

PRICE REDUCTION

AVAILABLE FOR SALE | 1,800± SF ON 5.05± ACRES

# 2735 SOUTH WILLOW AVENUE FRESNO, CA 93725



ADDITIONAL 5± AC AVAILABLE

WILLOW AVENUE

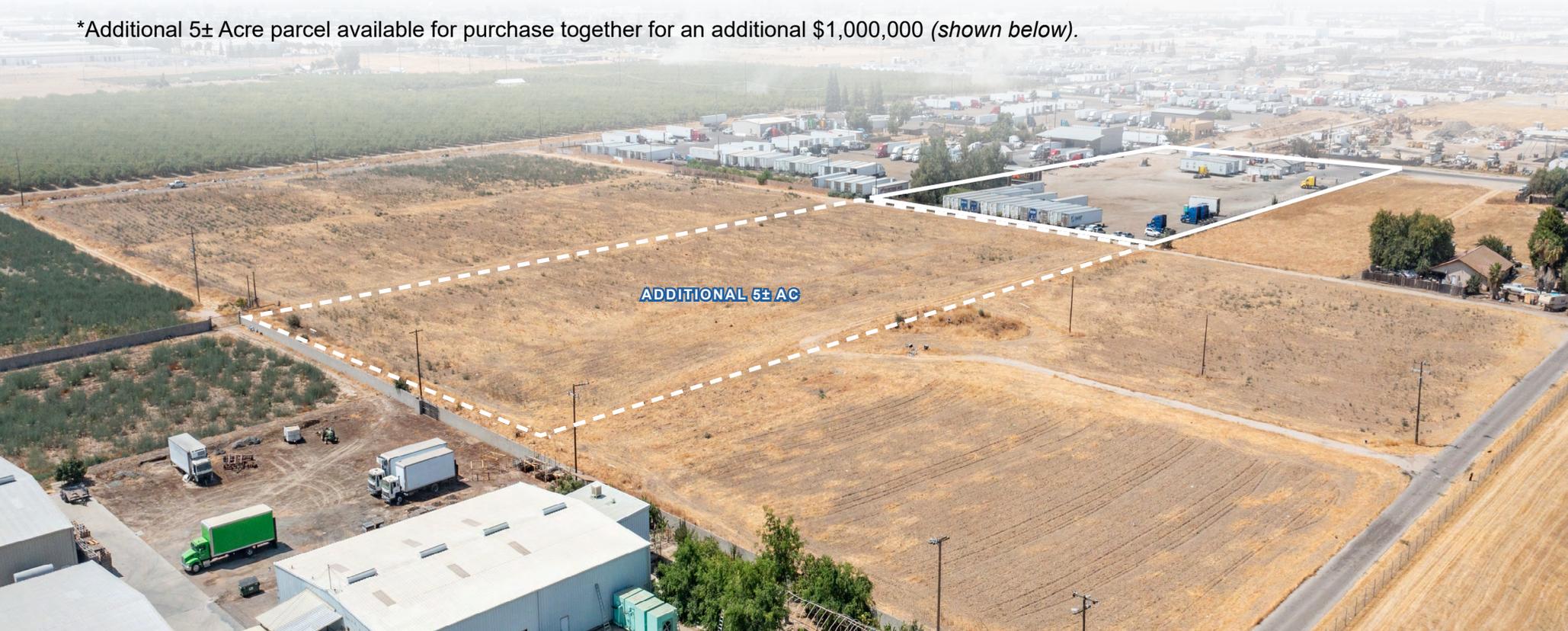
VINE AVENUE

## PROPERTY DESCRIPTION

An exceptional opportunity awaits with this expansive 5.05-acre parcel (approximately 219,978± square feet) with a 1,800± square foot office, now available for sale in the heart of Fresno County. Perfectly positioned near the key transportation arteries of Highway 99 and Highway 41, this property offers unmatched accessibility for logistics, distribution, or future industrial operations. Currently zoned M-1 (Light Industrial), which provides a wide range of commercial and industrial development possibilities.

Nestled on the eastern edge of Fresno's thriving industrial park, this land sits at the forefront of the area's eastward expansion, making it a strategic investment in one of the region's fastest-growing industrial corridors. Surrounded by a mix of established businesses and ongoing development, this parcel offers both immediate utility and long-term potential. Whether you're looking to develop now or landbank for the future, this property presents a rare blend of size, location, and growth opportunity in a high-demand market.

\*Additional 5± Acre parcel available for purchase together for an additional \$1,000,000 (*shown below*).



