

Brand New Office/Warehouse Building - Multiple Spaces



Sale Price	\$4,950,000
Lease Rate	\$0.75 SF/MONTH

OFFERING SUMMARY

Building Size:	30,300 SF
Available SF:	4,050 - 14,400 SF
Lot Size:	1.625 Acres
Price / SF:	\$163.37
Year Built:	2024
Zoning:	M-1
Market:	Central Fresno
Submarket:	Northeast Fresno Industrial
APN:	454-081-35

PROPERTY HIGHLIGHTS

- ±4,050 SF - 30,300 SF of Clear-Span Freestanding Buildings
- Brand New Construction | May 2025 Delivery
- Turn Key Office/Warehouse Building + Office w/ ADA Restrooms
- Strategically Positioned In A Rapidly Growing Area
- Fully Automated Rod Iron Security Fence | Ample Parking
- Clear Height 16' | Heavy Duty Reinforced Concrete
- Fully Improved Parking/Yard Area & Full Surveillance Cameras
- Building Equipped with HVAC In Office | ESFR Sprinklers
- 43 Parking Spaces on 1.625 Acres
- (4) 30' Curb Cuts Offering Semi Access
- Excellent Access to HWY 180 & HWY 168
- Warehouse w/ Evaporative Cooler & Reznor Heaters
- Fully Insulated, Skylights & Air Vents Throughout
- Located Within Minutes From Corporate Neighbors

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Warehouse Building - Multiple Spaces

PROPERTY DESCRIPTION

Brand New High-Exposure Industrial Buildings off Highway 180 in Fresno, CA. Multiple spaces ranging from $\pm 4,050$ SF - 30,300 SF available within 3 brand new Office/Warehouse buildings located in Central Fresno. The development is currently under construction with an estimated completion by May 2025. Building A of $\pm 14,400$ SF is divisible by $\pm 7,200$ SF. Building B is $\pm 7,800$ SF & Building C of $\pm 8,100$ SF is divisible by $\pm 4,050$ SF. Each building offers a ± 429 SF office consisting of 12' x 27' office/showroom and one 8' x 12' ADA restroom, 16' clear span (21' peak), 12' x 12' ground level rollup doors, fire sprinklers, fully insulated, skylights and air vents throughout, and coolers/heaters. Tenants have access to full surveillance cameras, a fully automated rod iron security fence, fully improved parking/yard area, and abundant street parking on all 3 streets. The site offers ample loading area with semi access and 43 parking spaces. Visible by 3 streets and convenient location with (4) 30' wide access points. Excellent access to both Hwy. 180 and HWY 168 in Fresno, CA.

LOCATION DESCRIPTION

This parcel is located just northeast of HWY 168 and HWY 180. North of E Tyler Avenue, east of N Maple Avenue, south of E Olive Avenue and west of N Backer Avenue in Fresno, California. The property is surrounded by many quality tenants including Starbucks, Walgreens, Taco Bell, Little Caesars, Mountain Mikes, Wells Fargo, Bank of America, Chase, WestAmerica Bank, Subway, KFC, McDonalds, Burger King, In-n-Out, Dutch Bros, Popeyes, Western Building Materials, Wild Electric, Inc., Fix Auto Fresno Body Works Fresno, Vang's Auto Services, Henry's Tire Shop, Fire Tech Systems, and many more.



