



±102,000 SF Distribution Building
For Sale or Lease

375 S. West Avenue
Fresno, California

Buk Wagner ^{SIOR}
559 250 2110
buk.wagner@colliers.com
CA DRE #01296746

Charlie Schuh ^{CCIM}
559 221 7393
charlie.schuh@colliers.com
CA DRE #01195311

Property Summary

THE HIGHLIGHTS

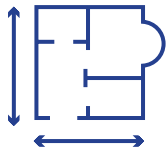
- Located in close proximity to the intersection of Highways 99 and 180
- Fenced yard with electric gate
- Compressed air lines
- Site layout allows for full truck circulation around the building
- Quality office buildout



THE INFORMATION

Total Building Size:	±102,000 SF
Office Space:	±9,300 SF
Lot Size:	±5.4 acres
Zoning:	Light Industrial (City of Fresno)
Property Subtype:	Warehouse/Distribution
APN:	458-071-16
Docks Doors:	11
Grade Level Doors:	7
Sprinklers:	.2 / 2,000 gallons per minute
Clear Height:	20' - 23'
Year Built:	2006
Power:	2,000 amps, 120/208v, 3 phase
Restrooms:	4 whse; 2 office
Gas:	Yes

Quick Facts:



Building Size:

±102,000 SF



Sale Price:

\$10,710,000



Lease Rate:

\$0.65 PSF,
NNN



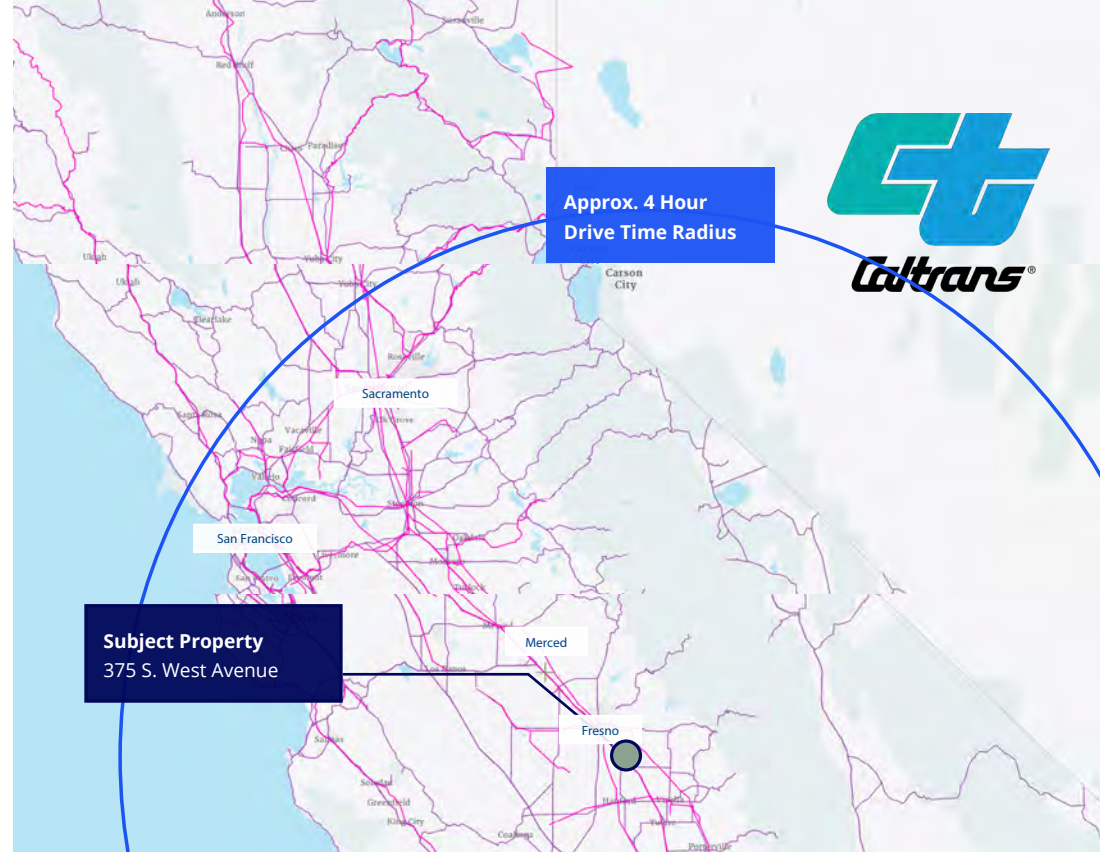
Dock Doors:

11



375 S. West Avenue
Fresno, California





Property Distribution Area



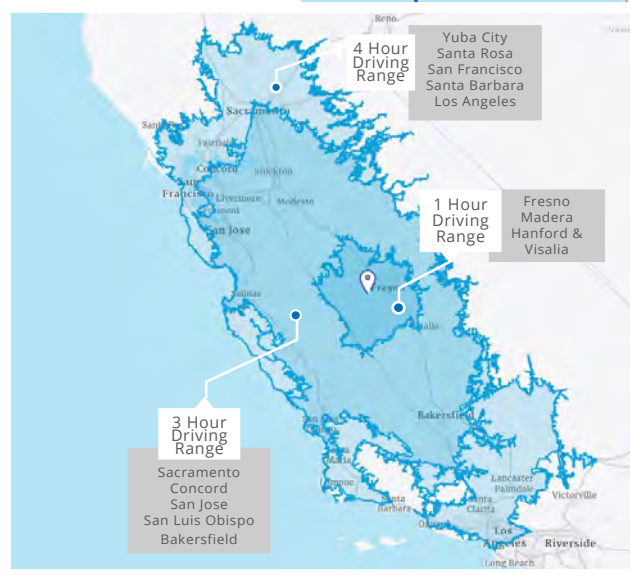
Distance to Major Markets

Los Angeles:	221 miles
Sacramento:	168 miles
San Diego:	341 miles
Silicon Valley:	158 miles
Las Vegas:	397 miles
Reno:	297 miles
Portland:	747 miles
Seattle:	920 miles



