

Warehouse/Showroom For Sale

3483 W. Gettysburg Avenue
Fresno, California

±4,789 Square Feet on a ±.30 Acre Parcel



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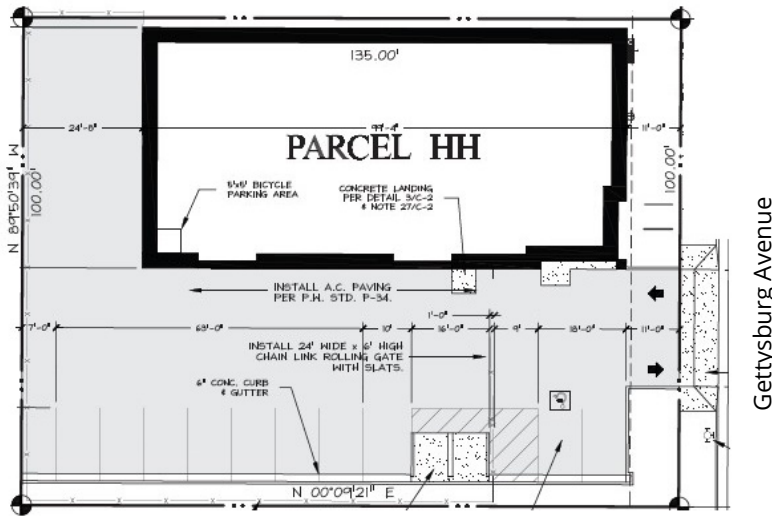
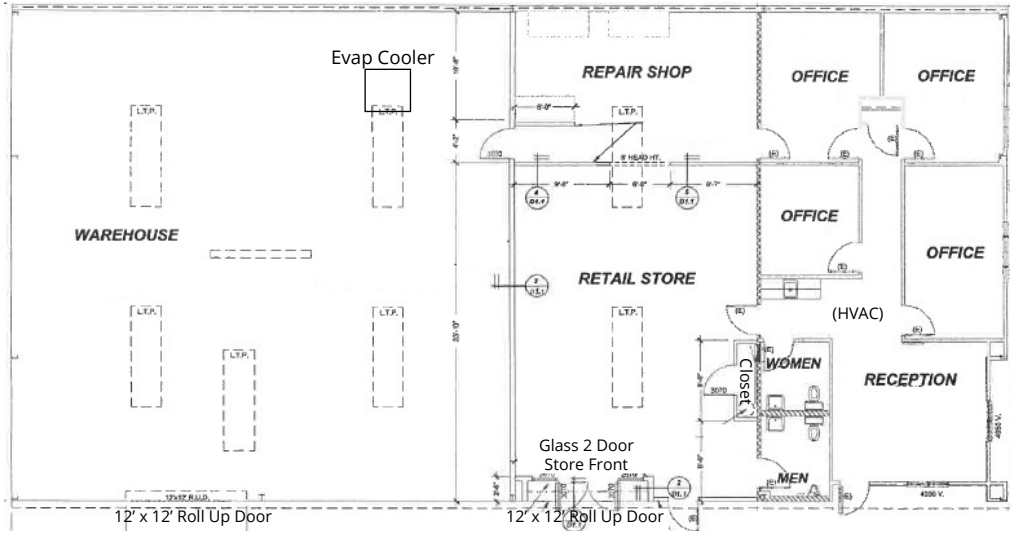
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Property Summary



Sale Price:	\$749,999
APN:	424-670-14
Site Area:	±.30 of an acre
Total Building Size:	±4,789 SF Main Office: 4 offices and reception area Flex Area/Showroom: 2 open area rooms
Year Built:	2001
Construction:	Metal Frame, Metal/Stucco Exterior
Clear Height:	12' - 13'
Electrical Service:	200 amp main; 200 amp subpanel
Ground Level Doors:	(2) 12' x 12' (Office entry passage door, flex space entry door, and storefront door)
Fire Sprinklers:	No
Zoning:	Light Industrial, City of Fresno
Restrooms:	Two
HVAC:	Two (2) units
Evaporative Cooler:	One (1)

