



INDUSTRIAL SPACE - AVAILABLE FOR SALE
301 Van Ness Avenue
Fresno, California

For information, please contact:

Ethan Smith, SIOR, CCIM | *Newmark Pearson Commercial* | t 559-447-6256 | esmith@pearsonrealty.com | CA RE Lic. #01395349
Matt Graham | *Graham & Associates* | t 559-754-3020 | matt@mdgre.com | CA RE Lic. #01804235

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES

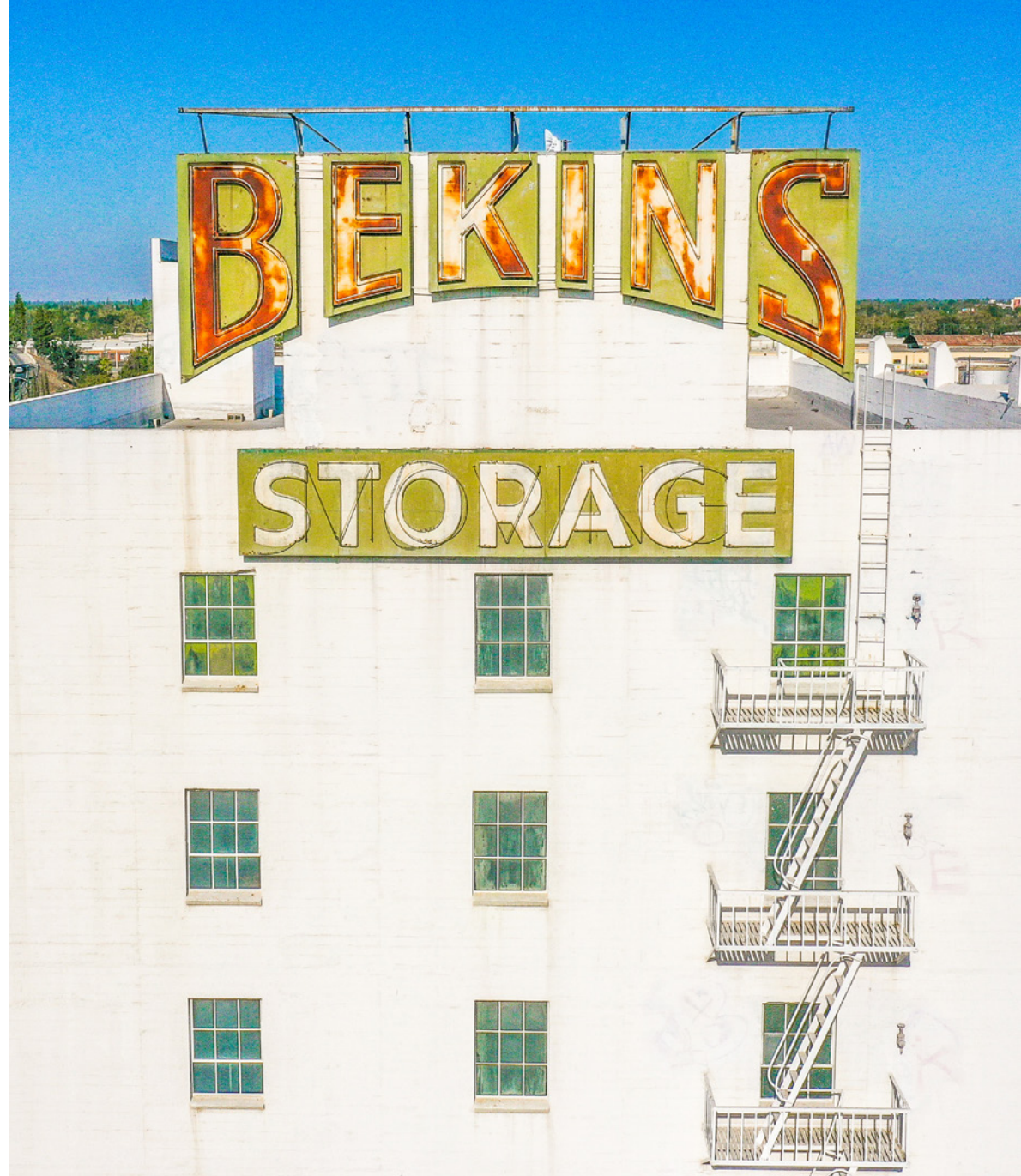
301 VAN NESS AVENUE - FRESNO, CA

PROPERTY INFORMATION

Building Size:	56,320± SF
<i>Office Space:</i>	2,000± SF
Lot Size:	1.27± acres
Sale Price:	\$3,000,000
APN(s):	468-274-25
Zoning:	DTN (<i>Downtown Neighborhood</i>)
Primary Property Type:	Industrial
Property Subtype:	Warehouse / Distribution
Tenancy:	Single
Year Built:	1925
Grade Level Doors:	2
Dock High Doors:	2
Drive in Bays:	1
Sprinklers:	Wet (<i>Addition only</i>)
Ceiling Height:	10' (<i>Floors 2' - 7'</i>)
Column Spacing:	Clear span
Upper Floor Plates:	60' x 100'
Parking:	Secured, ample on-site
Elevators:	Two
<i>Elevator 1:</i>	<i>6,000 lb capacity freight elevator</i>
<i>Elevator 2:</i>	<i>Elevator used by individuals</i>

HIGHLIGHTS

- Multi-story building
- Iconic property
- High visibility
- Excellent access to freeways
- Potential redevelopment opportunity
- Located within an Opportunity Zone



NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES



301 VAN NESS AVENUE - FRESNO, CA

PROPERTY DESCRIPTION

Iconic Bekins building located in Downtown Fresno for sale. The original seven-story building was constructed of reinforced concrete in 1925 and was one of the tallest buildings in Fresno for decades.