Distance to Water Ports

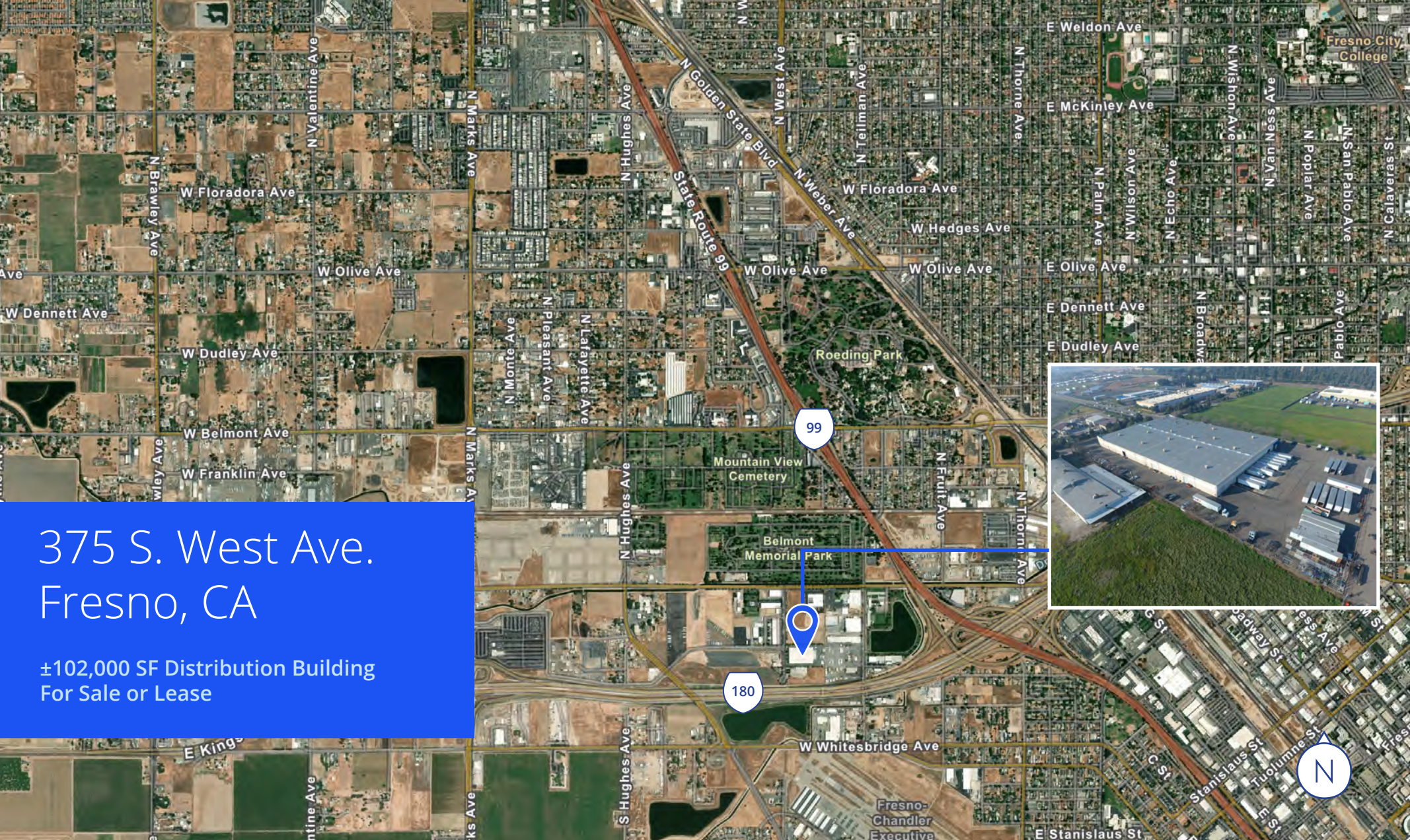
Stockton:	128 miles
Oakland:	173 miles
LA/Long Beach:	247 miles



375 S. West Avenue
Fresno, California

— CalTrans Impact Freight Routes (Tier 3)
— California Freight Railway Systems

Source Data and Mapping Courtesy of:
Colliers ATLAS, Esri, HERE, Garmin, SafeGraph, METI/
NASA, USGS, Bureau of Land Management, EPA, NPS,
USDA | Caltrans, Division of Transportation Planning.



375 S. West Ave. Fresno, CA

±102,000 SF Distribution Building
For Sale or Lease

Buk Wagner ^{SIOR}
559 256 2451
buk.wagner@colliers.com
CA DRE #01296746

Charlie Schuh ^{CCIM}
559 221 7393
charlie.schuh@colliers.com
CA DRE #01195311

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

