



High Quality Office/Warehouse Space in Fresno, CA



Lease Rate	\$0.90 SF/MONTH
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OFFERING SUMMARY

Building Size:	8,778 SF
Available SF:	3,748 - 5,030 SF
Lot Size:	0.47 Acres
Zoning:	IL - Light Industrial
Market:	Fresno
Submarket:	Northwest Fresno
Traffic Count:	21,812
Cross Street:	N Golden State Blvd
APN:	508-041-16

PROPERTY HIGHLIGHTS

- (2) Office/Warehouse Buildings Available
- 200 Amps, 120/280 V - 3 P Separately Metered Power
- 18' Ceiling Height | 11' x 14' Ground Level Doors
- Parking On All Sides Of Buildings w/ Easy Access
- Previously Built Office, Mezzanine, Storage Area
- Can Be Leased Together or Separately
- Flexible Zoning That Allows Many Uses
- Multiple Access Points | Gated Private Parking Lot
- Close Proximity to Fresno Yosemite International Airport
- Convenient Location w/ Access to CA-99, CA-41 & CA-180
- Located Within Minutes From Corporate Neighbors

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PROPERTY DESCRIPTION

(2) office/warehouse buildings. Suite 101 is a ±5,030 SF building that features 2 warehouses of ±1,800 SF & ±900 SF including a warehouse office and (5) 11' x 14' rollup doors, along with traditional office space featuring (5) private offices, (2) private restrooms, an open area, & ±530 SF of mezzanine area. Suite 102 is a ±3,748 SF building that features ±750 SF of downstairs office space, ±750 SF of upstairs space, private restroom, (2) 11' x 14' rollup doors, and ±2,250 SF of warehouse space. Each warehouse is fully insulated and contains skylights, lighting throughout, clear-span, and separately metered power. The complex offers abundant on-site and street parking, and also features a side yard area that currently contains a large dumpster. The buildings can be leased together or separately.

LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 99 & Barstow Ave in Fresno, CA. Location is 1 intersection north of the most recent West Side growth point of town, surrounded by a large housing tracts and commercial developments. Property benefits directly from the CA 99 Highway, with traffic passing in front of this property. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial/residential market.

Fresno is the fifth-largest city in California and is the largest city in the Central Valley with 972,297 metro residents. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Fresno is known as the "Gateway to Yosemite". 20.8% population growth from 2006 to 2016. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two major freeways servicing the West Coast; Interstate 5 and Freeway 99.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #101	Available	5,030 SF	Modified Gross	\$0.90 SF/month	2 warehouses of ±1,800 SF & ±900 SF including a warehouse office and (5) 11' x 14' rollup doors, along with traditional office space featuring (5) private offices, (2) private restrooms, an open area, & ±530 SF of mezzanine area.
Suite #102	Available	3,748 SF	Modified Gross	\$0.90 SF/month	±750 SF of downstairs office space, ±750 SF of upstairs space, private restroom, (2) 11' x 14' rollup doors, and ±2,250 SF of warehouse space.

