

1828

E. HEDGES AVE
FRESNO, CA

FOR SALE

1828 E Hedges Ave

PROPERTY FEATURES:

- **Total Building & Lot Size:**
 - $\pm 20,899$ SF - Lot Size 2.05 \pm Acres
- **Processing Room:**
 - $\pm 9,000$ SF - Ideal for large-scale food production
- **Bagging Room:**
 - $\pm 3,000$ SF - Designed for packaging and portioning
- **Cooking Room:**
 - $\pm 1,000$ SF - Perfect for prepared foods and specialty items
- **Office Space:**
 - $\pm 3,000$ SF - Functional workspace for administrative needs
- **Cold Storage:**
 - $\pm 2,150$ SF - Includes freezer capabilities
- **Loading Docks:**
 - 2 - Streamlined logistics for shipping and receiving
- **On-Site Freezer Storage:**
 - 6 x 40-ft freezer containers in the yard

CHAD BROCK
cbrock@lee-associates.com
D 661.205.8011
CalDRE: #01454454

ERIC POWERS
epowers@lee-associates.com
D 661.201.0320
CalDRE: # 00977873

ROSS PUSKARICH
rpuskarich@lee-associates.com
D 661.889.6580
CalDRE: #02175945

TONY NAPLES
tnaples@lee-associates.com
D 323.922.5143
CalDRE: #01811344

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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PROPERTY OVERVIEW

Situated in the heart of Fresno's industrial district, 1828 E Hedges Ave presents a prime USDA-certified food processing facility designed for efficient operations. This 20,899 SF facility offers a well-equipped space tailored for food production, packaging, storage, and distribution. With its strategic layout, ample storage, and specialized processing areas, this facility is well-suited for a variety of food production businesses, including meat, poultry, seafood, and specialty food manufacturing. The property also includes +/- 1.24 Acres of excess commercial land directly next to the facility. Property is located in an Opportunity Zone.

