

2450 FLOORING LIQUIDATORS
N CLOVIS AVE | FRESNO, CA

FOR LEASE

AVAILABLE
SHOWROOM /
WAREHOUSE SPACE

AVAILABLE
±2,000 SF



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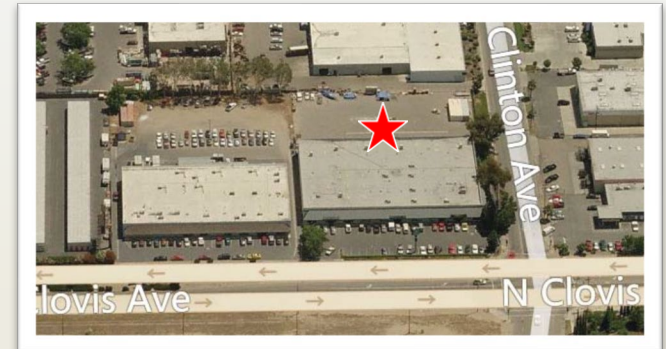
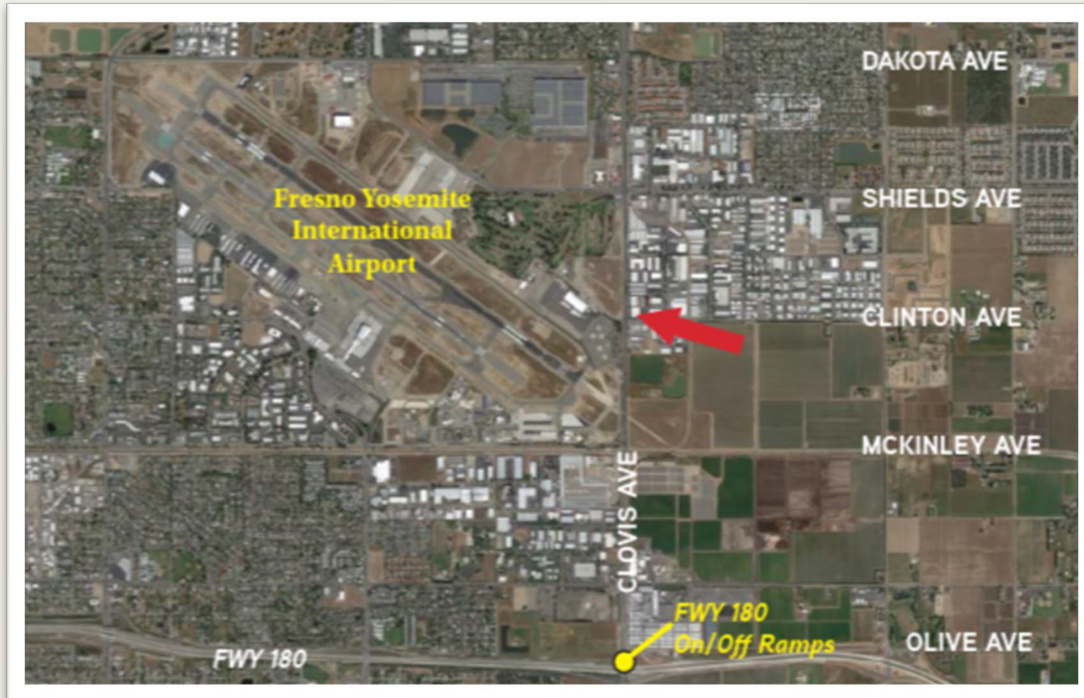
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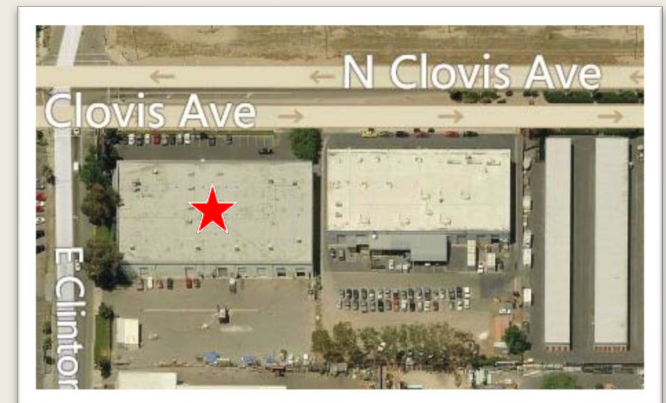
NEC of Clovis and Clinton Avenues,
Fresno, CA

- 2 Spaces available $\pm 2,000$ - $\pm 25,000$ SF
- Contiguous Space
- 1 Acre Fenced/Paved yard
- High Traffic Counts
- Close Proximity to Airport
- Great Access to Freeway 180