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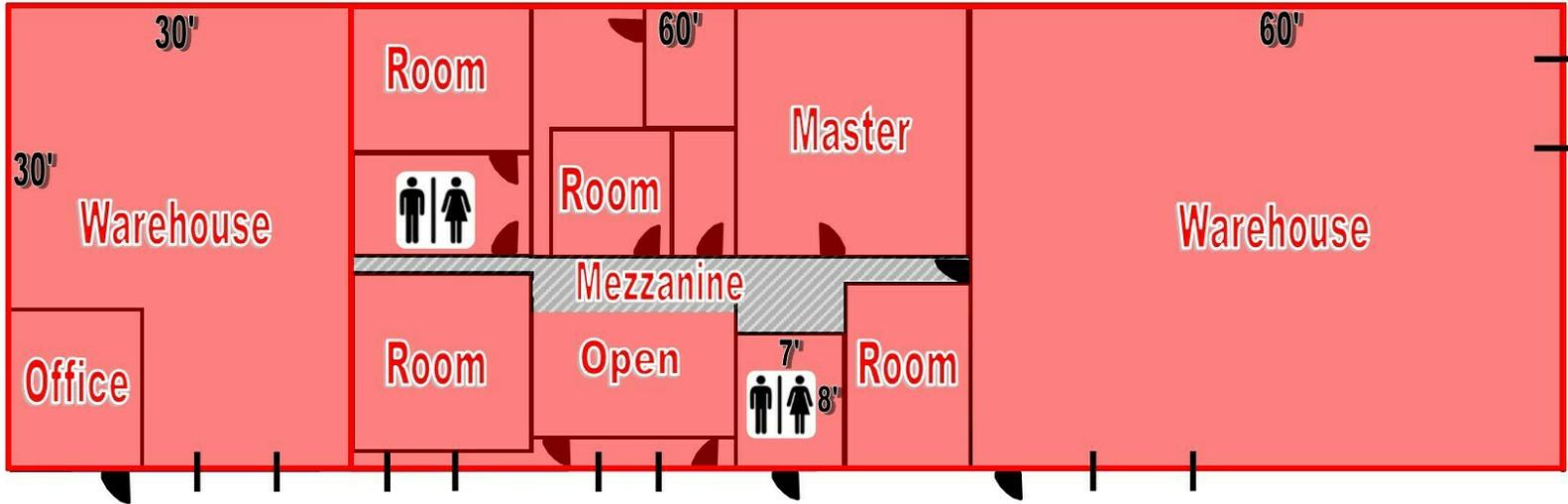
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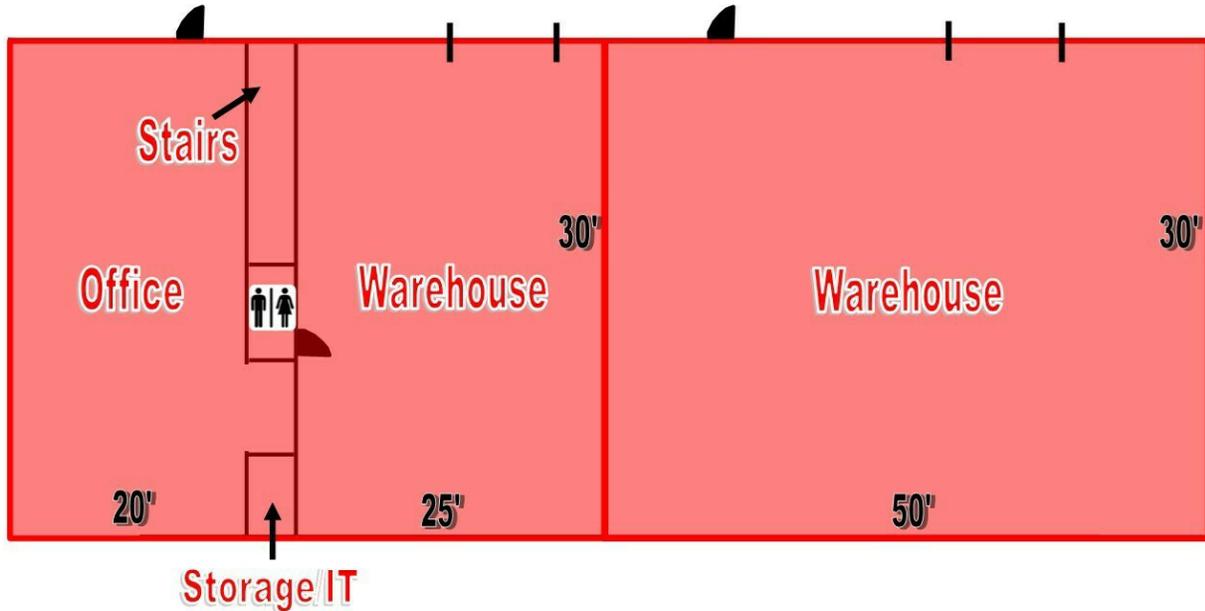


