

AVAILABLE FOR SALE
17,928± SF OFFICE/WAREHOUSE BUILDING

1900 S. VAN NESS AVENUE

FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

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FRESNO, CA

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Well-maintained 17,928± square foot office/warehouse building located in Downtown Fresno's industrial submarket. The building has 2,500± square feet of office space, three restrooms, four 14' x 14' grade-level doors, 16'+ clear height, warehouse skylights and fenced yard/parking lot. 200 AMP/single-phase electrical service.

The building, which has great curb appeal, was constructed in 1927 and has been upgraded to include an owned, roof-mounted solar system, LED lighting, a newer roof, and recently resealed asphalt.

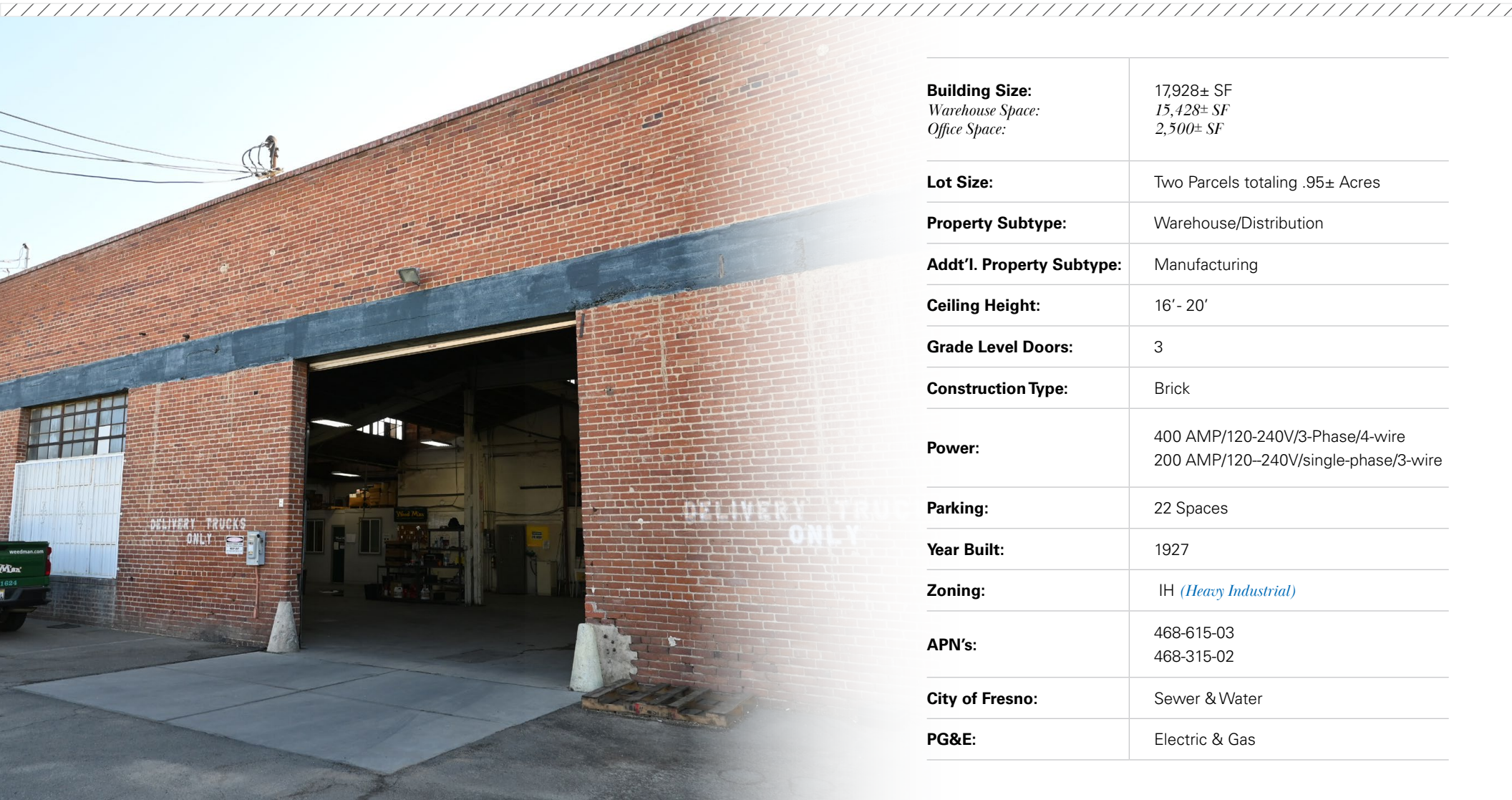
Approximately 4,500± square feet is currently occupied by a tenant that is on a month-to-month lease.

Property includes an adjacent, undeveloped 0.26± acre parcel that can be used for outside storage or parking.



