

PRICE REDUCTION

AVAILABLE FOR SALE | OUTDOOR INDUSTRIAL PROPERTY

2910 SOUTH CHERRY AVENUE, FRESNO, CA 93706

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Commercial Real Estate Brokerage

2910 SOUTH CHERRY AVENUE

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

Opportunity to acquire a well-equipped 12.58-acre industrial site located in Fresno's premier and most active industrial corridor. The property includes multiple shop buildings, an office, and several open-sided structures—making it ideal for uses such as transloading, outdoor industrial storage, trailer parking, or bulk material handling.

Zoned IH (Heavy Industrial), this site offers key infrastructure including a BNSF rail spur, 480-volt electrical service, an operational truck scale, and utility connections to City of Fresno water and sewer systems.

Positioned along Cherry Avenue between Jensen and North Avenues, this property boasts exceptional visibility with over 900 feet of frontage along Highway 41. It also provides convenient connectivity to both Highway 41 and Highway 99 via nearby Jensen and North Avenue interchanges.



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PROPERTY INFORMATION

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PROPERTY SUBTYPE	Truck Terminal/Outdoor Storage
BUILDING SIZE	13,000± SF (Multiple Buildings)
OFFICE SPACE	2,800± SF
LOT SIZE	12.58± AC
ZONING	IH (Heavy Industrial)
APN	328-211-06S and 328-290-19
GRADE DOORS	Grade Level Loading
SPRINKLERS	None
HVAC	Office Building Only
ELECTRICAL	800 Amp, 480-Volt, 3-Phase
AVAILABLE	Immediately
SALE PRICE	\$5,500,000

