

INDUSTRIAL/WAREHOUSE SPACE | AVAILABLE FOR SALE OR LEASE

2045 SOUTH VAN NESS AVENUE, FRESNO, CA 93721



FORTUNE ASSOCIATES
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2045 SOUTH VAN NESS AVENUE

PROPERTY DESCRIPTION

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This hard to find industrial space is located conveniently south of Highway 41, with quick access to Highway 180 & 99. The building is 25,140± square feet on a 52,694± square foot parcel and zoned Heavy Industrial (IH) per City of Fresno.

This space offers a clear height of 20-25', four (4) 12x14' roll up doors, and 240-volt, 3-phase power. The property has been recently renovated with completely fenced wrought iron, new paint & parking lot, and a large yard. Space is available immediately and offers very low triple rents, or for sale at \$99 per square foot.



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2045 SOUTH VAN NESS AVENUE
PROPERTY INFORMATION

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TYPE	Industrial
LOCATION	South of Highway 41 with quick access to 180 and 99
BUILDING SIZE	25,140± SF
PARCEL SIZE	52,694 ± SF
CONSTRUCTION	Metal/Brick
CLEAR HEIGHT	20-25'±
ROLL UP DOORS	(4) Roll Up Doors 12'x14'
ZONING	IH (Heavy Industrial- City of Fresno)
ELECTRICAL	240 Volt, 3-Phase
AVAILABLE	Immediately
AVAILABLE AREA	15,150± RSF
LEASE RATE	\$0.65/SF/MO (approx. \$0.10 PSF) NNN
ASKING PRICE	\$2,488,860 (approx. \$99 PSF)
COMMENTS	Hard to Find Downtown, Fresno Industrial Space, Completely Fenced with Wrought Iron, New Paint, New Parking Lot, and Large Yard. Very Low Triple Nets.

2045 SOUTH VAN NESS AVENUE
PROPERTY FINANCIALS

OWNER USER FINANCING

Competitive Owner User Financing Available with little as 10% Down!

SALES PRICE	\$2,488,860
SALES PRICE/SF	\$99.00
MONTHLY P&I	\$14,776.42
MONTHLY P&I/SF (NNN Base Rent Equivalent)	\$0.59 PSF
EXISTING TENANT (Leased through May 31, 2028) PAYING	\$5,500/Month (NNN)



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PROPERTY HIGHLIGHTS

This 25,140± square foot building is powered by 240-Volt, 3-Phase electrical and recently improved with new exterior and interior LED lighting, new roof & gutters, and new asphalt. The property is fully fenced with new wrought iron and includes a large yard. This space includes an interior restroom and the balance of space is warehouse.

NEW ROOF & GUTTERS

CLEAR HEIGHT OF 20'-25'

INTERIOR & EXTERIOR
LED LIGHTING

NEWLY PAVED PARKING LOT
WITH AMPLE PARKING

FOUR (4) 12'X14'
ROLL UP DOORS

FULLY FENCED WROUGHT IRON

2045 SOUTH VAN NESS AVENUE
FLOOR PLAN

SUITE A

15,150± RSF



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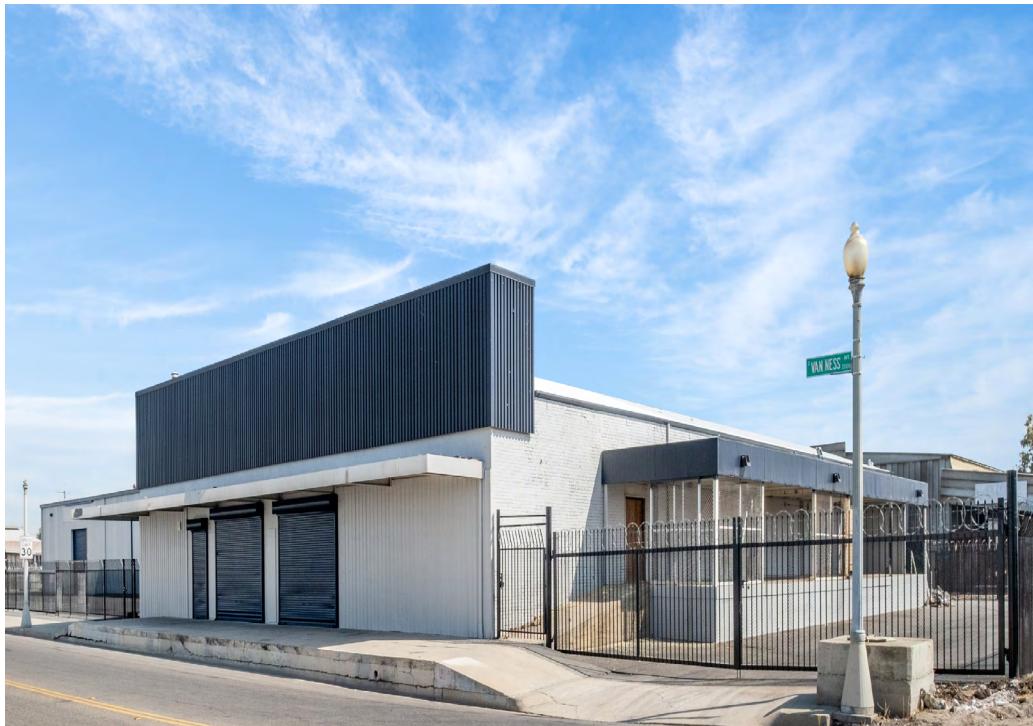
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GROUND MAP & STATISTICS



