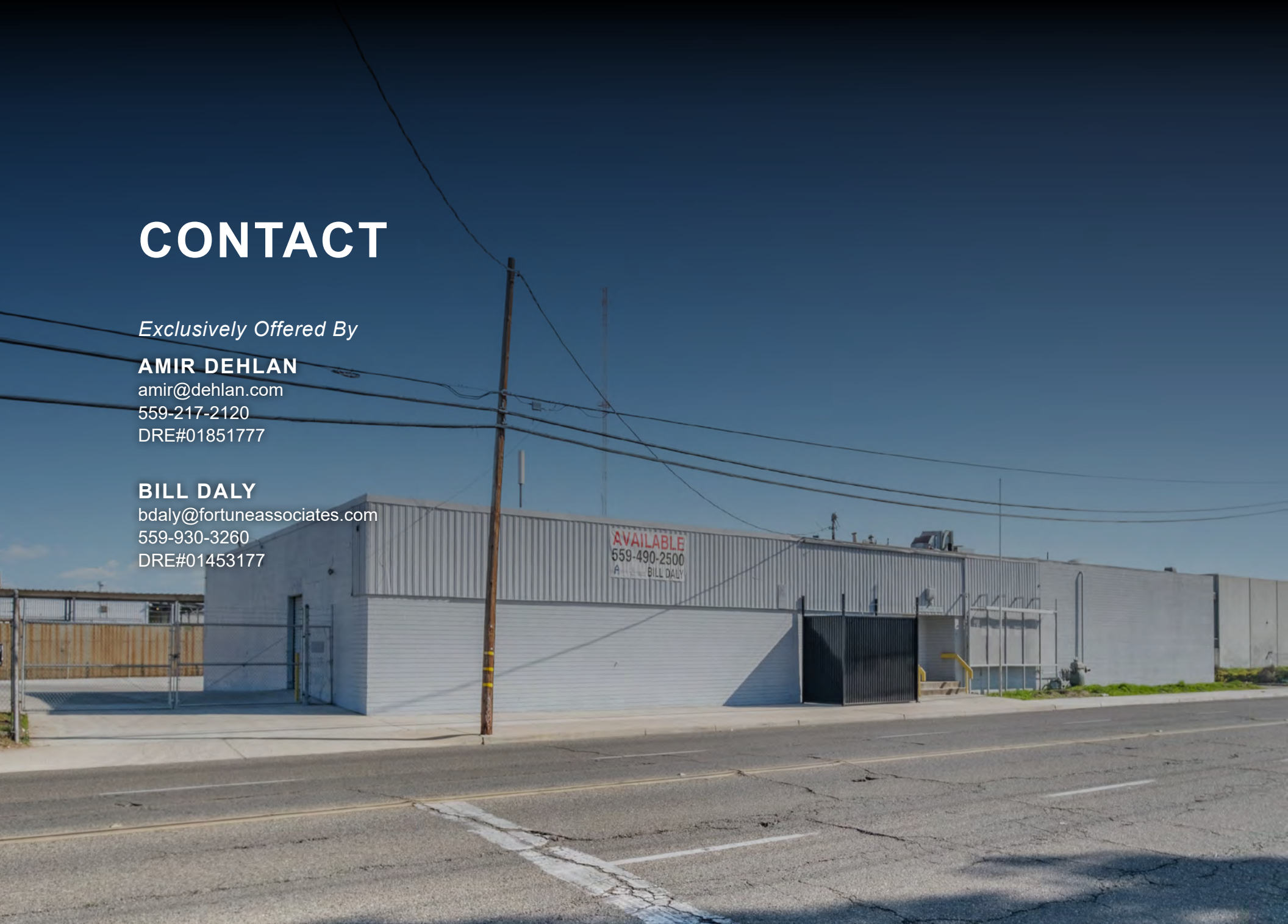
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