

2651

E. BYRD AVE
FRESNO, CA

FOR SALE OR
FOR LEASE



CHAD BROCK
cbrock@lee-associates.com
D 661.205.8011
CalDRE: #01454454

JIM MARTIN, SIOR
jmartin@lee-associates.com
D 209.983.4088
CalDRE: #01214270

NICHOLAS J. AUDINO
naudino@pearsonrealty.com
D 559.447.6270
CalDRE: #01231272

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Prime opportunity in Fresno's highly sought-after industrial market: a 124,528 SF warehouse on 7.7 acres at 2651 E. Byrd Ave. Ideally situated in a Class A location, this facility offers a range of strategic uses, from owner occupancy to value-add investment. Positioned for immediate operational needs or as a value-add opportunity with strong tenant demand, this property has ample space, a central location, and ease of access to major transportation routes.

OFFERING PRICE

\$8,500,000

LEASE RATE

\$0.55 per SF/ NNN

AVAILABLE SF

124,528 SF

LOT SIZE

7.7 ± Acres

ZONING

M-3 Fresno

APN

479-320-42



WATER
City of Fresno



ELECTRIC
PG&E - 800 amps, 120/208 volt 3 phase



GAS*



SEWER
City of Fresno

*utilities near site



CHAD BROCK
cbrock@lee-associates.com
D 661.205.8011
CalDRE: #01454454

JIM MARTIN, SIOR
jmartin@lee-associates.com
D 209.983.4088
CalDRE: #01214270

NICHOLAS J. AUDINO
naudino@pearsonrealty.com
D 559.447.6270
CalDRE: #01231272

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AERIAL MAP



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AMENITIES MAP

LEGEND

★ = 2651 E Byrd Ave, Fresno, CA

1. Airgas Store • Central Transport • Keiser Corp
2. Johnston Industrial Supply Co. • Market Express Transportation • Thermo King
TABS Truck & Trailer Repair • Joe's Battery Services
3. Crossdocks Storage & Logistics
Delray Tires & Retreading
4. Gulf Gas Station
5. Truck Pro • Hydraulic Controls Inc.
Powerstride Battery • California Industrial Rubber
Daikin Comfort • US Air Conditioning Distributors
CLF Warehouses • AG West Distributing Co.
Barnes Welding Supply • NAPA Auto Parts
City of Fresno Fire Station 7
6. Robertitos Taco Shop • Little Caesars Pizza
Closets by Design • Big Rig Tires & Alignment
Chevron • Dunn and Son Recycling
Fresno Daily Herd Improvement • Kubota Tractor
Pioneer Equipment Co. • Ryder Truck Rental
7. Ry-Den Truck Center • LU Kitchen & Bath
Alert-O-Lite True Value
8. Valley Friction • Ideal Saw Works
9. California Diesel Repair • RK Truck Repair • CWalla
10. National Tire Wholesale • Jorgensen Company
11. Sanitary Stainless Welding • Dana Safety Supply
Ryerson • Fresno Driver Safety Office
A-C Electric • Fresno Inn • Denny's • Carl's Jr.
12. Concentra Urgent Care • Pac Pride • 76 • Shell
Habanero's Taqueria • Platt Electric Supply
Fastenal Fullfillment Center
13. Commercial Manufacturing • Trillium Flow Technologies
California Fresno Flowway Pumps



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

CHAD BROCK

661.205.8011
cbrock@lee-associates.com
License ID# 01454494

JIM MARTIN, SIOR

209.983.4088
jmartin@lee-associates.com
License ID# 01214270

NICHOLAS J. AUDINO, SIOR

559.447.6270
naudino@pearsonrealty.com
CalDRE: #01231272

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

