

2028 S 3rd Street Fresno, CA

FOR SALE



OFFERING MEMORANDUM

± 158,686 SF INDUSTRIAL COMPLEX

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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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DISCLOSURE

An aerial photograph of an industrial facility. The foreground shows several large industrial buildings with corrugated metal roofs, some with solar panels. There are large stacks of lumber and other materials. A small pond is visible in the middle ground. In the background, a city skyline is visible under a blue sky with light clouds. The text 'PROPERTY OVERVIEW' is overlaid in large, bold, dark blue letters across the center of the image.

PROPERTY OVERVIEW

2028 S 3rd Street Fresno, CA

OVERVIEW

- > FOR SALE
- > Call for Pricing
- > ± 158,686 SF Industrial Complex
- > ± 15.36 AC Parcel
- > Zoned Heavy Industrial

EXECUTIVE SUMMARY

2028 S. 3rd Street presents a rare large-scale industrial opportunity in the heart of Fresno's established manufacturing and food-processing corridor. The property features approximately 158,686 square feet of industrial space on a 15-acre site, providing substantial capacity for production, warehousing, distribution, or logistics operations.

Located in California's San Joaquin Valley, the property benefits from proximity to major agricultural producers, regional transportation routes, and a strong workforce base—making Fresno an increasingly attractive destination for companies seeking cost-effective expansion within California. The site has historically supported industrial and processing operations, including food-processing and distribution uses, reflecting the property's suitability for similar industrial tenants.

For companies evaluating relocation or expansion, Fresno offers a strategic alternative to coastal markets with lower operating costs, central statewide access, and direct connectivity to key West Coast distribution hubs. Tenants can efficiently reach Northern and Southern California markets while benefiting from the region's growing logistics infrastructure and strong agricultural supply chain.

PROPERTY HIGHLIGHTS

- ±158,686 SF INDUSTRIAL COMPLEX
- ±15.36 ACRE PARCEL
- ±32,360 COLD STORAGE
- ±3,600 SF TOTAL OFFICE SPACE
- 22' CLEARANCE HEIGHT AT FIRST COLUMN
- 2 OPEN LOADING DOCKS
- 13 GRADE LEVEL DOORS
- ±4200 AMPS POWER
- WET SPRINKLERED
- ZONING: HEAVY INDUSTRIAL
- FUMIGATION PERMITS
- 70 FOOT TRUCK SCALE



GAS:
Constellation/
PG&E



SEWER:
City of Fresno



WATER:
City of Fresno



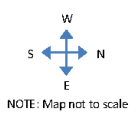
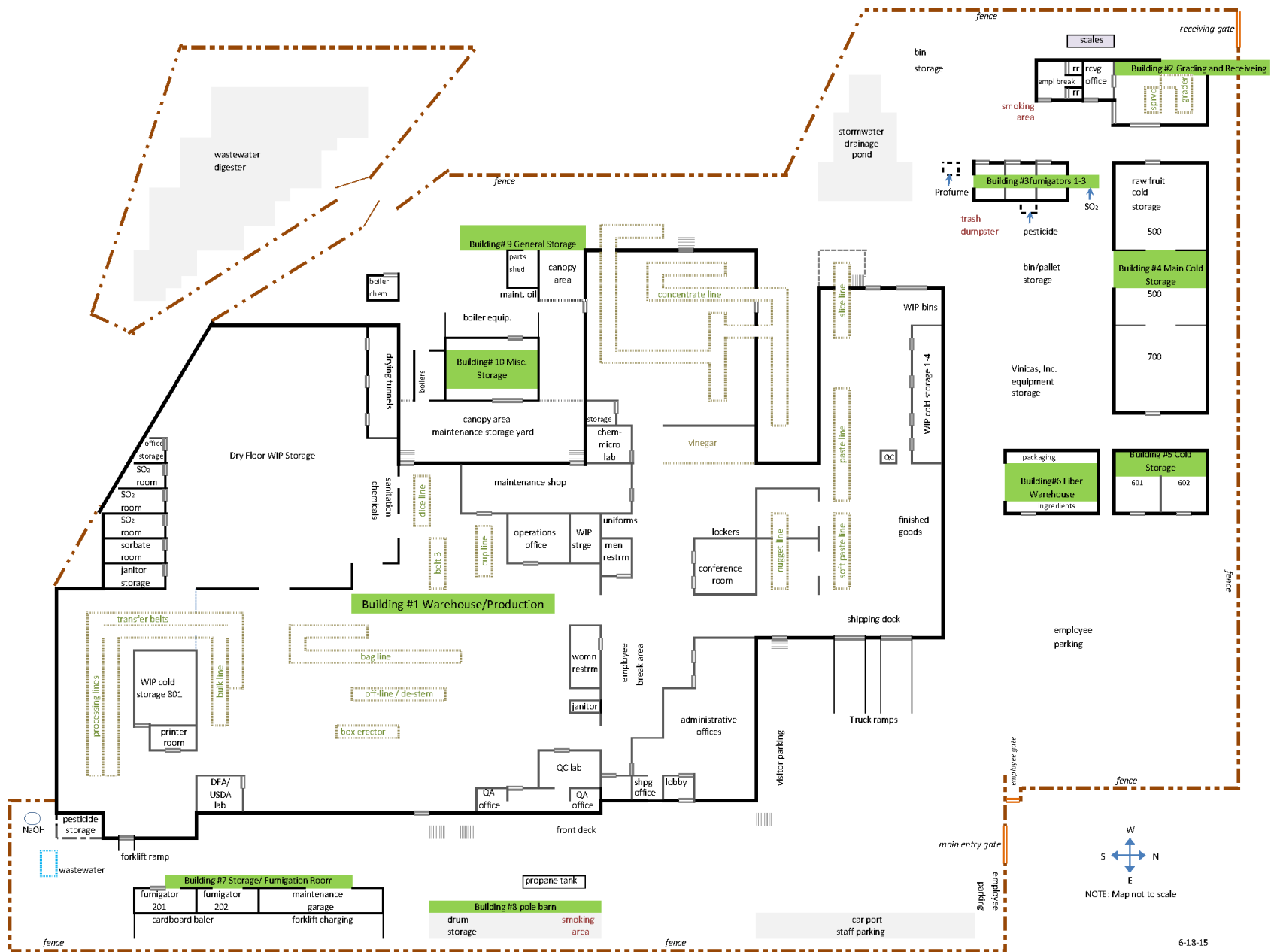
ELECTRIC:
PG&E