The main building has ground-floor office space, two restrooms, and a dock-high receiving area. Access to the top six floors is via freight or elevator or man elevators. The top six floors are approximately 60' x 100' and are 9' tall.

An additional 15,000± SF of warehouse space was built in the 1940s. The addition is 12'-16' clear and has fire sprinklers.

Property is zoned DTN (*Downtown*) and may be converted to office, retail or residential uses.

LOCATION DESCRIPTION

The property is located in Downtown Fresno near the HWY 41 and Van Ness interchange. The property is visible from HWY 41.

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES

301 VAN NESS AVENUE - FRESNO, CA

Opportunity Zones

What are the benefits of Opportunity Zones?

Opportunity Zones provide three benefits with respect to local community and economic development. They offer an ability to act as a convening agent for a diverse array of stakeholders in thinking about community-level investments. Opportunity Zones additionally provide a tax incentive for capital gains. They also provide preferential consideration in federal grants, loans, and technical assistance programs.

California has seen all three of these benefits leveraged in a variety of ways to support a multitude of projects, from affordable housing and healthcare to small business development and renewable energy. California is committed to the original intent of Opportunity Zones and seeks to support impactful projects that incorporate community input and align with state goals.

For additional information, follow this [LINK](#) or click the following icon.



Source: California State Government (2022)



NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES

Interior Photos



UPPER FLOOR



CONCRETE COLUMNS



EXPANSION AREA



FREIGHT ELEVATOR



OFFICE/RECEPTION



FREIGHT ELEVATOR

301 VAN NESS AVENUE - FRESNO, CA

Aerial View



NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES

301 VAN NESS AVENUE - FRESNO, CA

Aerial View



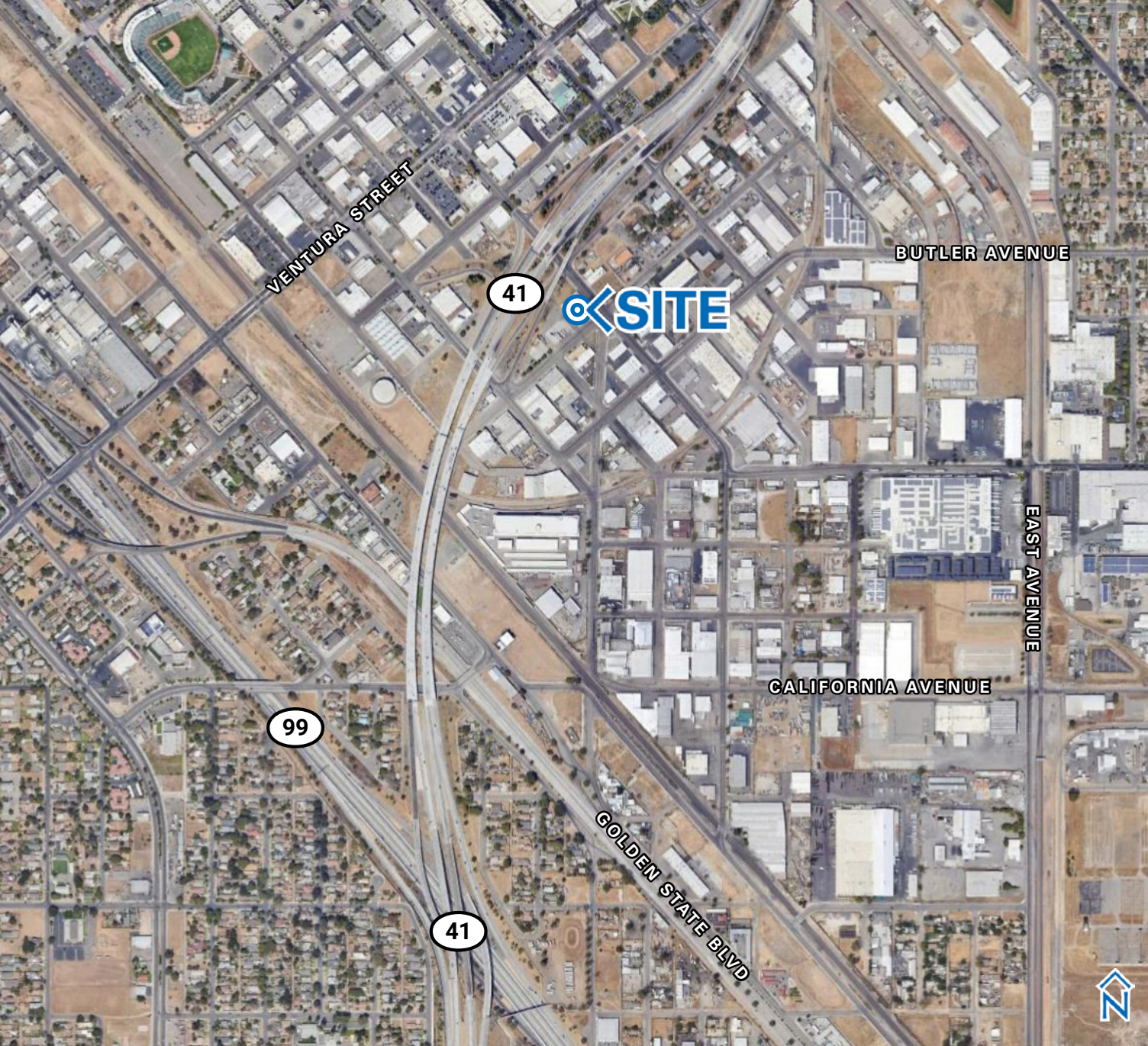
NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES



For additional information please contact:

Ethan Smith, SIOR, CCIM

Newmark Pearson Commercial

t 559-447-6256

esmith@pearsonrealty.com

CA RE Lic. #01395349

Matt Graham

Graham & Associates

t 559-754-3020

matt@mdgre.com

CA RE Lic. #01804235

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

GRAHAM & ASSOCIATES