

# INDUSTRIAL FOR SALE

±4,000 SF CLEAR SPAN INDUSTRIAL BUILDING IN FRESNO, CA



2025 S Hazelwood Blvd, Fresno, CA 93702



Sale Price

**\$295,000**

## OFFERING SUMMARY

Building Size:	4,000 SF
Office Size:	400 SF
Available SF:	4,000 SF
Lot Size:	0.22 Acres
Price / SF:	\$73.75
Year Built:	1979
Zoning:	RS-5
Market:	Fresno
Submarket:	Southeast Fresno
Clear Height:	14' Minimum
Cross Streets:	S Hazelwood & E Woodward Ave

## PROPERTY HIGHLIGHTS

- ±4,000 SF Clear Span Industrial Building in Fresno
- Two (2) 12' x 14' Ground Level Doors
- 100 Amp Single Phase & 200 Amp 3 Phase Power
- 2025 (Front): Single Phase | 2029 (Rear): 3 Phase
- Ready For Immediate Occupancy | ±0.22 Acre Lot
- ±400 SF Office w/ Operating HVAC | 14' Clear Eave
- Insulated w/ Skylights Throughout | Water & Air Lines Throughout
- Excellent Access To Hwy 99 & Hwy 41
- Close Proximity to Major Traffic Generators
- Flexible Zoning That Allows Many Uses
- Fully Fenced | Outside Lights & Paved Yard
- Equipped With Wash Bay & Floor Drains Throughout
- Current MTM Tenant | Call Agent For Info

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### PROPERTY DESCRIPTION

±4,000 SF clear span freestanding industrial building on 0.22 acres of land with excellent access to freeways 99 & 41. The freestanding industrial facility features two (2) 12' x 14' ground level doors, ±400 SF office, a 14' minimum clear height, 100 amp single phase & 200 amp 3-phase power, & a fully fenced paved yard. The site offers excellent access to CA-99 & CA-41 & is within close proximity to the Fresno Yosemite International Airport. The building has one main entrance & ample street parking available on Hazelwood Blvd.

### LOCATION DESCRIPTION

The property is located off S Hazelwood Blvd & E Woodward Ave in Fresno, CA. The property is North of E California Ave, South of E Woodward Ave, West of S 4th St and East of S Hazelwood Blvd. The community is located in the San Joaquin River Valley in central California midway between San Francisco & Los Angeles. Surrounding tenants include McDonalds, Starbucks, In-n-Out, Taco Bell, Burger King, Carl's Jr, Wendy's, Little Caesars, Jack in the Box, Dominos, Me n Eds, Round Table, Grocery Outlet, Family Dollar, Bank of the West, Wells Fargo, Union Bank, Smart & Final, Central Valley Community Bank, United Security Bank, & many others!