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

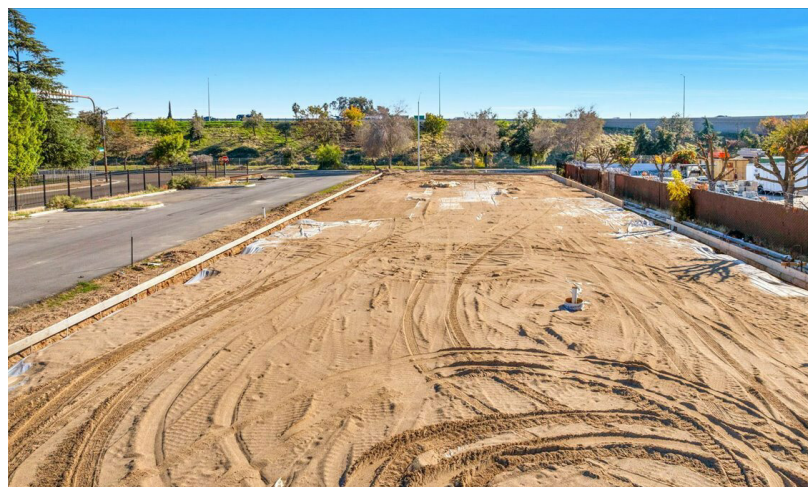
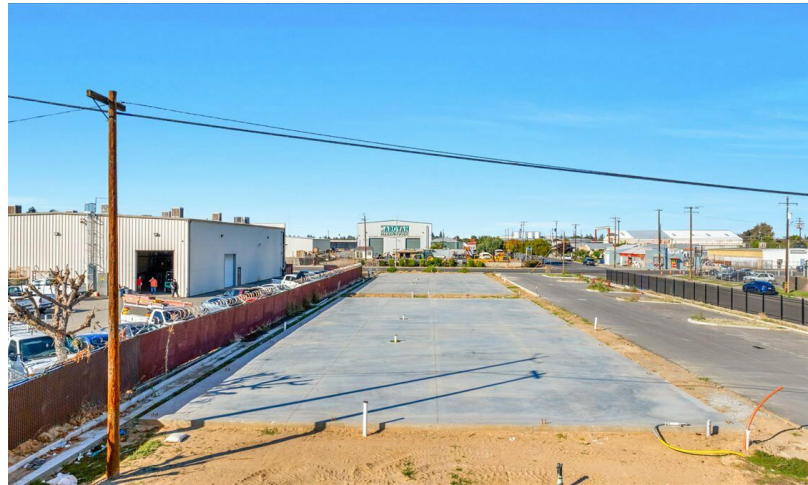
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial For Sale & Lease | 4630 E Olive Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**

Brand New Office/Warehouse Building - Multiple Spaces



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

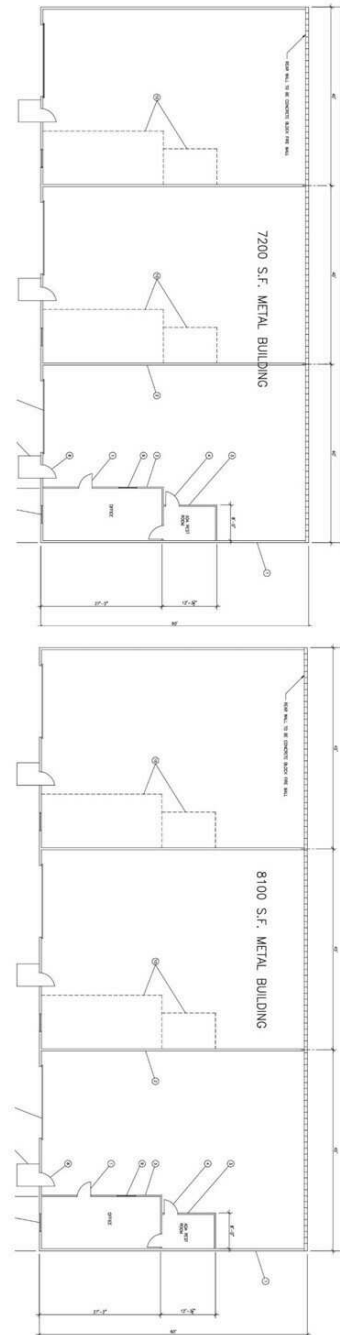
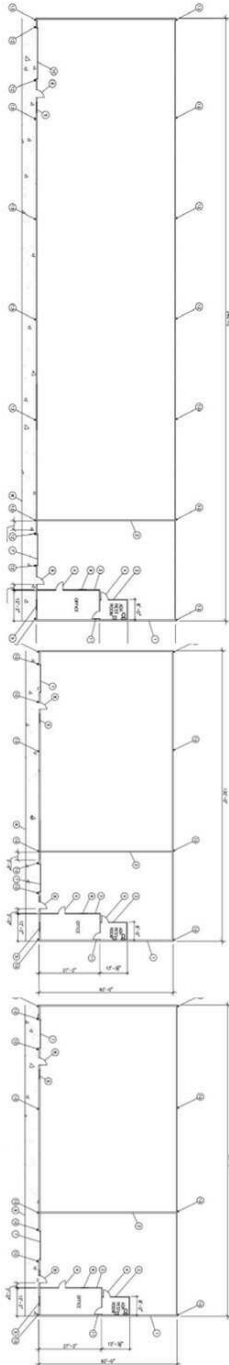
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Warehouse Building - Multiple Spaces



