

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



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

 $7.7 \pm Acres$

ZONING

M-3 Fresno

APN

479-320-42









*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





AERIAL MAP





AMENITIES MAP

LEGEND



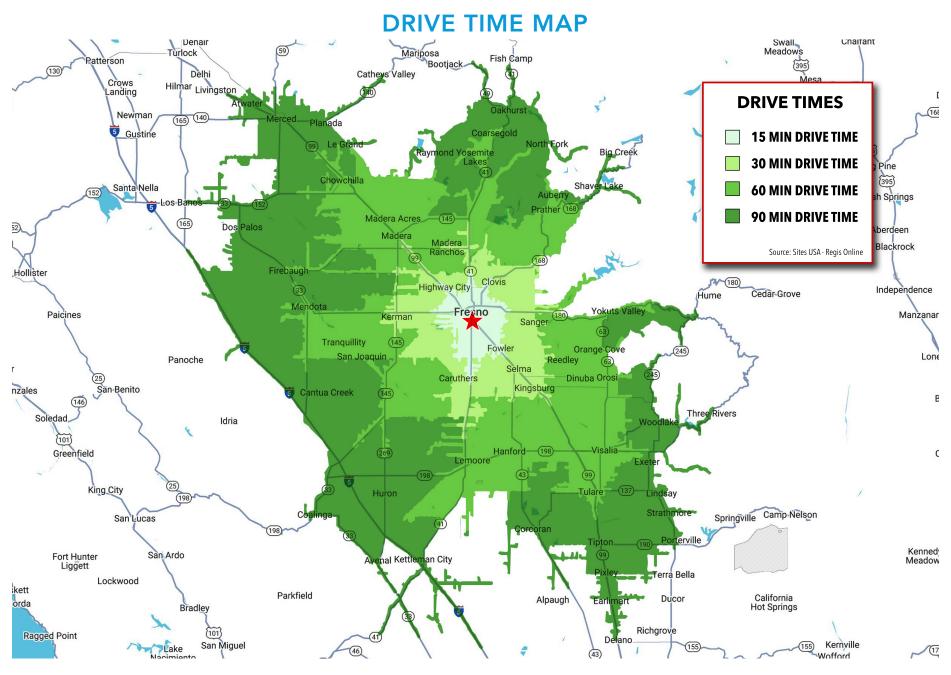
👚 = 2651 E Byrd Ave, Fresno, CA

- 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
- 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
- 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
- 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 Floway Pumps











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



