

AVAILABLE FOR SALE OR LEASE
81,400± SF INDUSTRIAL BUILDINGS

2660 S. DEARING AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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BUILDING DESCRIPTIONS



OFFICE/WAREHOUSE BUILDING:

The office portion of the office/warehouse building is 4,800±sf between two stories, the first consists of 5 private offices, reception, open work area, multi-fixture restrooms. The Second story has a large conference room, 4 privates, separate men and women's restrooms and kitchenette. The office is temperature controlled with multiple HVAC systems. The warehouse is approximately 20ft clear with metal roof and walls, clear span, two roll-up doors, and its sprinklered. It also has a recessed one position dock.

FOUNDRY:

The Foundry is a metal a-frame construction building with clear heights of 16' to 24' feet in the center of the pitched roof. The roof is vented in multiple areas. It has a multiple fixture restroom, heavy power, 14 roll-up doors and canopy on three of its four sides. it is uninsulated.

MACHINE SHOP:

The Machine Shop is wood frame with uninsulated metal siding and roof with approximately 12 feet of clear height. it has one restroom and three sliding barn-style doors. It has a 600 Amp 480V service.

DRY STORAGE BUILDING:

This building is wood frame with metal skin and roof in most areas, and has a small area that is built of masonry block. There are a couple of small offices inside, with the balance being open storage areas with several expansions over the years.

The property is in the County of Fresno with no curb, gutter or sidewalks, but appears to have municipal water and sewer.

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PROPERTY

INFORMATION

Total Availability: <i>Total Warehouse Space:</i> <i>Total Office Space:</i>	81,400±SF 76,600± SF 4,800± SF
Lot Size:	3.78± Acres
Tenancy:	Single or Subdividable
Grade Level Doors:	16 Total
Dock:	Recessed (<i>Single Position Dock</i>)
Power:	600 amp / 480 volt
Property Features:	Permitted above ground fuel tanks
Year Built:	1960-1990's
Zoning:	M3 (<i>Heavy Industrial</i>)
APN:	487-070-11S

LOCATION DESCRIPTION

The property is at the northwest corner of Vine and Dearing Avenues in the City of Fresno. It has good access to both Interstate 99 and Freeway 41 via Jensen Avenue.



\$4,000,000
ASKING PRICE

\$31,240 (Monthly)
LEASE RATE

Industrial Gross
LEASE TYPE



For information, please contact:

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