2452 & 2450(#A) N. Clovis Ave. > Aerial



Facing East



Facing West

Building Amenities

Total Building Size: 35,200 SF on 2.12 Acres
APN: 496-201-06, Fresno County

±2,000 SF and ±25,000 SF

1 Acre fenced/paved yard

- > “Industrial Light” Zoning (IL)
- > High Visibility Location
- > Pole Signage Available
- > 10’ x 14’ Grade Level Roll-Up Doors
- > Showroom with Warehouse
- > 12’ to 14’ Clear Height
- > Common Area Yard Available for Both Suites
- > Customer Traffic - Clovis Ave: Approx.
40,000 Cars Per Day
- > Asking Rent- \$0.85 PSF+NNN



Main Level

CLOVIS AVENUE

FRONT BUILDING

EXIT DOUBLE DOOR

EXIT DOUBLE DOOR

EXIT DOUBLE DOORS

CLINTON AVENUE

Warehouse 1

Warehouse 2

Office

Office 2

Kitchen

Women's hall

Hall 1

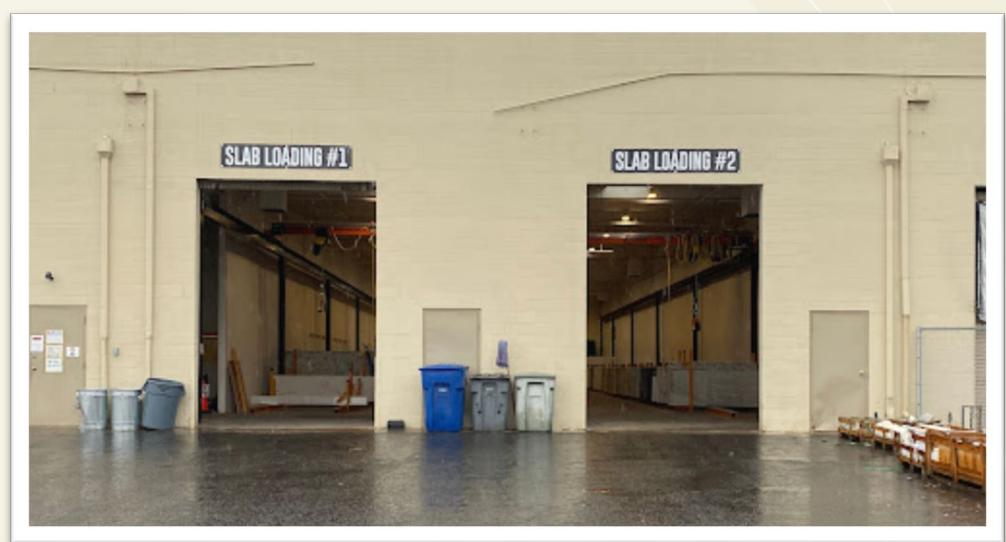
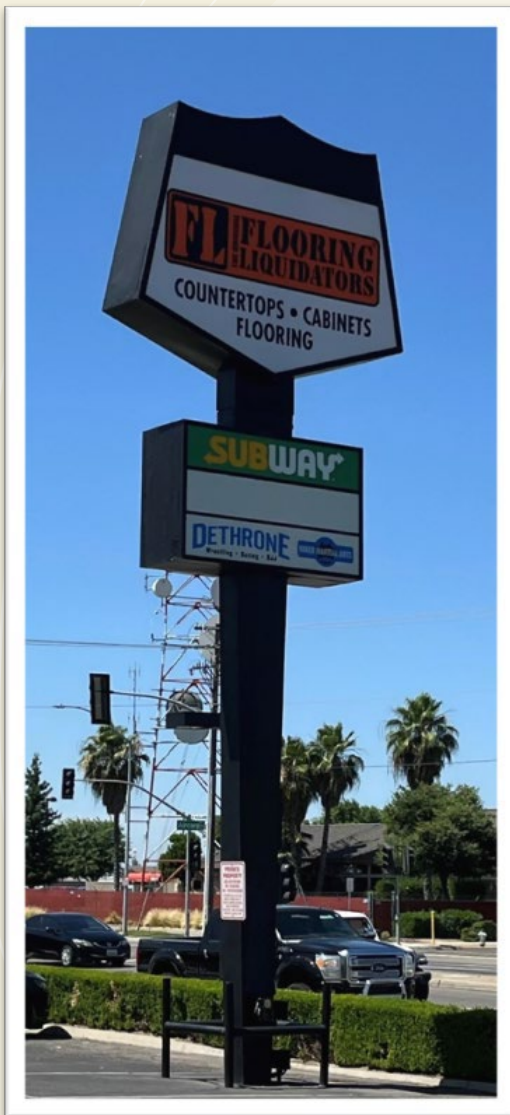
Hall 2

Restroom

Back Building

EXIT Roll up door

EXIT



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Customer Demographics

1 Mile	2,635	\$57,612
3 Miles	109,639	\$55,794
5 Miles	312,083	\$56,430
10 Miles	679,720	\$67,103
20 Miles	875,920	\$67,597