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Suite 101



Suite 102



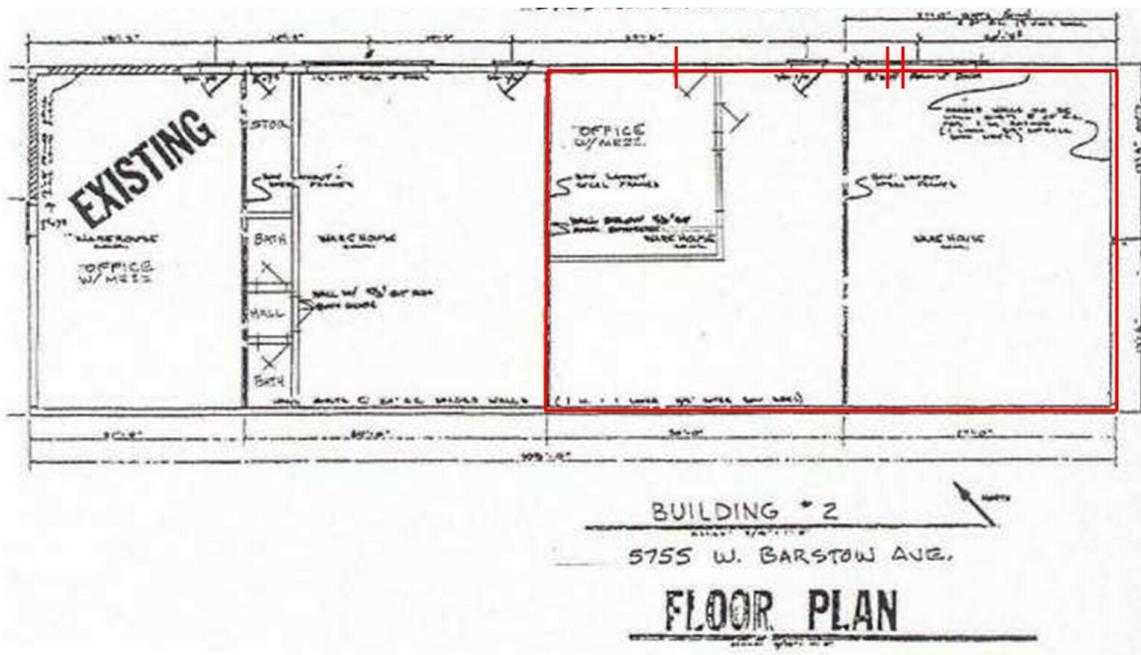
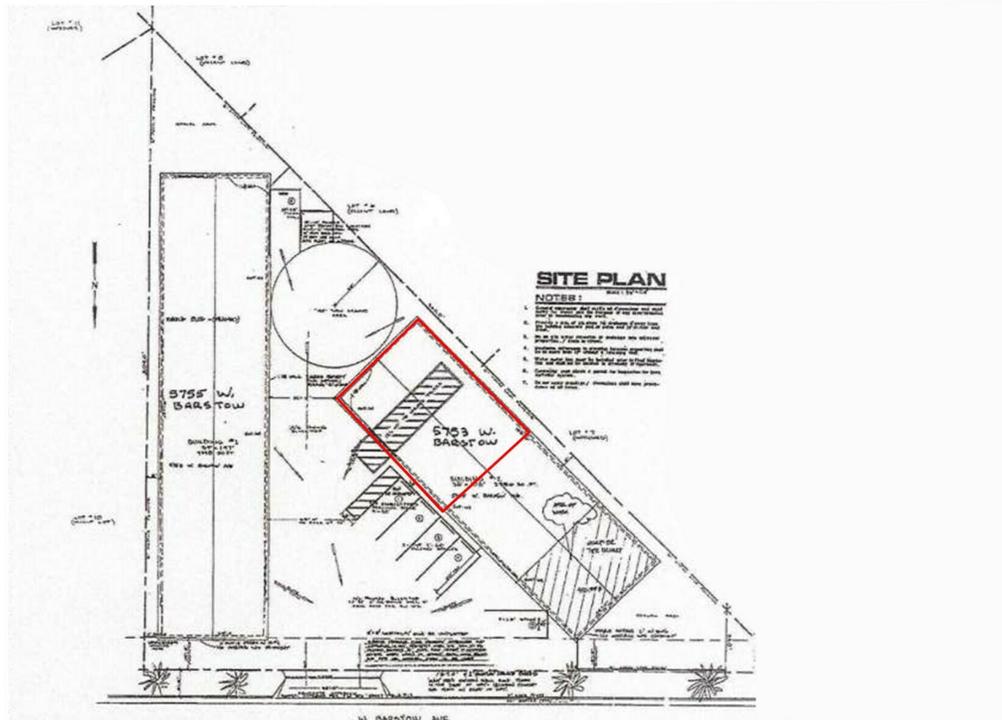
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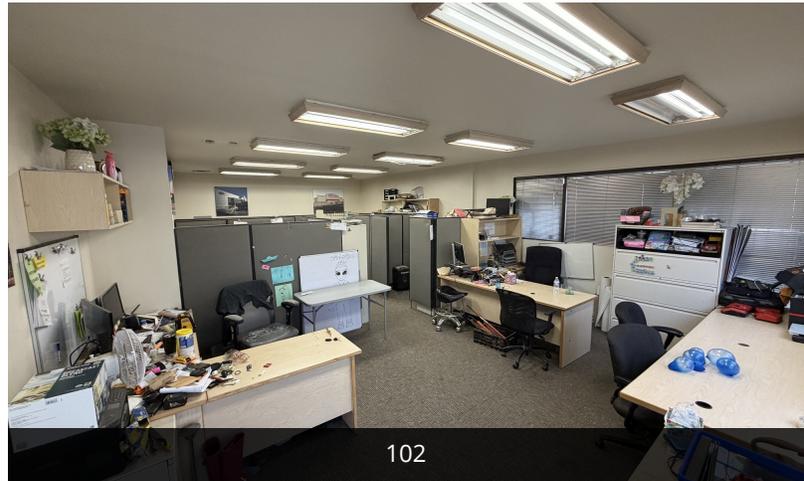