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PROPERTY
INFORMATION



Building Size: <i>Warehouse Space:</i> <i>Office Space:</i>	17,928± SF 15,428± SF 2,500± SF
Lot Size:	Two Parcels totaling .95± Acres
Property Subtype:	Warehouse/Distribution
Addt'l. Property Subtype:	Manufacturing
Ceiling Height:	16' - 20'
Grade Level Doors:	3
Construction Type:	Brick
Power:	400 AMP/120-240V/3-Phase/4-wire 200 AMP/120-240V/single-phase/3-wire
Parking:	22 Spaces
Year Built:	1927
Zoning:	IH (<i>Heavy Industrial</i>)
APN's:	468-615-03 468-315-02
City of Fresno:	Sewer & Water
PG&E:	Electric & Gas

\$1,880,000
ASKING PRICE

LOCATION DESCRIPTION

Property is located in Downtown Fresno south of Highway 41. Access to the property is via the Highway 41/Van Ness Boulevard interchange. Location is ideal for a business serving the immediate area as well as the region due to the nearby freeways (*Highways 41, 99, 180, and 168*)

PROPERTY FEATURES

- HVAC for office area was replaced in 2023
- Roof was replaced in 2004 and recoated in 2017 with a 10-year warranty
- Owned roof-mounted 60-panel solar system- installed in 2008
- System is expected to generate 16,000 kWh/year with a potential savings of \$4,000 to \$7,000 annually
- Asphalt resealed in 2018
- Local tenant currently occupies 4,500± SF on a month-to-month basis in a separately metered suite. Current rent is \$2,500/month

HIGHLIGHTS

- Well-maintained, warehouse in Downtown Fresno's industrial submarket
- Functional floorplan
- Fenced yard
- Undeveloped parcel that can be used for outside storage or additional parking
- Classic, brick construction with curb appeal



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INTERIOR
IMAGES

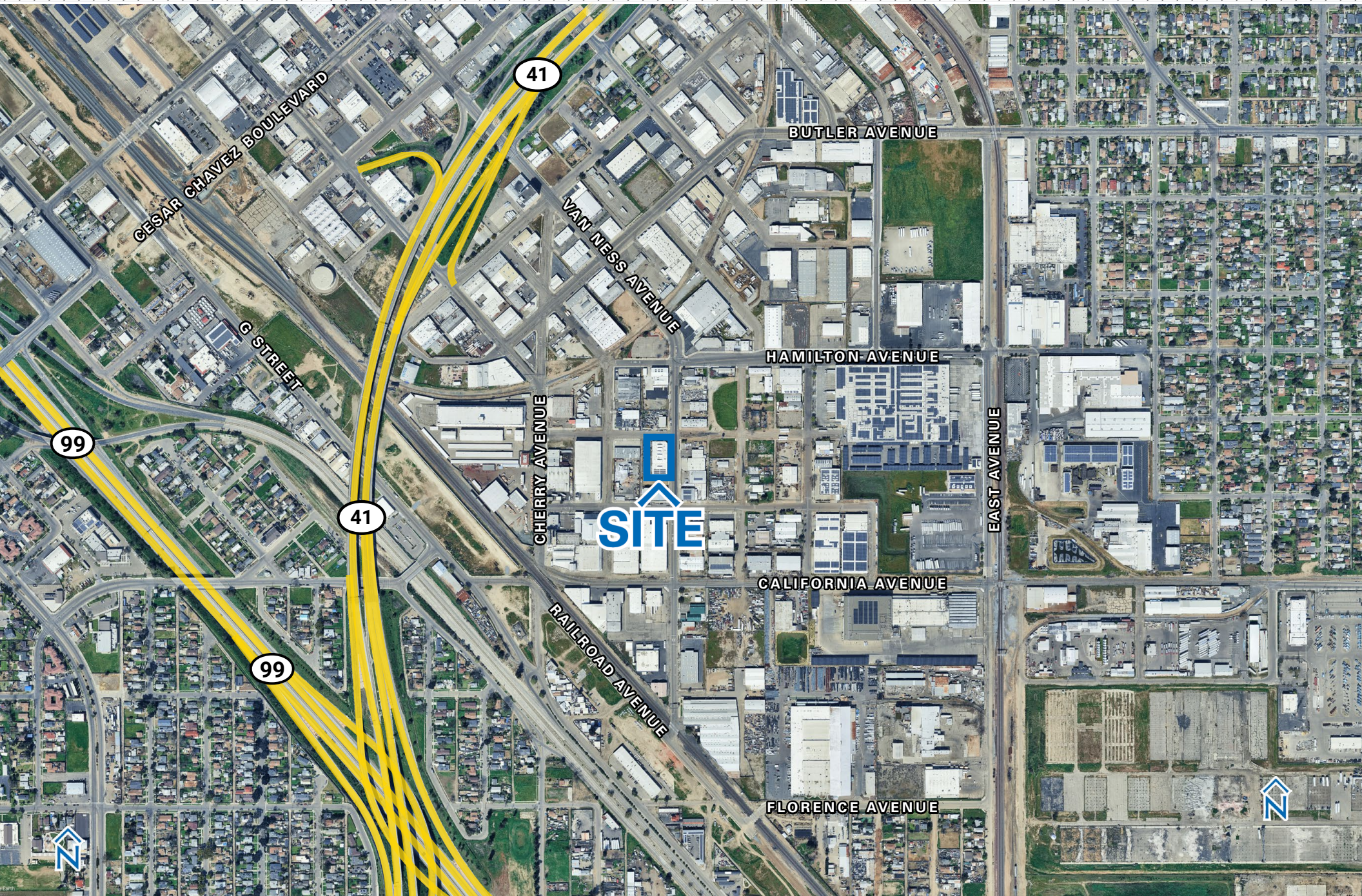


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EXTERIOR
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