

AVAILABLE FOR SALE
1401 & 1421 N. CLOVIS AVENUE

LAMONA BUSINESS PARK

FRESNO, CA



For information, please contact:

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NEWMARK
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MCKENNEY
Investment Properties

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Total Building Size:	32,340± SF
Lot Size:	2.24± Acres
Year Built:	1979
Zoning:	IL (<i>Light Industrial</i>)
APN:	455-231-11S

PROPERTY DESCRIPTION

The property at 1401–1421 N. Clovis Avenue consists of an approximately 32,340± square foot light industrial complex situated on approximately 2.24± acres. Built in 1979 and zoned IL (*Light Industrial*), the property is configured for multi-tenant or flexible industrial use and can accommodate warehouse, distribution, light manufacturing, or service-oriented operations. The site offers functional improvements with on-site parking and loading areas, providing efficient circulation and accessibility for a variety of industrial users.

LOCATION DESCRIPTION

1401–1421 N. Clovis Avenue is located in northeast Fresno along Clovis Avenue, a major north–south arterial serving the city's industrial and commercial corridor. The property is positioned at the NWC of Clovis Avenue and Lamona Avenue and is surrounded by a mix of light-industrial, warehouse, and service-oriented commercial uses. The location offers good visibility and convenient access to regional roadways, including nearby connections to Highway 180, making it well suited for industrial, flex, or commercial operations.