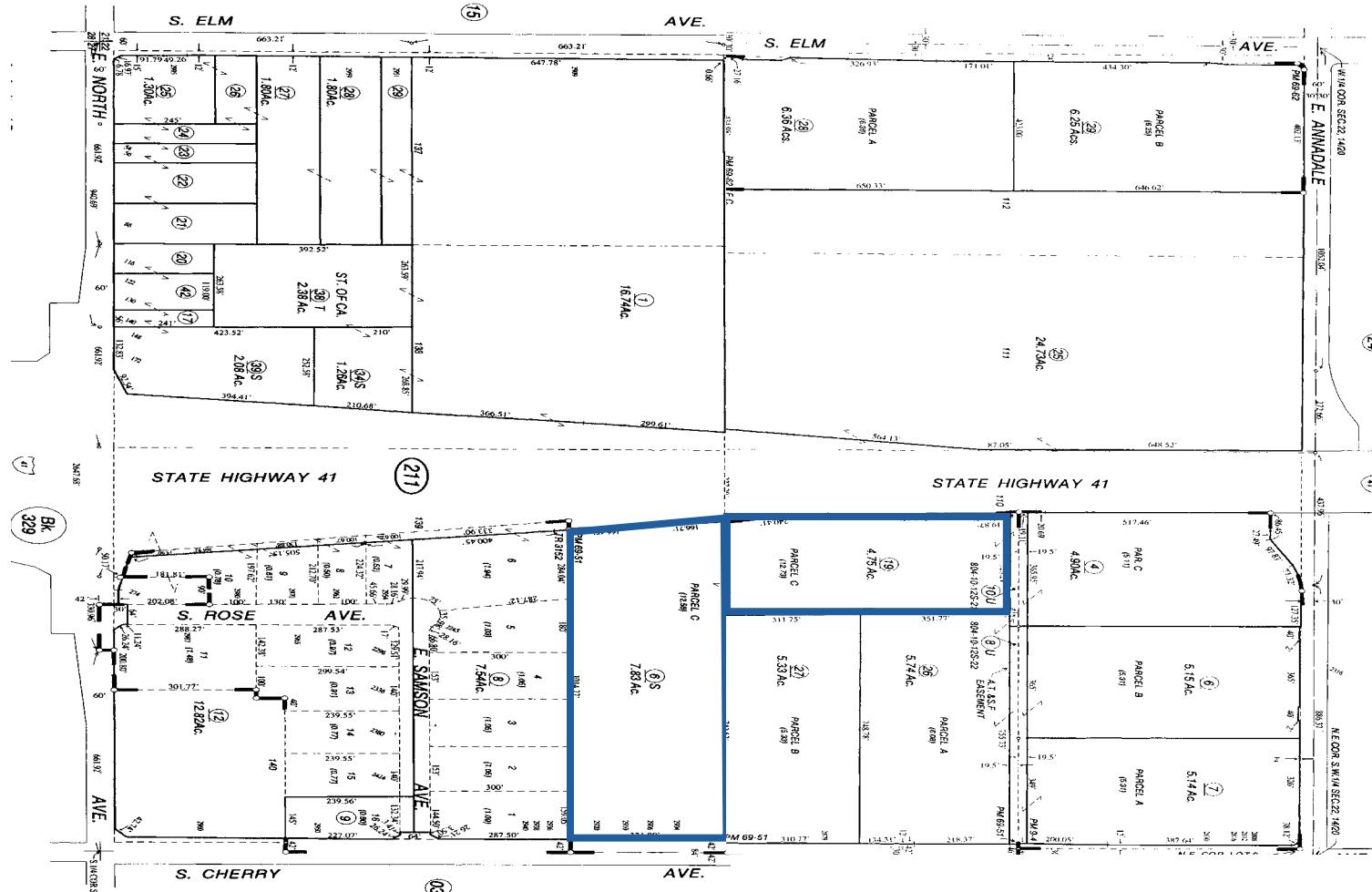
PROPERTY HIGHLIGHTS

- Ample Outdoor Storage
- Heavy Industrial Storage
- Functional Site
- BNSF Rail Spur
- Frontage on Freeway 41
- Easy Access to Major Arterials

2910 SOUTH CHERRY AVENUE
—
SITE PLAN

to be construed as portraying
neither a division of land nor
a zoning or subdivision law.

