

AVAILABLE FOR SALE
OFFICE & STORAGE WAREHOUSE | 4.08± ACRES

4466 N. DOWER AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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PROPERTY INFORMATION

Availability:	30,317± SF
<i>Warehouse/Storage:</i>	28,883± SF
<i>Mezzanine in Warehouse:</i>	2,300± SF
<i>Office Space:</i>	1,434± SF
Lot Size:	4.08± Acres
Tenancy:	Single
Zoning:	AE-20 (<i>Exclusive Agricultural</i>)
APN:	016-091-53S
Asking Price:	\$1,300,000

WATER

A Pump and well with chlorine injection supplies water to the site.

HIGHLIGHTS

- Fully Fenced
- Paved
- Truck Scale
- Drainage Throughout the Property

LOCATION DESCRIPTION

Located in outer West Fresno on the southeast corner of N. Dower Avenue and W. Gettysburg Avenue within close proximity to Freeways 99, 180, and 145.



\$1,300,000
ASKING PRICE

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BUILDING 1
INFORMATION

Building Size: 8,700± SF

Warehouse: 7,266± SF

Office: 1,434± SF

Mezzanine: 2,300± SF

Additional overhang: 3,540± SF

Clear height: 16'

Grade Level Doors: 4 Total

3: "8x10"

1: "12x12"

Power: 480 volt 600 amp 3 phase

Heater: 1

Restrooms: 2

Lighting: LED



BUILDING 2

Building Size: 5,000± SF

Ground Level Doors: 1 (10x10)

BUILDING 3

Total Building Size: 3,744 sf

Ground Level Doors: 2 (10x10)

BUILDING 4

Total Building Size: 6,528 sf

Ground Level Doors: 3 (14x10)

BUILDING 5

Total Building Size: 5,760± SF

Ground Level Doors: 2 (14x10)



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EXTERIOR
IMAGES



4466 N. DOWER AVENUE
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OFFICE
IMAGES



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WAREHOUSE
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For information, please contact:

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