\$3,700,000 (\$118 PSF)
ASKING PRICE

\$231,250
NET OPERATING INCOME

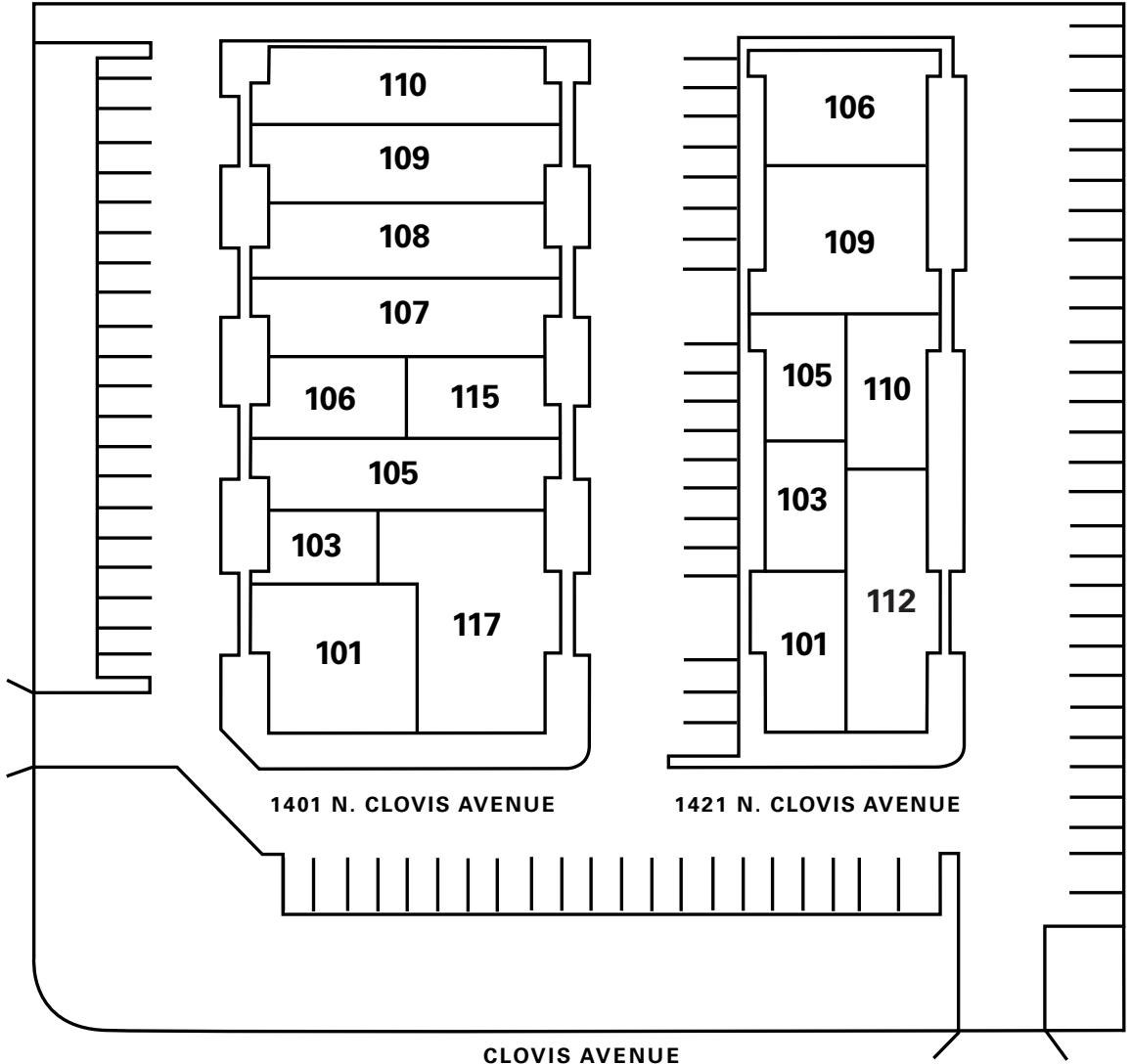
6.25%
CAP RATE

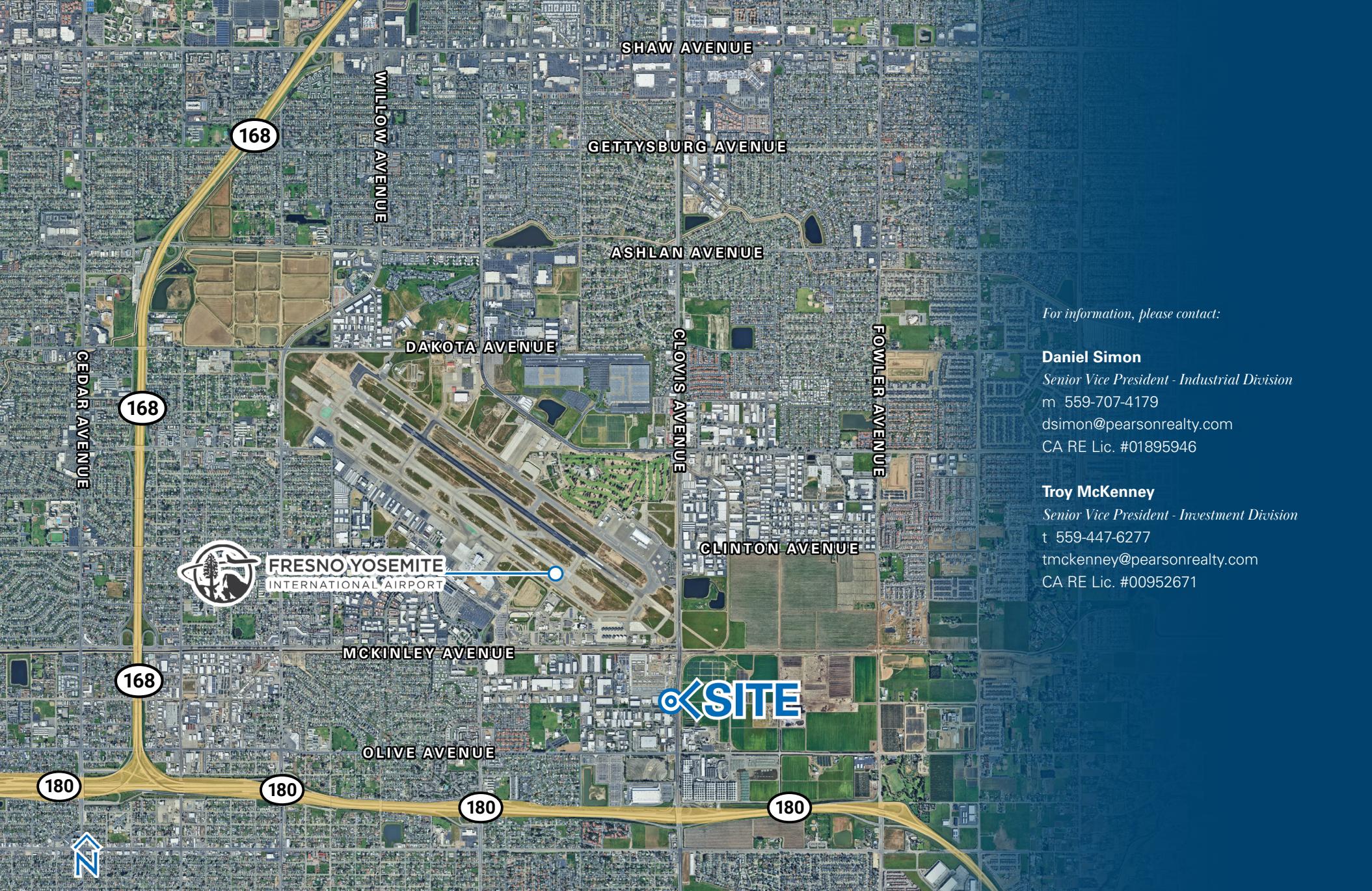
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SITE PLAN

LAMONA AVENUE





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