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GROUND MAP & STATISTICS



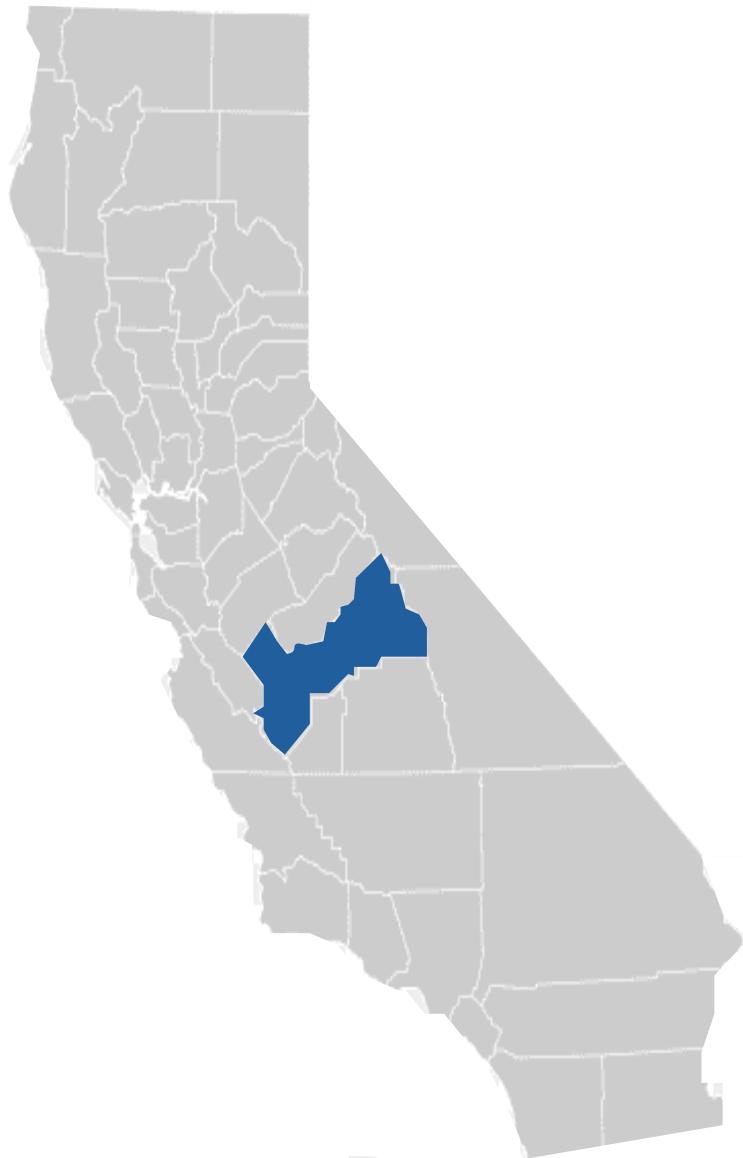
WAREHOUSING
14.3%
GROWTH PROJECTION

FRESNO
6.57%
MSA% GROWTH

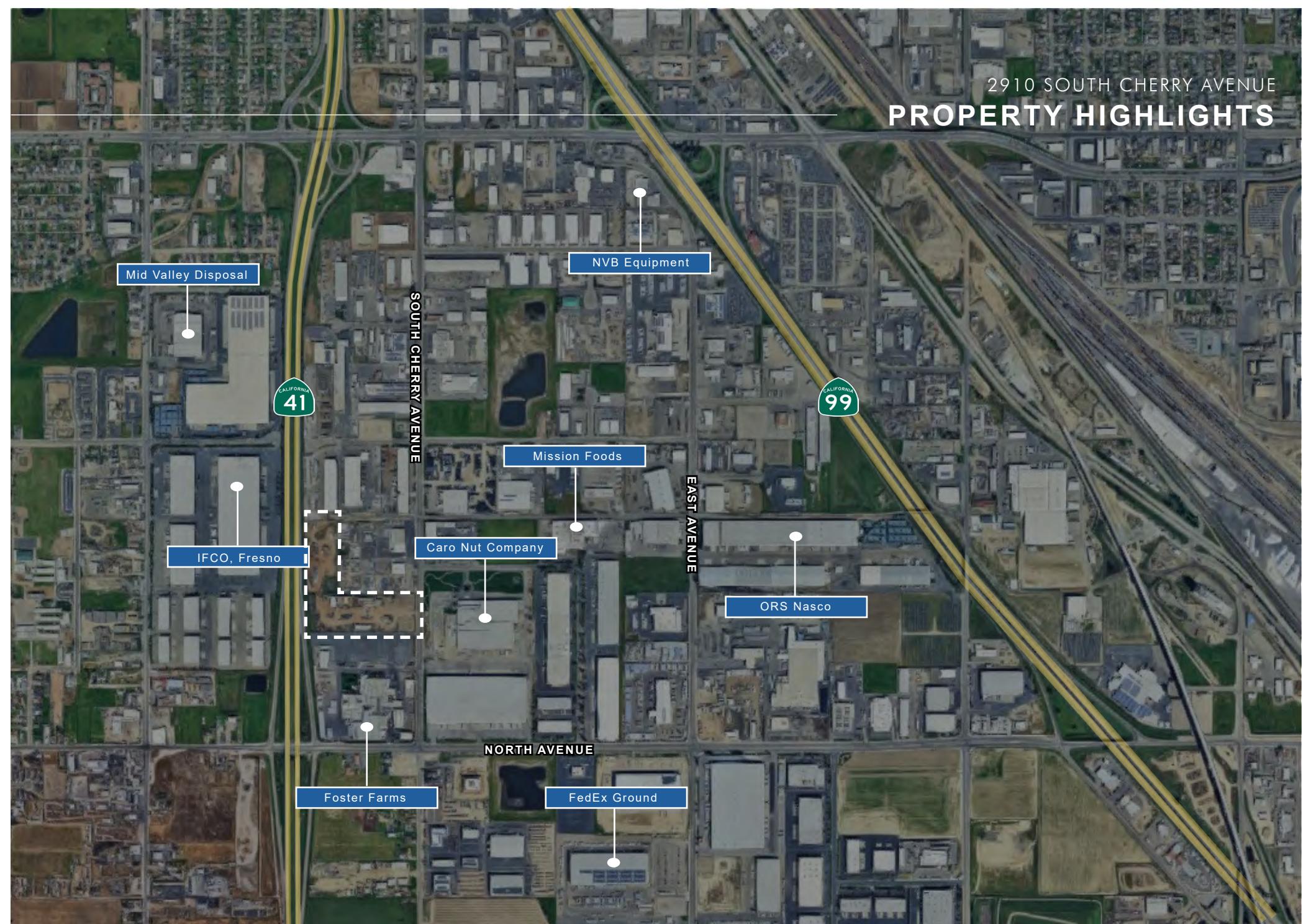
BUSINESSES
31,524
WITHIN 20 MILES

FRESNO COUNTY
931,847
2024 POPULATION

FRESNO MSA
459,583
TOTAL LABOR FORCE



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PROPERTY HIGHLIGHTS



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CONTACT

Exclusively Offered By

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