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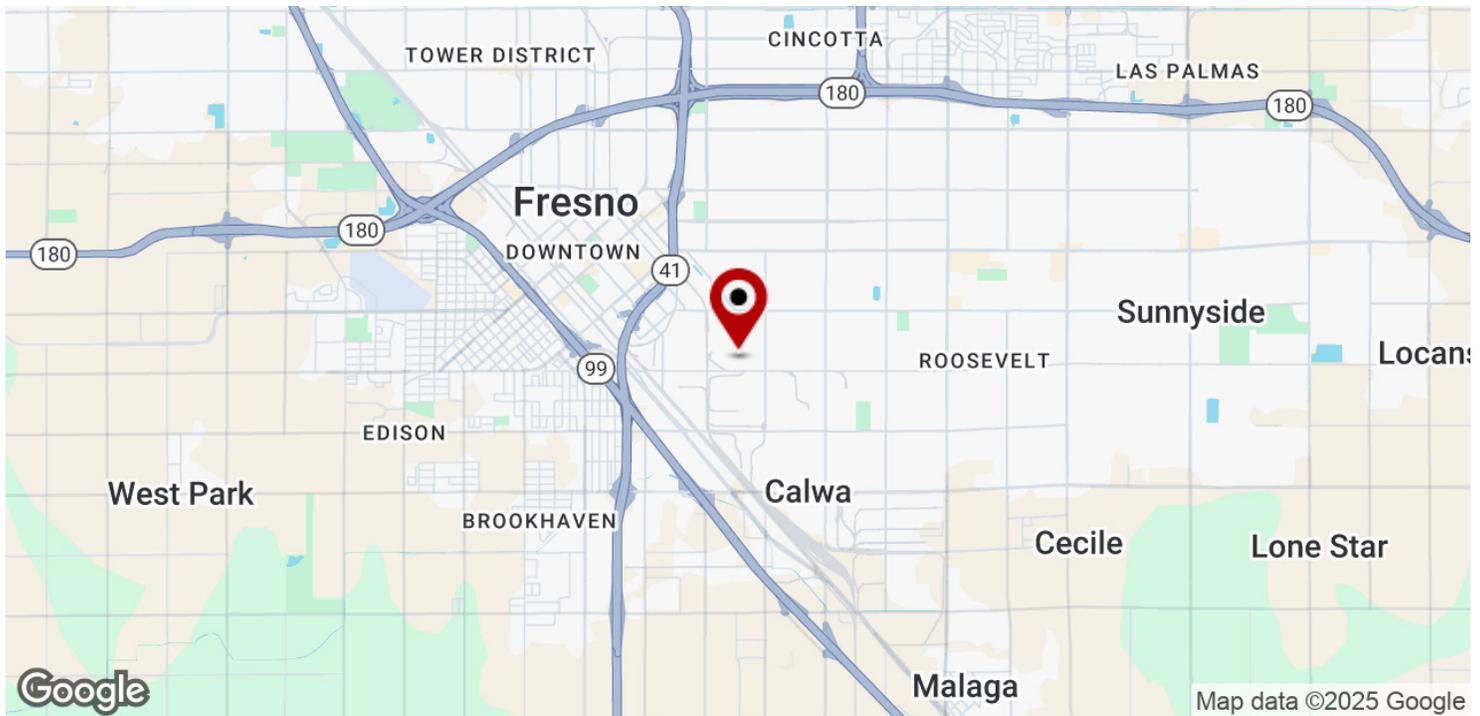
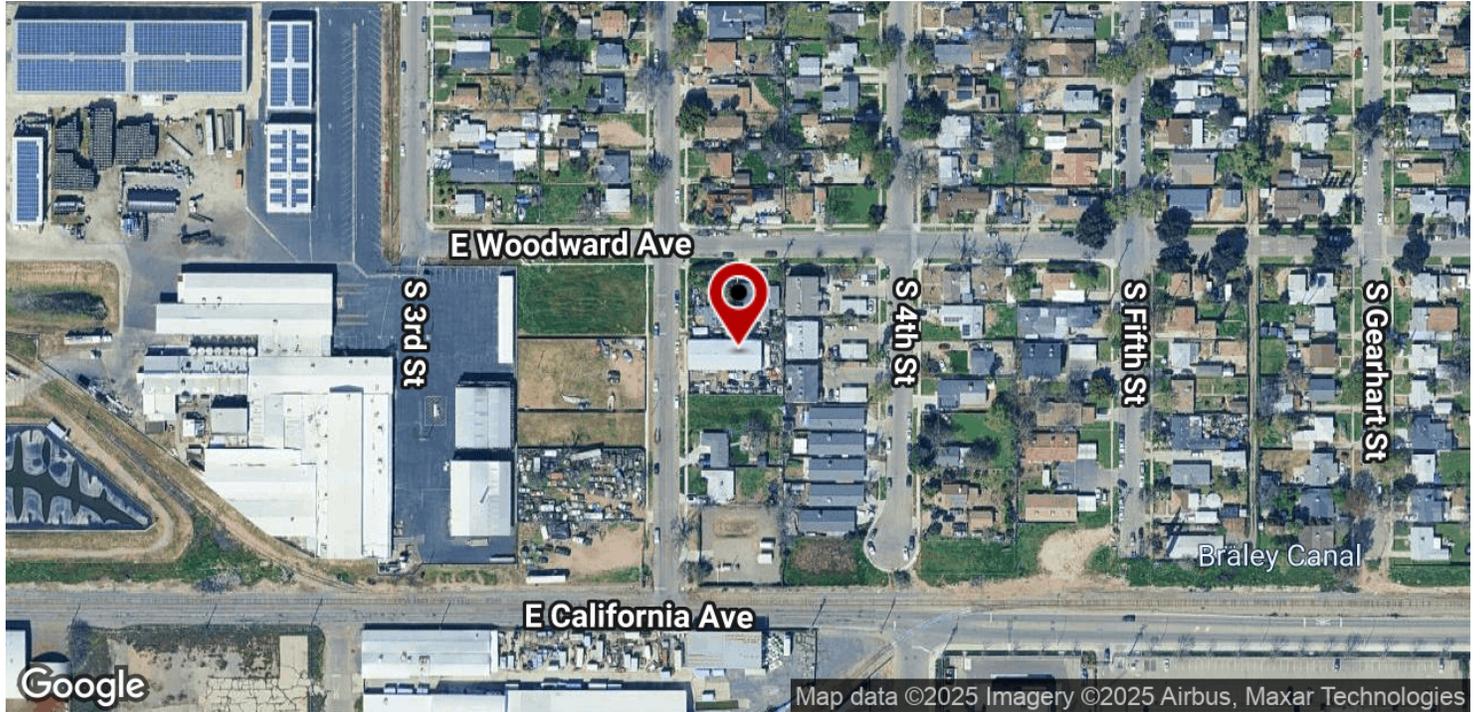
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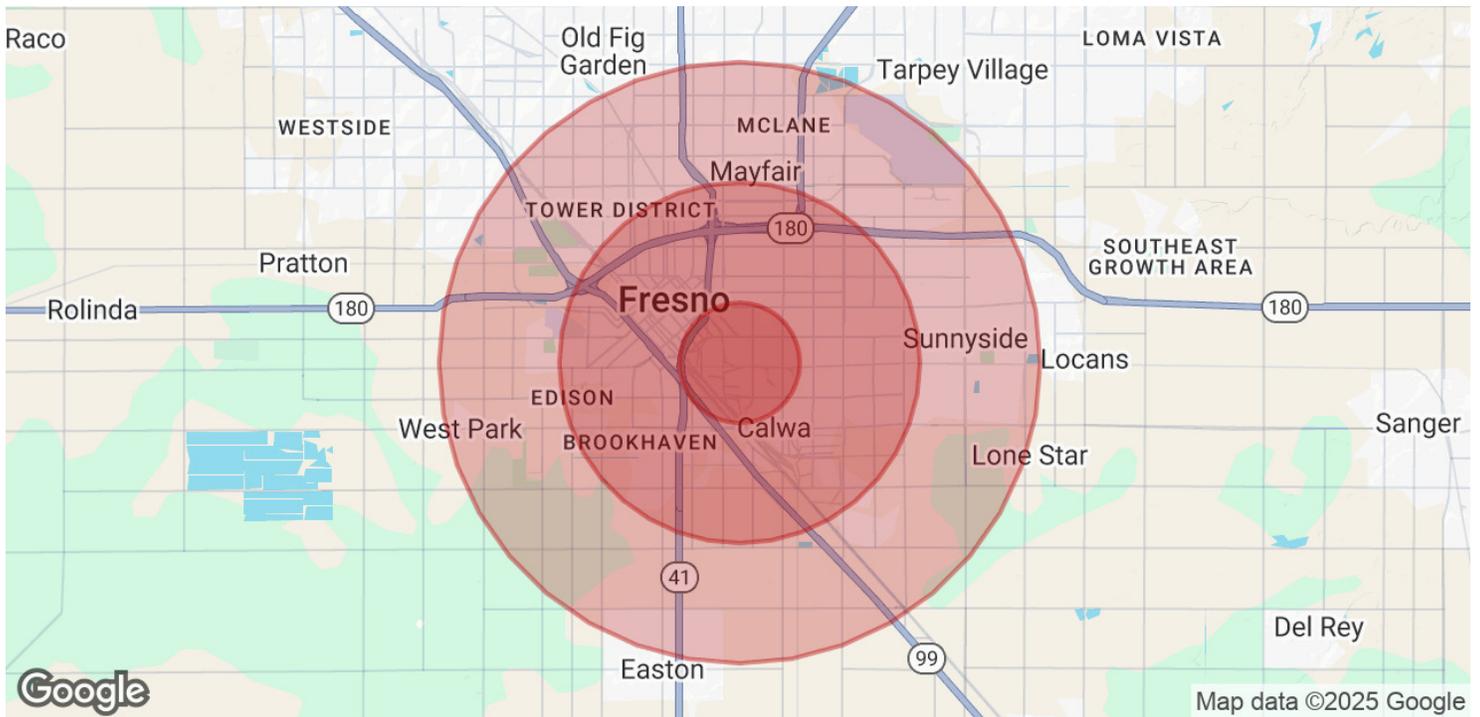
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,101	130,032	261,567
Average Age	31.4	29.2	30.7
Average Age (Male)	32.4	29.1	30.1
Average Age (Female)	28.7	29.7	31.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,816	39,444	84,740
# of Persons per HH	3.7	3.3	3.1
Average HH Income	\$42,983	\$40,819	\$50,686
Average House Value	\$114,615	\$116,032	\$164,380

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	73.0%	69.0%	62.2%

2020 American Community Survey (ACS)

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