ADDITIONAL 5± AC

2735 SOUTH WILLOW AVENUE  
**PROPERTY INFORMATION**

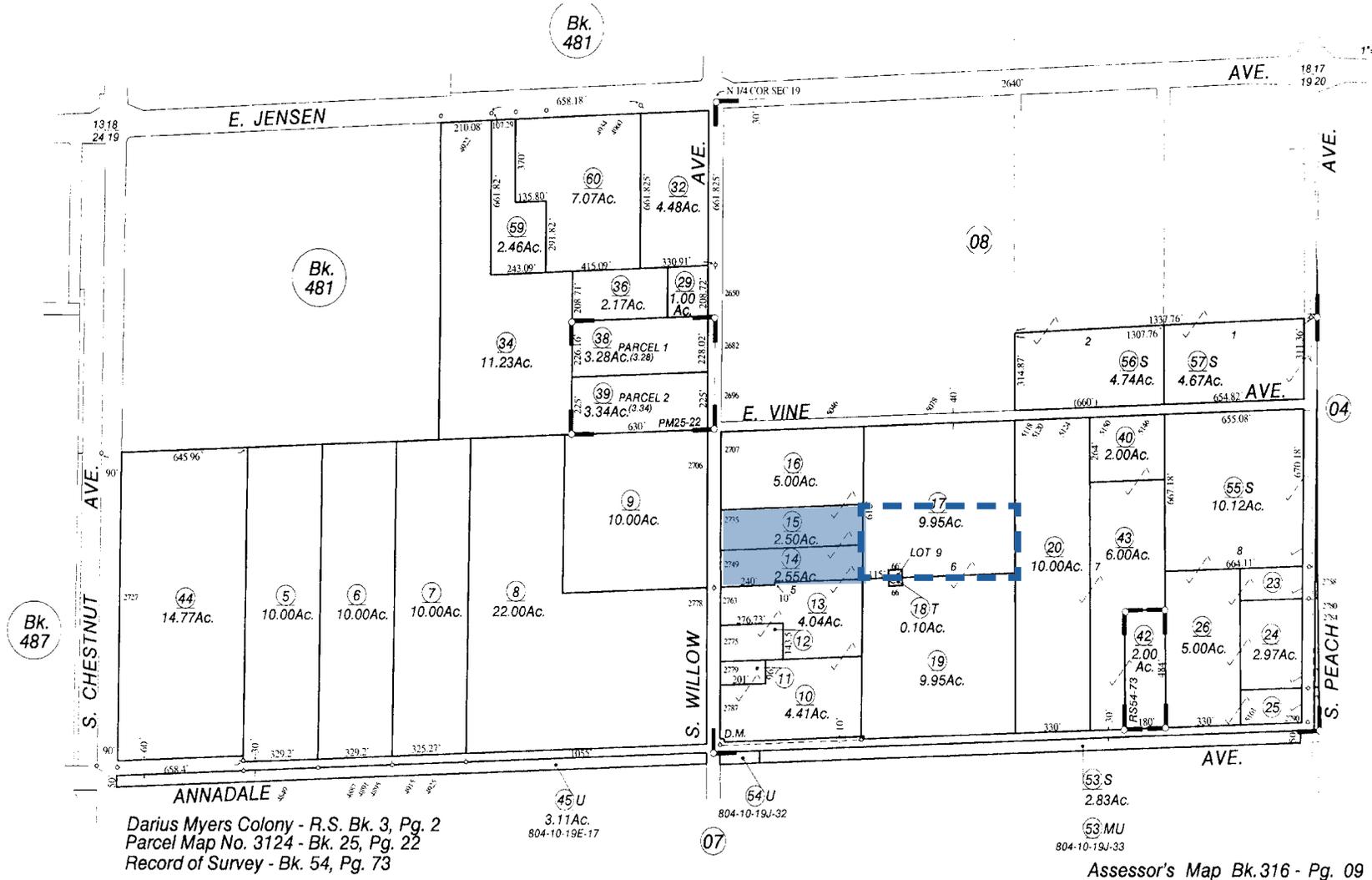
**PROPERTY INFORMATION**

<b>PARCEL SIZE</b>	2.55± AC   111,078± SF 2.50± AC   108,900± SF
<b>BUIDING SIZE</b>	1,800± SF
<b>APN</b>	316-090-14 316-090-15
<b>UTILITIES</b>	PG&E, Septic System, and Well
<b>PONDING BASIN</b>	On-Site for Water Run Off <i>(Optimal Drainage Throughout Entire Property)</i>
<b>ELECTRICAL</b>	400 Amps, 3 Phase
<b>ROAD BASE</b>	8 In., Lazer leveled with 120 Ft. Landing Strip
<b>FENCED YARD</b>	Fully Fenced with Electronic Gate
<b>CAT 7 CABLING</b>	Yes- Fiber Optics from Pole to Office
<b>ZONING</b>	M-1 (Light Industrial, Fresno County)
<b>ASKING PRICE</b>	<b>\$2,950,000</b> <i>*East 5± AC Parcel Available for Additional \$1,000,000</i>
<b>COMMENTS</b>	Over \$1,000,000 in Upgrades in the Past Several Years

