

## Move-In Ready Office/Warehouse in NW Fresno



Lease Rate	\$0.95 SF/MONTH (MG)
------------	----------------------------

## OFFERING SUMMARY

Building Size:	9,108 SF
Available SF:	3,626 SF
Lot Size:	0.53 Acres
Year Built:	2006
Renovated:	2026
Zoning:	IL - Light Industrial
Market:	Mid-Central
Submarket:	Shaw-Gates Industrial
Traffic Count:	49,659
APN:	509-070-30

## PROPERTY HIGHLIGHTS

- Clean Industrial Space Located in NW Fresno
- ±3,000 SF Shop w/ Rollup Doors | ±625 SF Office
- 12' x 12' Rollup Door | Private Mailing Address | Ample Parking
- Fenced Yard Area + Ample Parking | Semi Truck Access
- 200 Amps, 240 Volt - 3 Phase Power | Separate Meter
- Move-in Ready In Immaculate Condition w/ High Visibility
- Private Location w/ Gated & Fenced Parking Lot
- Private Office w/ HVAC | Ample Electrical Infrastructure
- Fully Fenced/Paved Lot Centrally Located in Shaw/Gates Industrial Park
- Secure, Private, Established Location w/ Easy Freeway Access
- Densely Populated Trade Area w/ 98% of the Population within 10-Miles
- Office Consists of Reception Area, Private Office & Restroom
- Located Near CA-99 and CA-180 With Nearby Access

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

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.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.

## Move-In Ready Office/Warehouse in NW Fresno

### PROPERTY DESCRIPTION

±3,626 SF clear-span office/warehouse space located in NW Fresno's Shaw Ave / CA-99 corridor. #102 has a fully-insulated ±3,000 SF open warehouse (55' x 66'), oversized 16' X 12' rollup door, 16' clear height, brand new LED lighting, fenced yard area, 200 Amps 3-phase separately metered power, air vents, and sky lights. Nearby dead-end alley offers ±50 parking spaces just ±185' away, visible from the warehouse office & full of street lighting. ±626 SF office (with air-conditioning and heating) consists of a large open room, 1 private restroom. The front of the building is fully fenced and offers easy vehicle access, plus front private parking stalls.

### LOCATION DESCRIPTION

Located north of W Weber Ave, east of N Cornelia Ave, south of W Jennifer Ave, and west of N Gates Ave, just 1 mile from the CA-99 entrance. Situated near major transportation arteries, this area provides easy access to the Fresno Yosemite International Airport and the CA-99 / CA-180 corridor, ideal for businesses with logistics and distribution needs. Surrounded by a dynamic mix of local businesses and just a short drive from retail and dining options, this prime location offers convenience and connectivity for both employees and customers.



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

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

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

## Move-In Ready Office/Warehouse in NW Fresno



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,626 SF	Lease Rate:	\$0.95 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#102	Available	3,626 SF	Modified Gross	\$0.95 SF/month	20' x 30'; office within a 55' x 65' warehouse with (1) 12' x 12' rollup doors.

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

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.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.

**Move-In Ready Office/Warehouse in NW Fresno**



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

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.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.

Move-In Ready Office/Warehouse in NW Fresno



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

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.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.

