

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

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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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.



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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.

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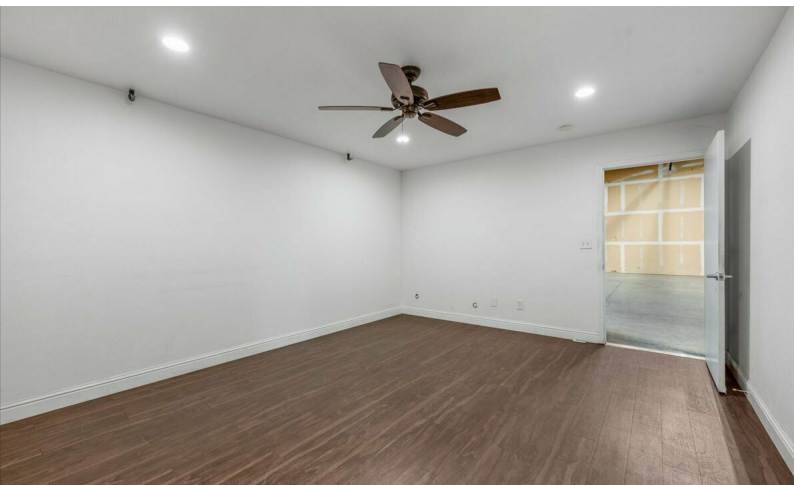
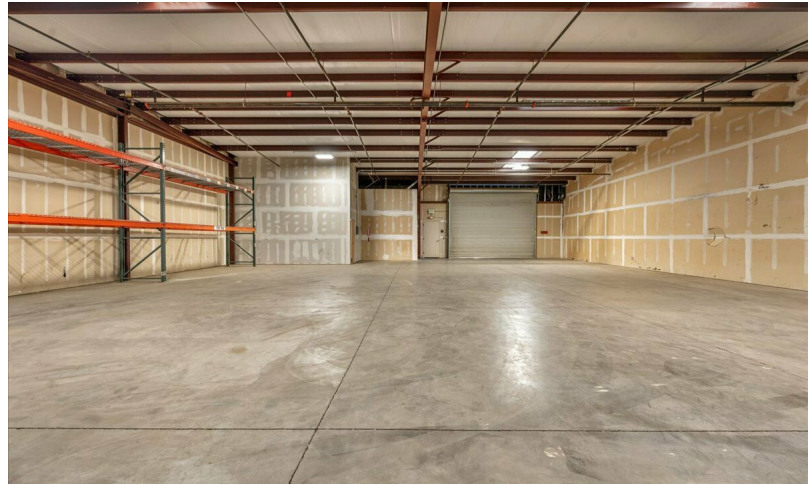
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Industrial For Lease | 4753 W Jennifer Ave Fresno, CA 93711