PROPERTY MAPS AND IMPROVEMENTS



2028 S 3rd Street Fresno, CA

SITE PLAN



6-18-15

2028 S 3rd Street Fresno, CA

SITE IMPROVEMENTS

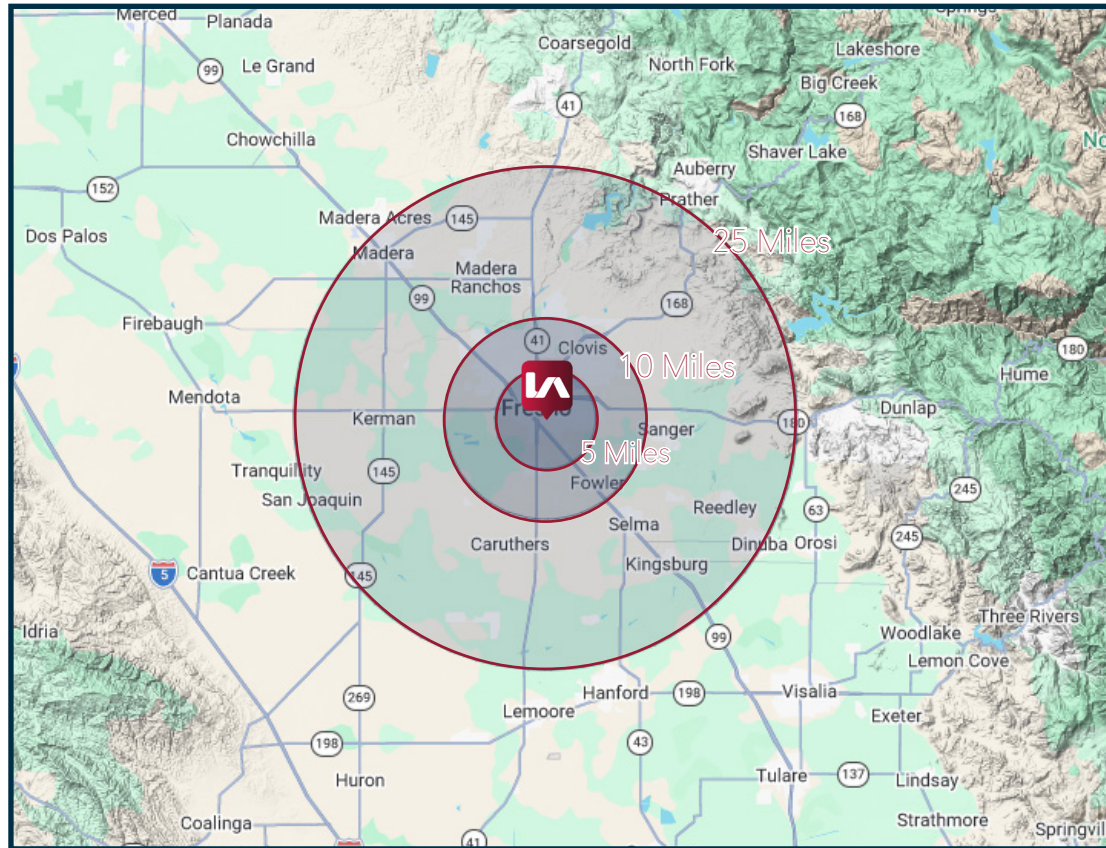
ITEM	DETAIL	NOTES
Property Type	Industrial	Food Processing
Number of Buildings	10	
Number of Stories	1	
Gross Building Area	158,686 SF	
AREA BREAKDOWN		
Office Area	3,600 SF	2.3% of Total
Ambient Dry Storage	122,726 SF	77.3% of Total
Cooler Area	32,360 SF	20.4% of Total
Rail Access	Yes	Not Active
LOADING AREA		
Grade Level Overhead	13	
Dock High Overhead	2	
Site Coverage	23.8%	
Land-to-Building Ratio	4.2:1	
Parking Improvements	Open and Covered	
Parking Spaces	104	
Year Built/Renovated	1920/1960/1990	