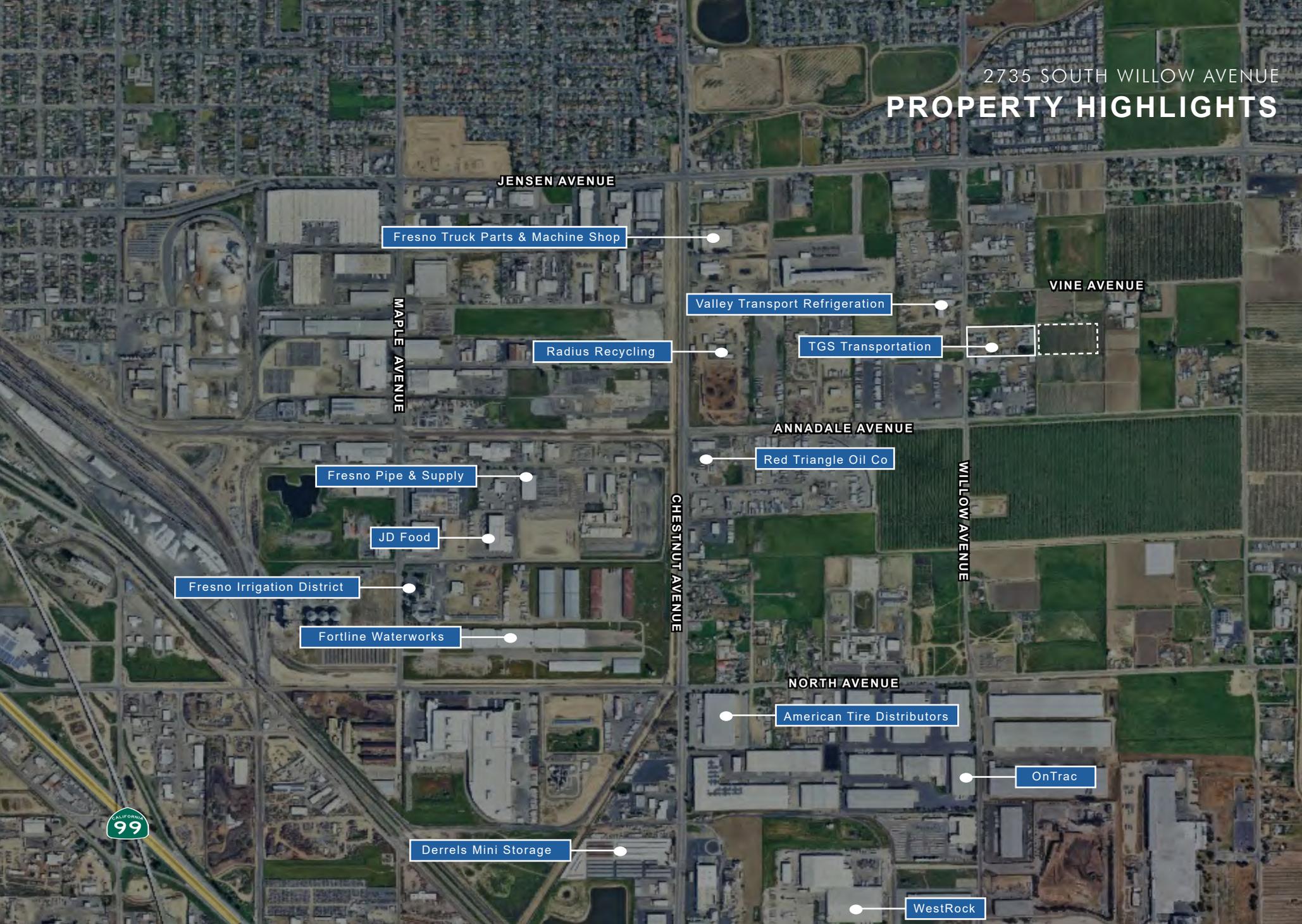
**TENANT INFORMATION**

TENANT	RENT/MONTH	LEASE TYPE	STALLS RENTED
Tenant 1	\$7,000/Month	Year-to-Year <i>(August)</i>	50 Truck Stalls
Tenant 2	\$9,300/Month	Month-to-Month	20 Truck Stalls & Office

2735 SOUTH WILLOW AVENUE  
**SITE PLAN**



2735 SOUTH WILLOW AVENUE  
**PROPERTY HIGHLIGHTS**



2735 SOUTH WILLOW AVENUE  
**CONTACT**

*Exclusively Offered By*

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