Move-In Ready Office/Warehouse in NW Fresno



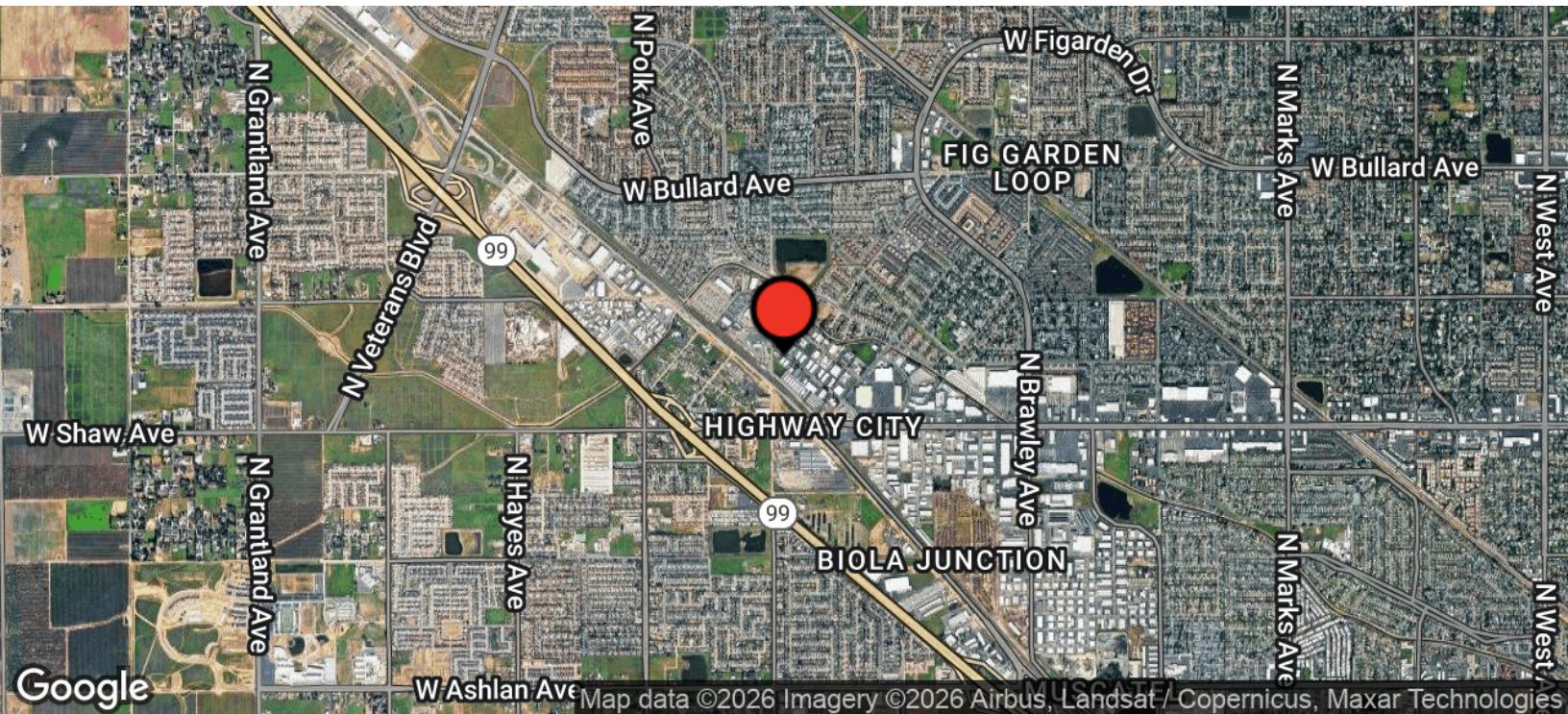
Jared Ennis  
CalDRE #01945284  
Executive Vice President  
jared@centralcacomm.com  
559.705.1000

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

Central CA Commercial  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
[CentralCaCommercial.com](http://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.