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Warehouse Building - Multiple Spaces



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

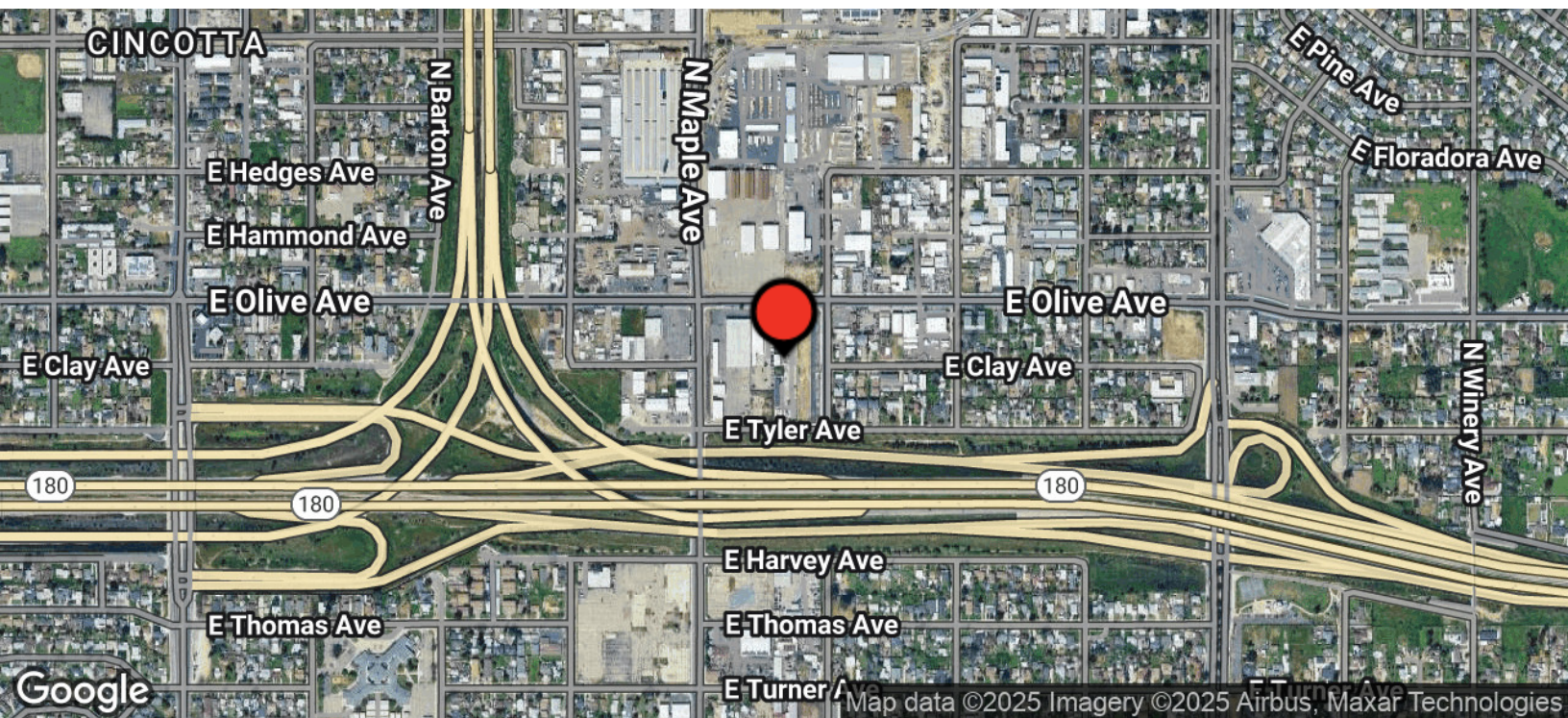
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Industrial For Sale & Lease | 4630 E Olive Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**