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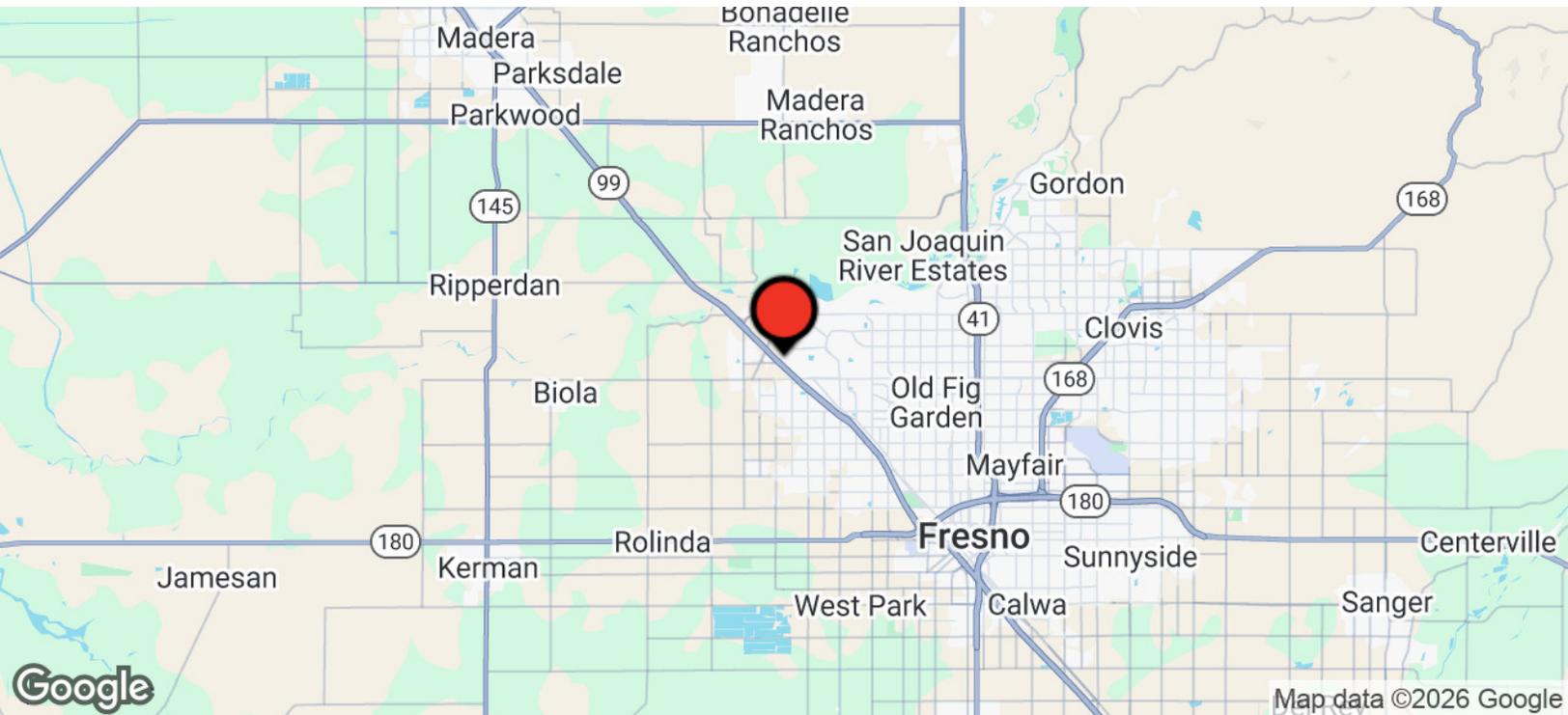
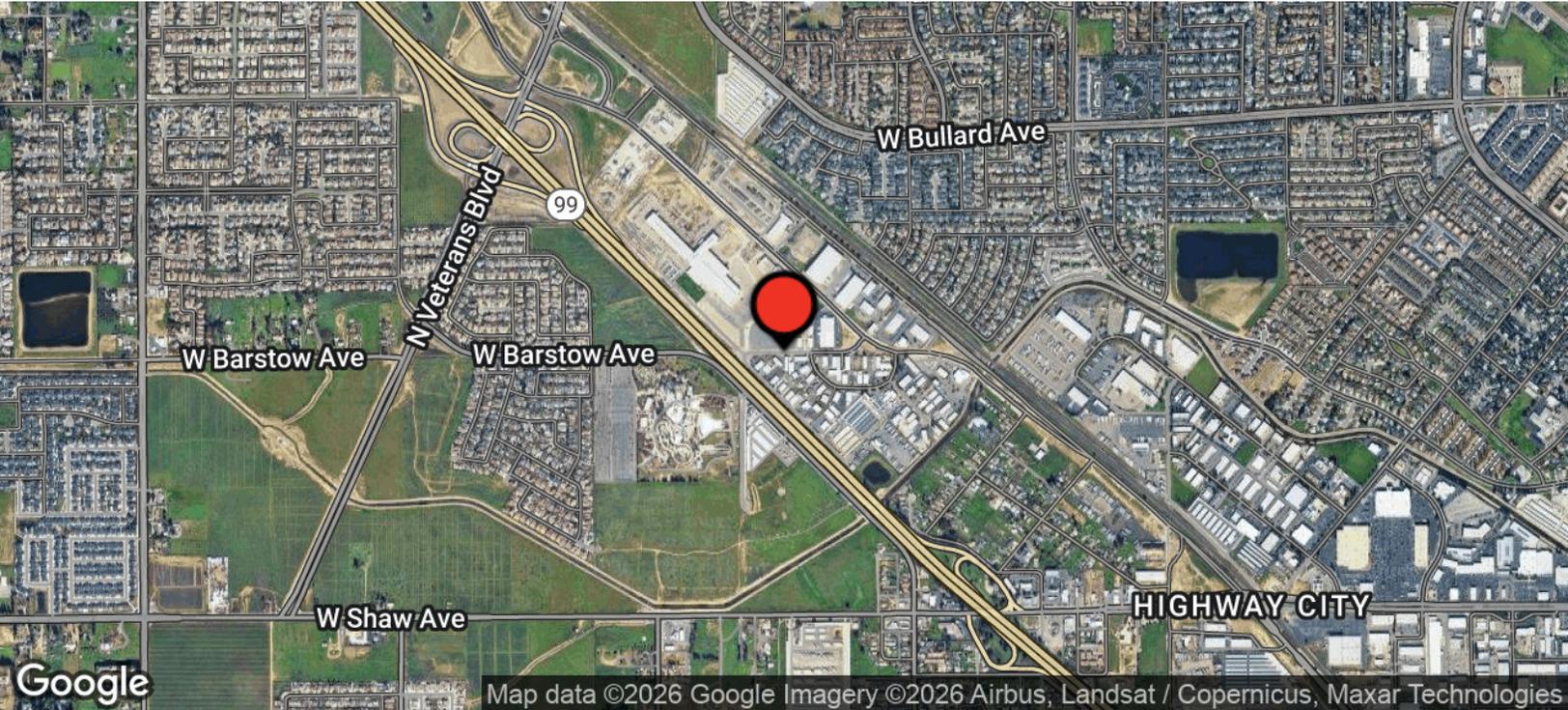
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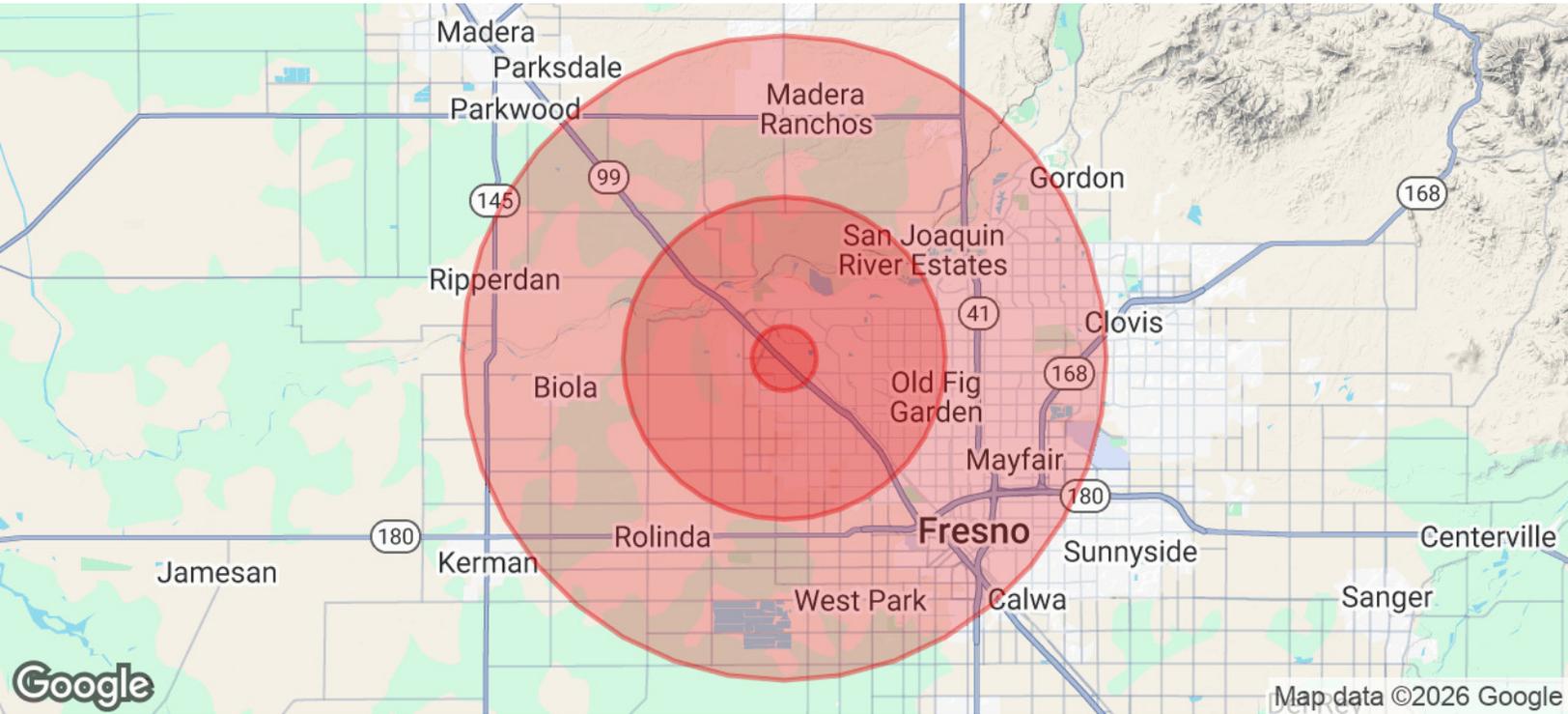
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,947	171,642	505,141
Average Age	35	38	37
Average Age (Male)	33	37	36
Average Age (Female)	35	39	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,764	57,502	170,275
# of Persons per HH	3.4	3	3
Average HH Income	\$112,248	\$101,181	\$92,658
Average House Value	\$427,094	\$430,420	\$409,702

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	49.8%	47.9%	51.2%

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