**CENTRAL CA
COMMERCIAL**

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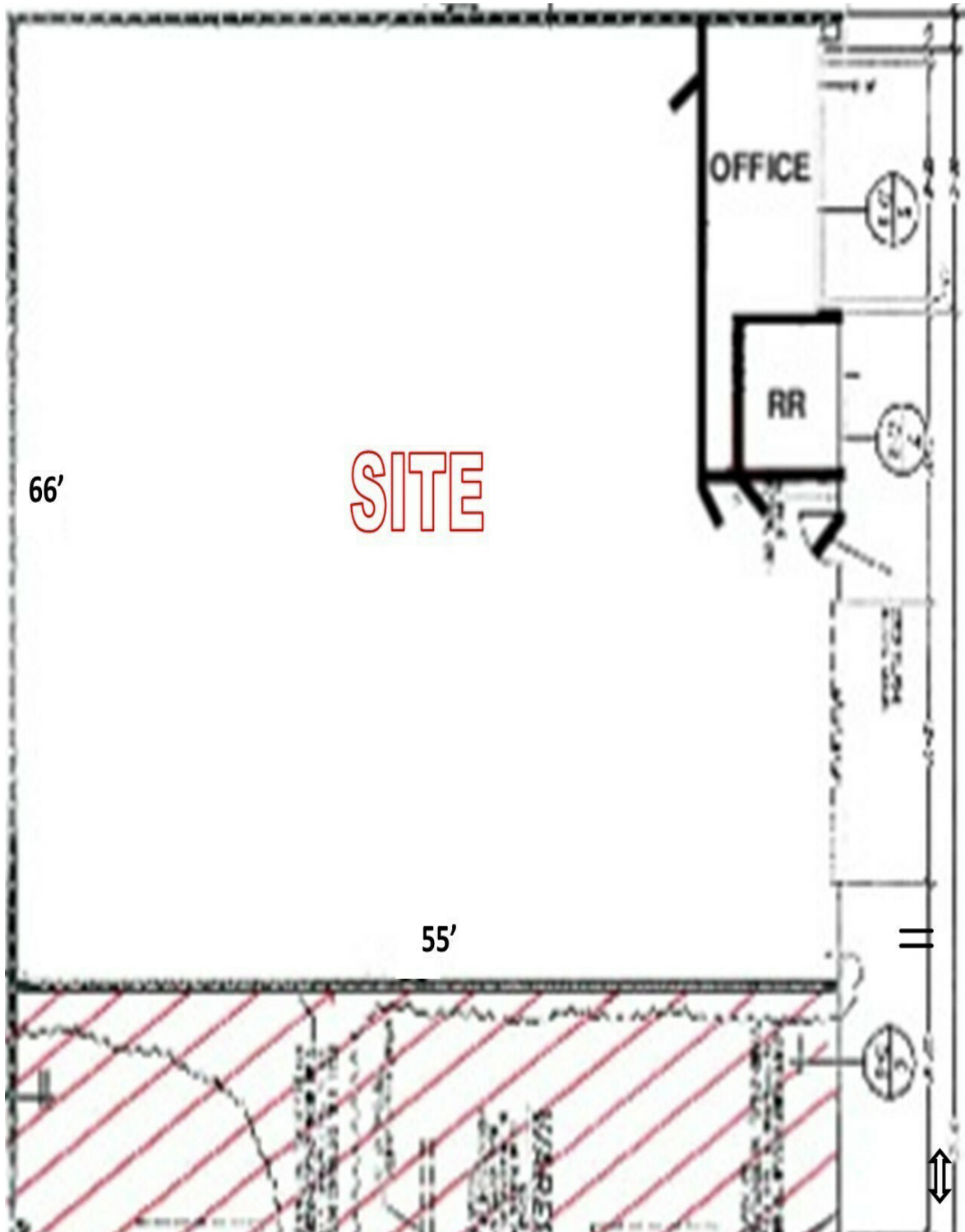
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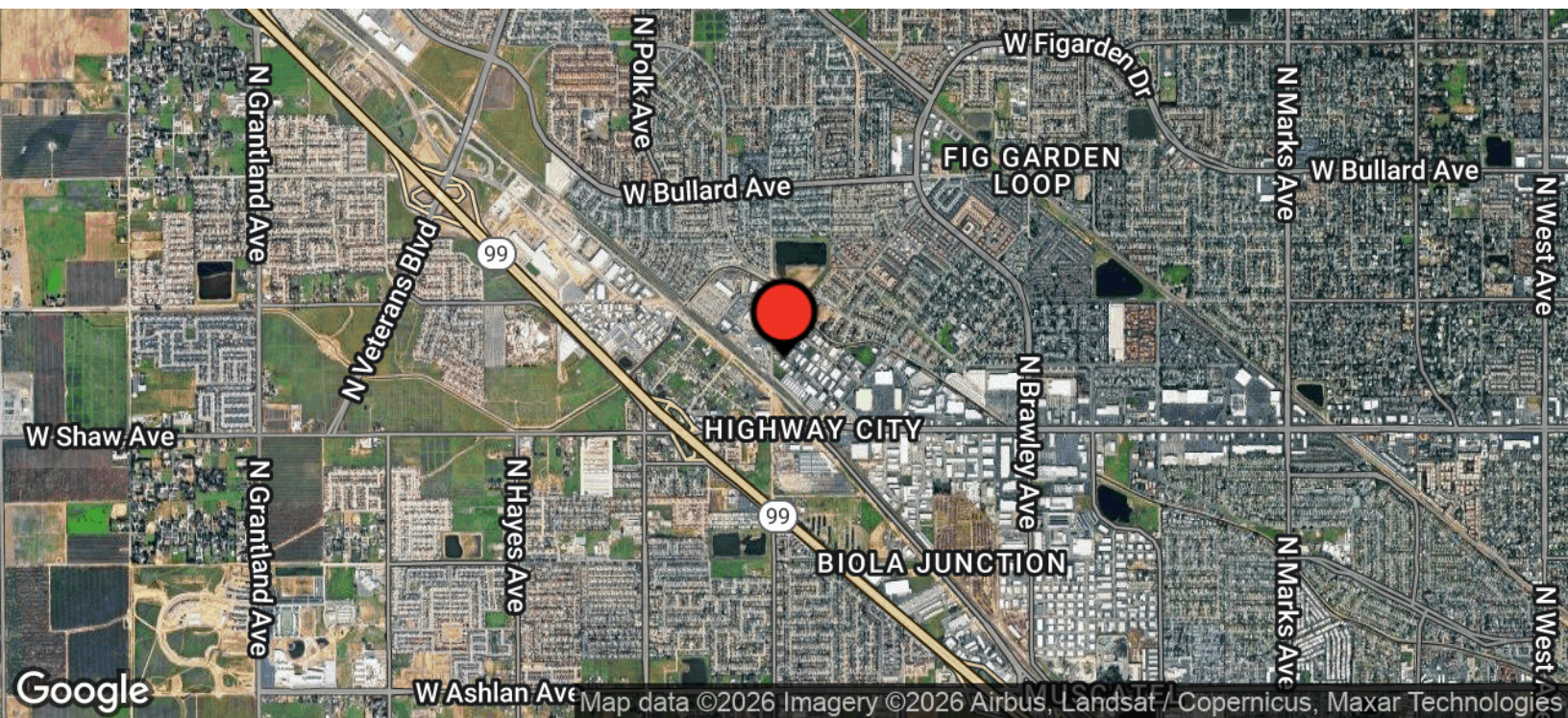
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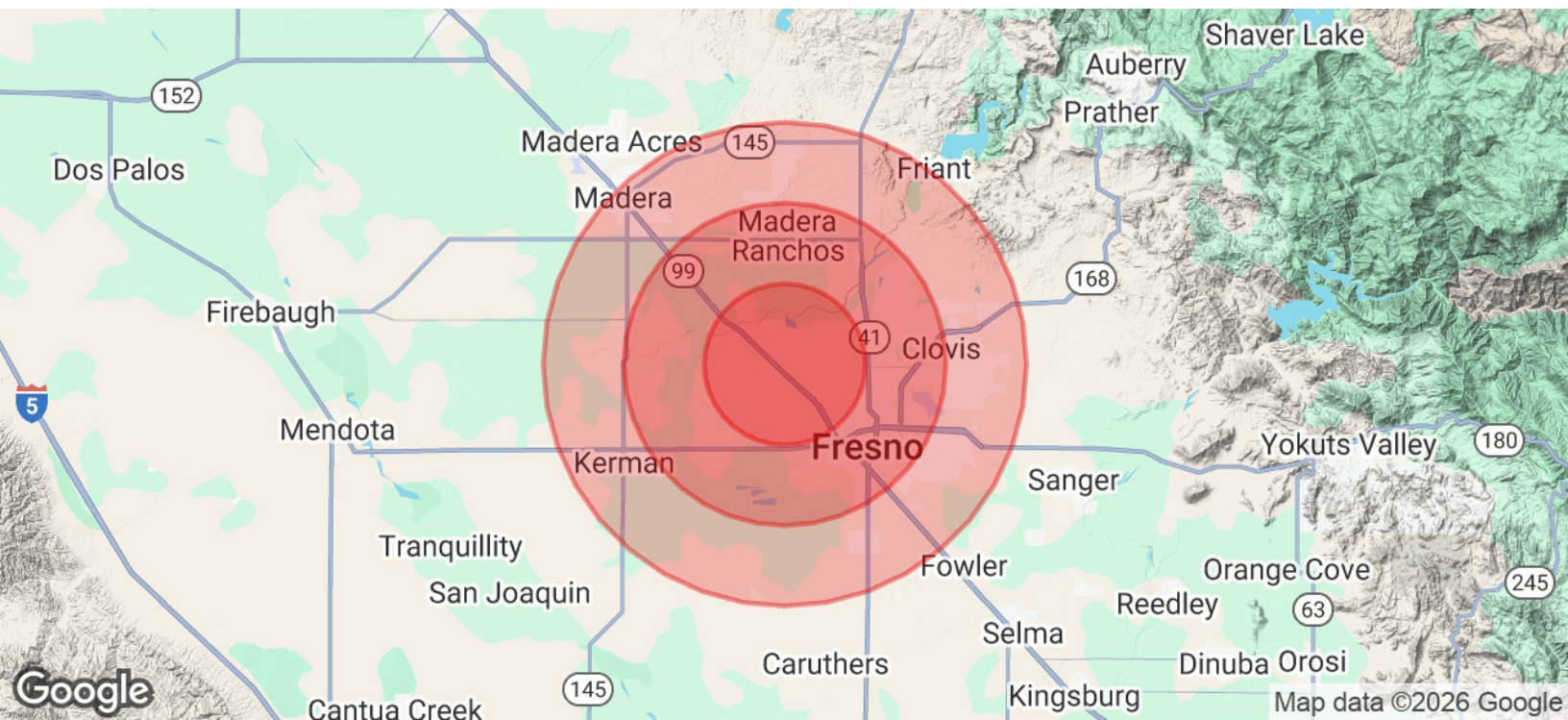
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	193,414	548,724	852,009
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	38	37

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

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