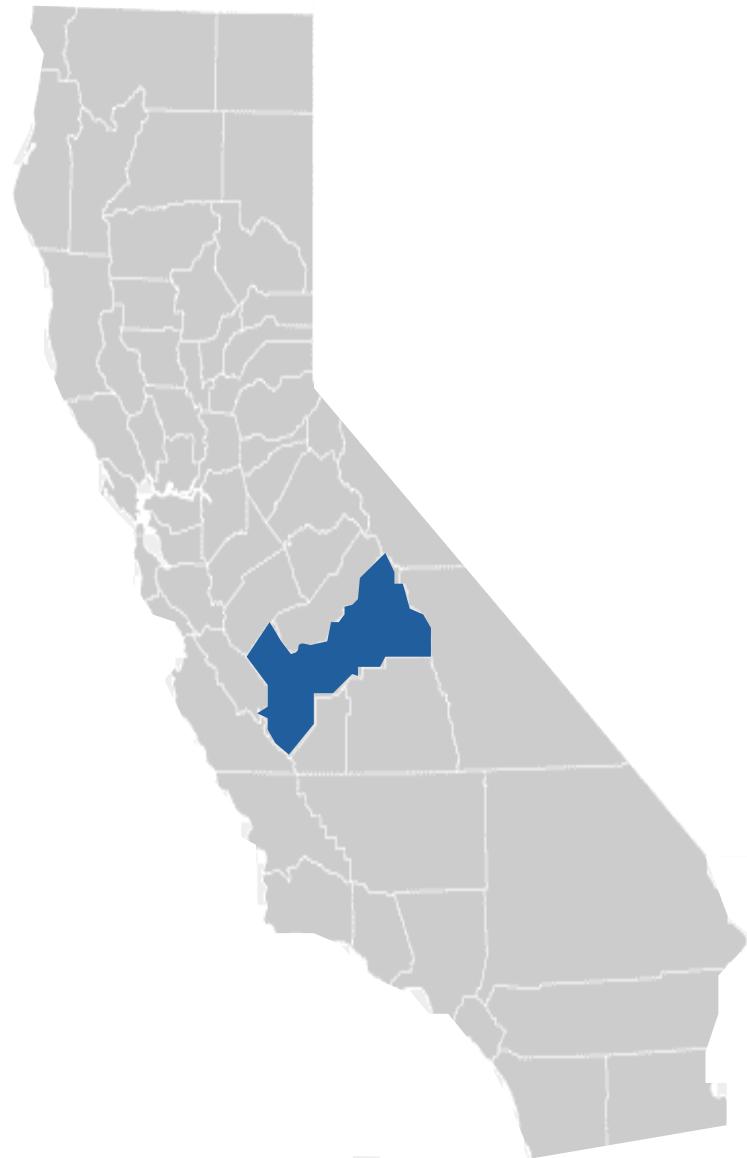
WAREHOUSING
14.3%
 GROWTH PROJECTION

FRESNO
6.57%
 MSA% GROWTH

BUSINESSES
31,524
 WITHIN 20 MILES

FRESNO COUNTY
931,847
 2024 POPULATION

FRESNO MSA
459,583
 TOTAL LABOR FORCE



2045 SOUTH VAN NESS AVENUE
PROPERTY LOCATION

DISTANCE TO:

Bay Area. 189 Miles (3 Hrs 7 Min)
 Merced 57 Miles (59 Min)
 Visalia. 44 Miles (41 Min)
 Selma. 16 Miles (18 Min)
 Bakersfield. 109 Miles (1 hr 40 Min)
 Los Angeles. 218 Miles (3 Hrs 35 Min)

Under .25 Mile to Highway 99 & 41 Entrance
Under 1 Mile to Freeway 168 & 180 Entrance



CALIFORNIA
180



CALIFORNIA
41



CALIFORNIA
99



LYONS.



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CONTACT

Exclusively Offered By

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