Brand New Office/Warehouse Building - Multiple Spaces



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

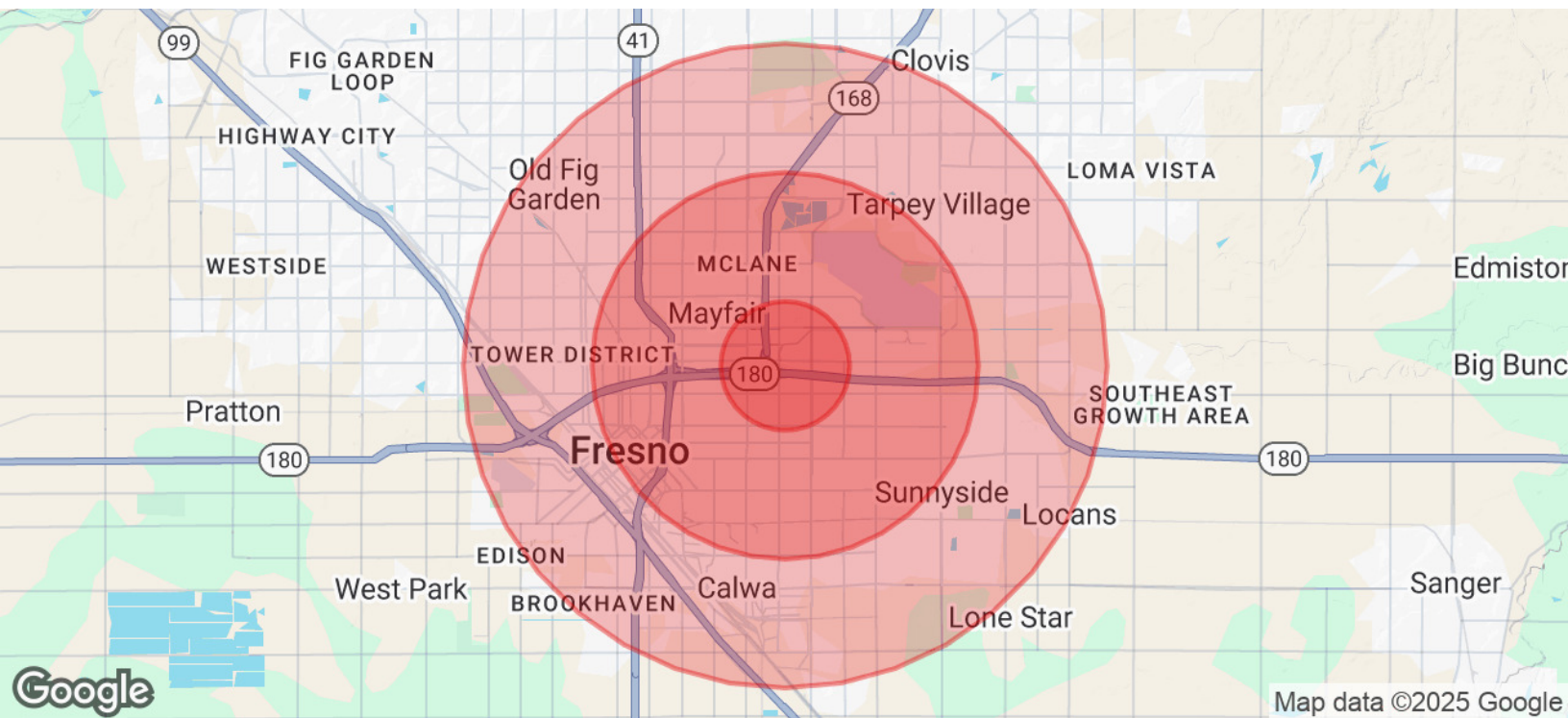
Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**Brand New Office/Warehouse Building - Multiple Spaces**

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,292	172,845	367,452
Average Age	24.8	26.7	28.1
Average Age (Male)	23.3	26.0	27.4
Average Age (Female)	26.5	27.5	29.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,045	49,137	113,941
# of Persons per HH	3.9	3.5	3.2
Average HH Income	\$37,686	\$39,780	\$45,030
Average House Value	\$200,766	\$210,626	\$225,738

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	61.5%	59.2%	52.4%

Jared Ennis
 CalDRE #01945284
 Executive Vice President
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 CalDRE #01516541
 Executive Managing Director
 kevin@centralcacommercial.com
 559.705.1000

Central CA Commercial
 Investments | Industrial | Office
 Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.