Move-In Ready Office/Warehouse in NW Fresno



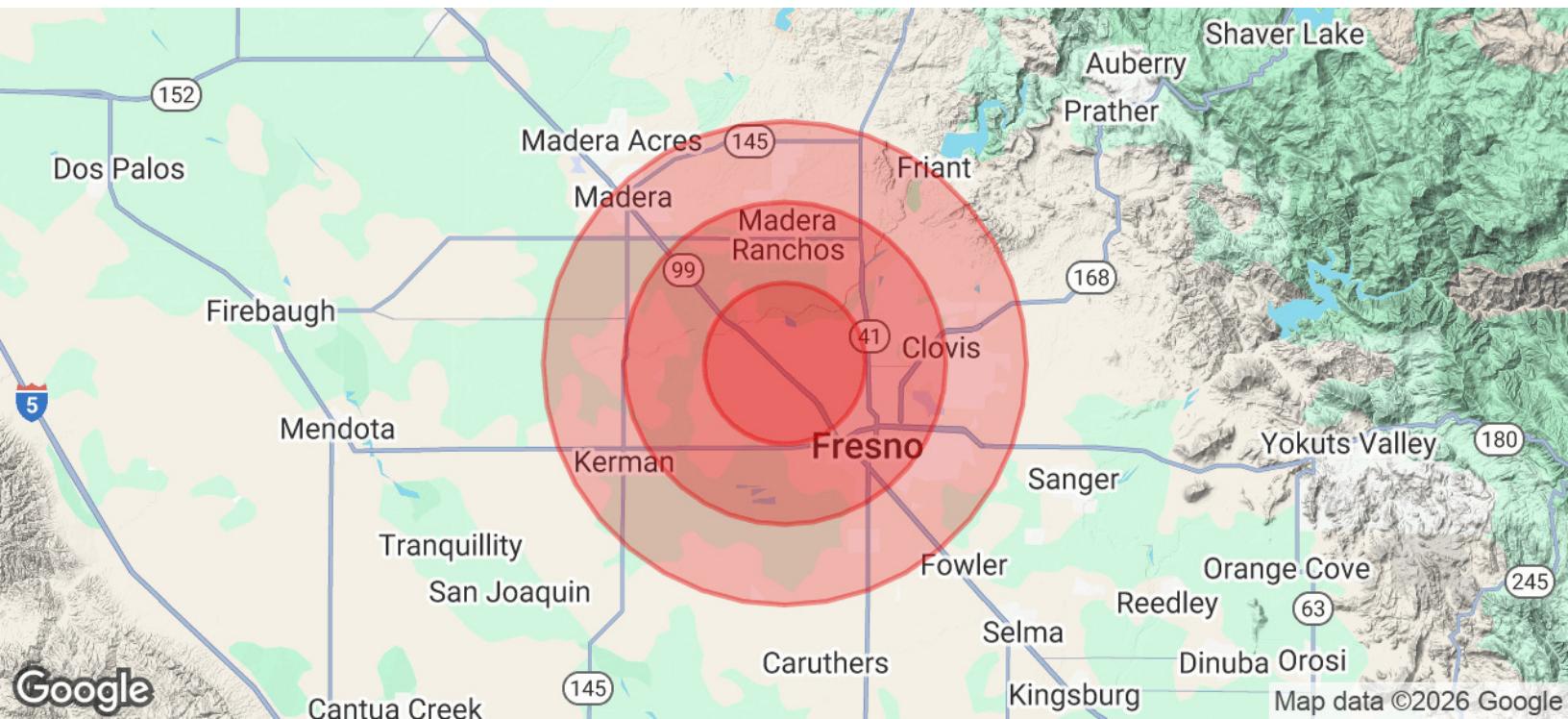
**Jared Ennis**  
CalDRE #01945284  
Executive Vice President  
jared@centralcacomm.com  
559.705.1000

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.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.

## Move-In Ready Office/Warehouse in NW Fresno



POPULATION	5 MILES	10 MILES	15 MILES
------------	---------	----------	----------

Total Population	193,414	548,724	852,009
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
---------------------	---------	----------	----------

Total Households	65,040	184,222	275,025
# of Persons per HH	3	3	3.1
Average HH Income	\$98,821	\$91,779	\$96,831
Average House Value	\$424,395	\$406,104	\$419,364

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
---------------	---------	----------	----------

Hispanic	49.2%	50.6%	52.4%
----------	-------	-------	-------

Demographics data derived from AlphaMap

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

**Kevin Land**  
CalDRE #01516541  
Executive Managing Director  
kevin@centralcacomm.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.