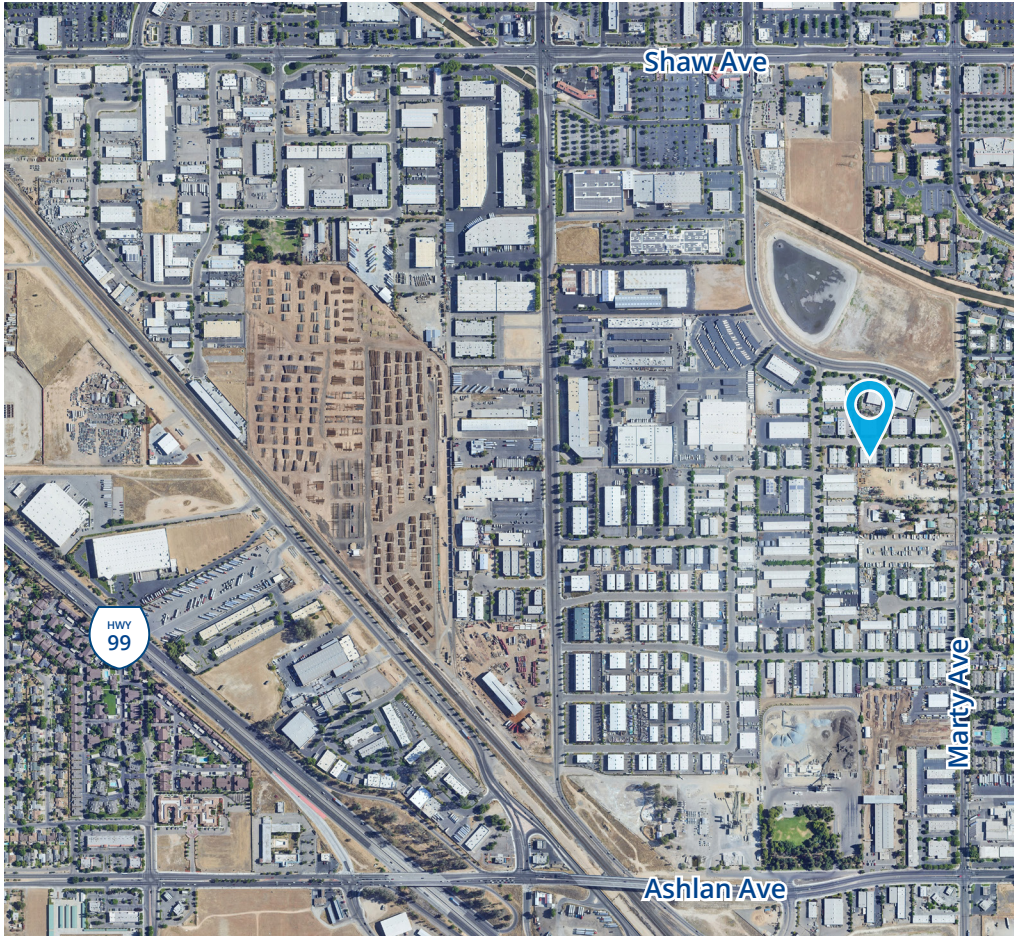
Comments:

This distinctive industrial office/warehouse features a main office with 4 private offices plus reception area as well as a large flex area, both HVAC climate controlled. The flex space can be used as a showroom or additional office area and has a separate glass storefront entrance. This area boasts glass double doors, while a roll-up door provides the ability to secure the space when needed. The property includes a wi-fi controlled automatic gate and an additional gate for enhanced security. This arrangement effectively combines industrial efficiency with security and customer appeal. The building is also pre-wired for alarm, ethernet and CCTV cameras. The typical insulate warehouse area features a roll-up door and receiving area desk with ethernet/telephone/security cabling.

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Property Photos



WAREHOUSE



WAREHOUSE



FLEX SPACE

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Flex Space/Showroom & Office Area Photos

Flex Space can be utilized as a showroom, extended office area or other specific use. The area is approximately 1,250 SF (25'W x 50'L) and contains polished concrete flooring, HVAC, T-Bar ceiling with lighting, dual storage closet and open office area and door to main office and warehouse. Flex space also contains a 4 pane glass door storefront making it accessible as a separate entrance.



FLEX SPACE



OFFICE SPACE



OFFICE SPACE



FLEX SPACE



OFFICE SPACE



OFFICE SPACE