

1833

E. HEDGES AVE
FRESNO, CA

FOR SALE

1833 E Hedges Ave.



PROPERTY FEATURES:

- **Total Building and Lot Size:**
 - $\pm 9,336$ SF | .86 Acres Lot Size
- **General Warehouse:**
 - $\pm 7,200$ SF
- **Covered Canopy/Storage**
 - $\pm 1,800$ SF
- **Office Space:**
 - ± 500 SF with ± 250 SF Mezzanine (not included in total building SF)
- **Yard Space:**
 - Additional exterior storage and staging area

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PROPERTY OVERVIEW

Located in the heart of Fresno's industrial corridor, 1833 E Hedges Ave is a 9,336 SF warehouse property designed to support a variety of industrial, storage, and distribution operations. With a flexible layout, covered outdoor storage, and additional yard space, this facility offers the ideal combination of functionality and efficiency. Property is located in an Opportunity Zone.

OFFERING PRICE

\$900,000

AVAILABLE SF

9,336 SF

LOT SIZE

.86 ± Acres

ZONING

NMX - Neighborhood Mixed-Use

POWER

480 3-PHASE/220 V

APN

451-212-25



WATER
City of Fresno



ELECTRIC
PG&E



GAS
SoCal Gas



SEWER
City of Fresno



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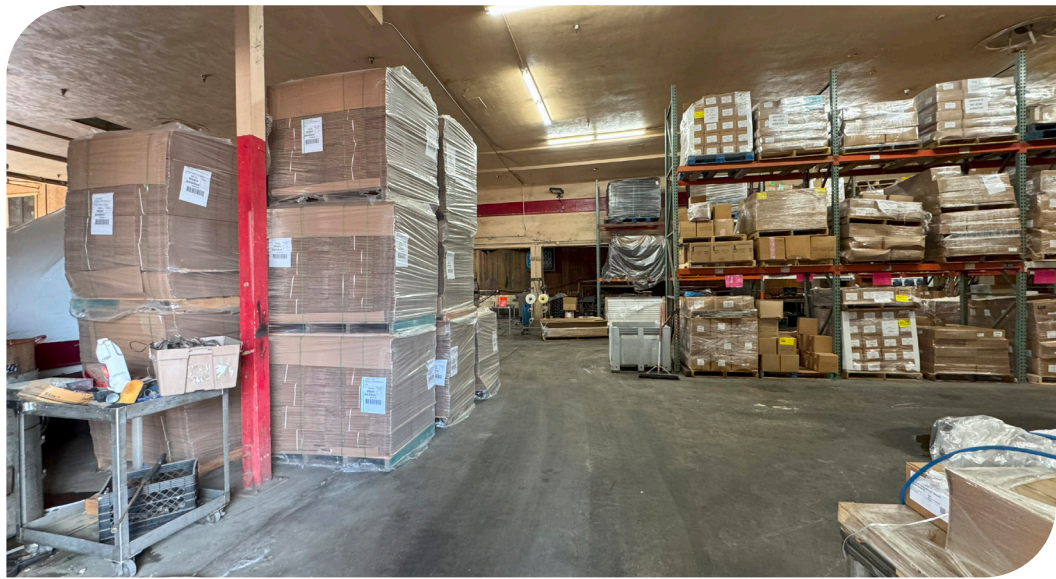
PARCEL MAP



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1828 E. HEDGES AVE FRESNO, CA | FOR SALE

PROPERTY IMAGES



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