OFFERING PRICE

\$2,550,000

AVAILABLE SF

20,899 SF

LOT SIZE

2.05± Acres

APN

451-292-28; 451-292-30; 451-292-34; 451-292-01; 451-292-02



WATER
City of Fresno



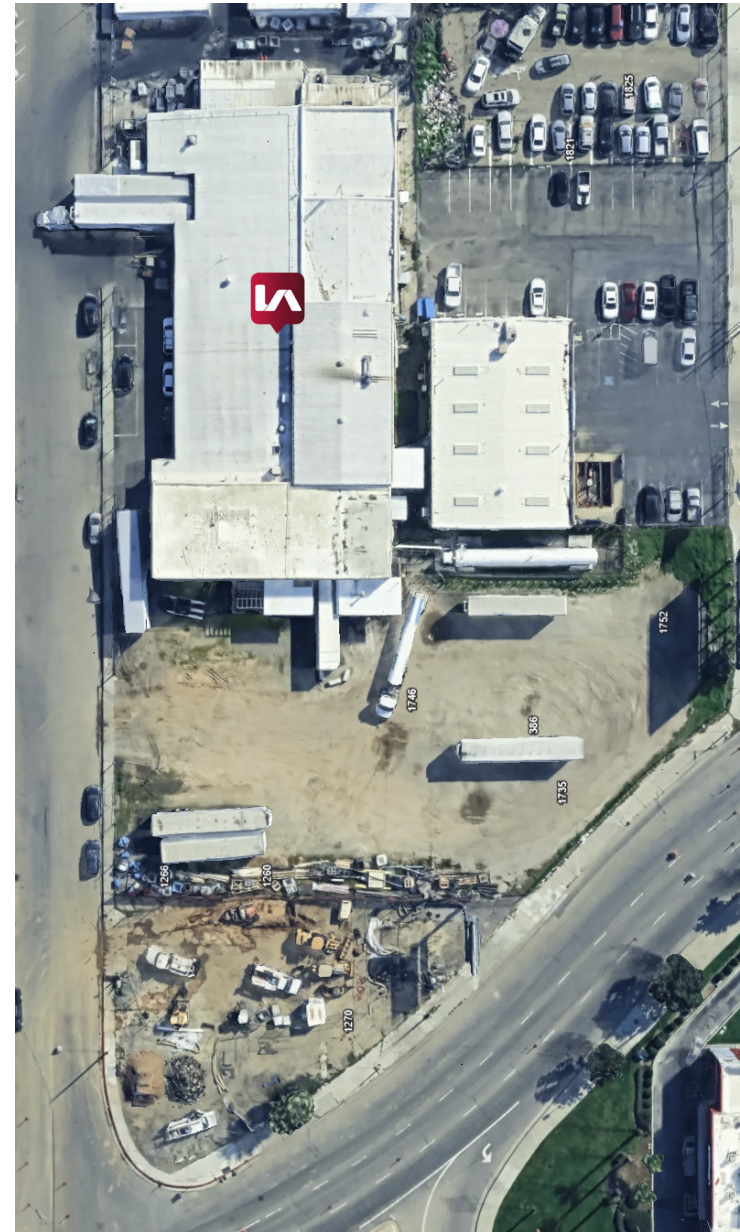
ELECTRIC
PG&E



GAS
SoCal Gas



SEWER
City of Fresno



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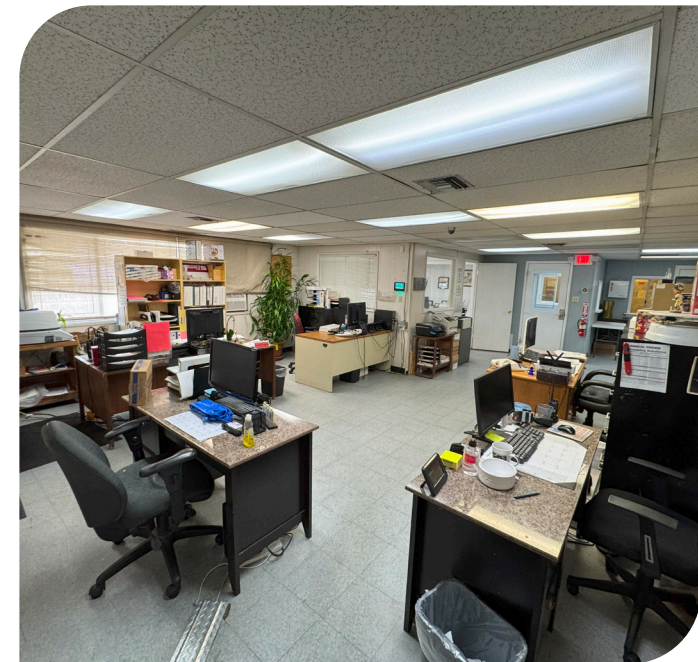
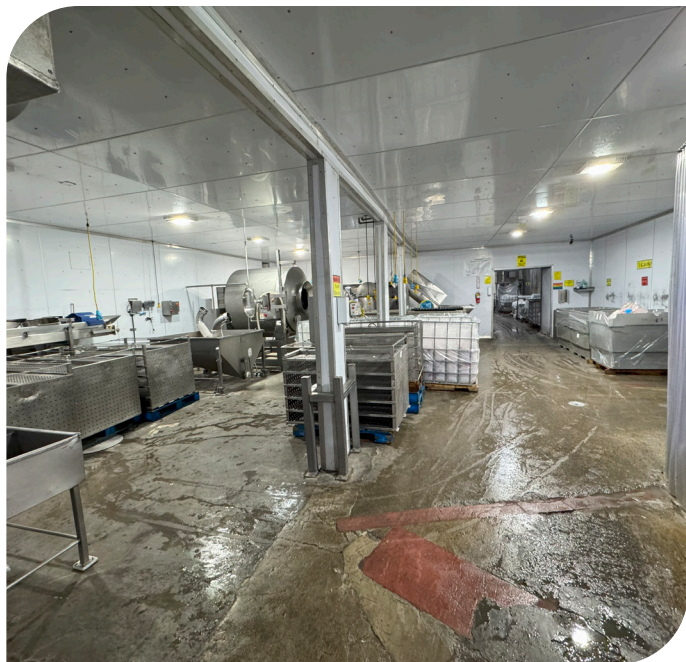
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PARCEL MAP



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PROPERTY IMAGES



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

CHAD BROCK

661.205.8011
cbrock@lee-associates.com
License ID# 01454494

TONY NAPLES

818.395.4373
tnaples@lee-associates.com
License ID# 01454494

ERIC POWERS

661.201.0320
epowers@lee-associates.com
License ID# 00977873

ROSS PUSKARICH

661.889.6580
rpuskarich@lee-associates.com
License: #02175945

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000



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