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RADIUS DEMOGRAPHIC MAP



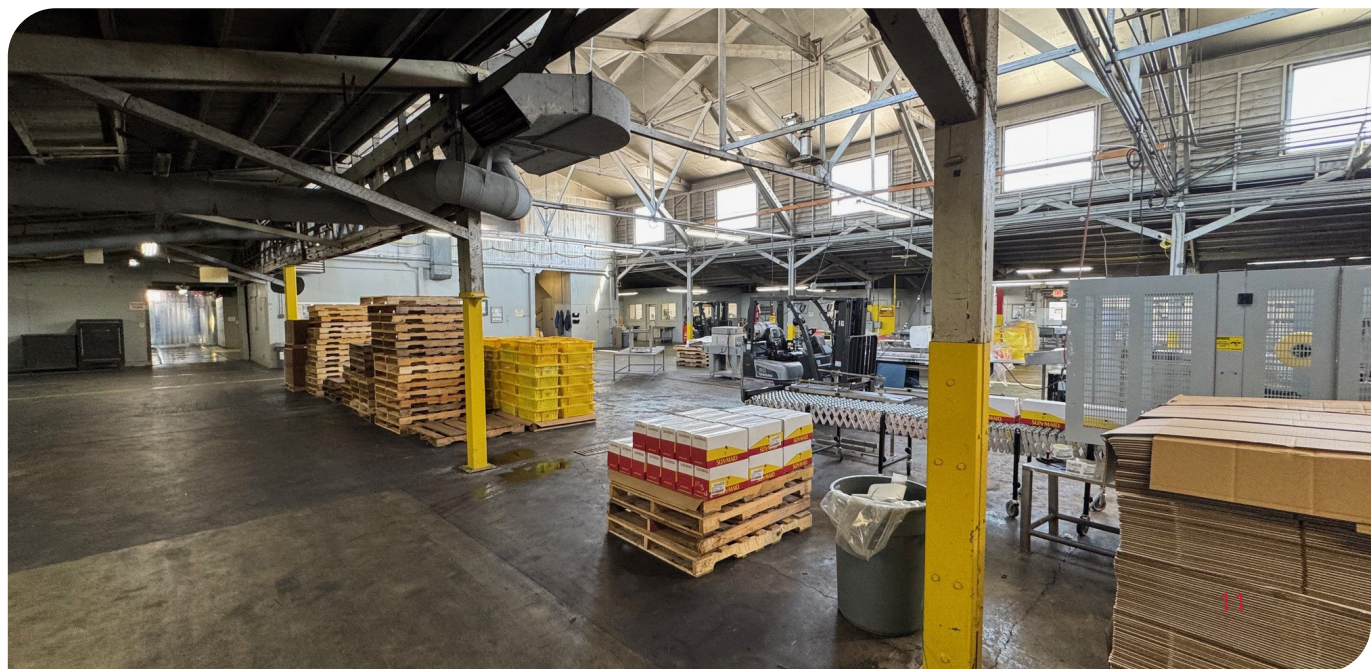
DEMOGRAPHICS	5 MILE	10 MILES	25 MILES
POPULATION			
Total Population	267,784	671,736	1,062,040
Average Age	31	33	33
HOUSEHOLDS & INCOME			
Total Households	82,229	220,060	335,008
# of Persons per HH	3.3	3.1	3.2
Average HH Income	\$69,584	\$92,441	\$98,372

PROPERTY IMAGES



2028 S 3rd Street Fresno, CA

PROPERTY IMAGES



ABOUT FRESNO



2028 S 3rd Street Fresno, CA

ABOUT FRESNO

FRESNO COUNTY

Quick Facts

FRESNO ECONOMY



\$64.2 Billion GDP



POPULATION

1,008,654 2020 Census



MAJOR INDUSTRIES



Healthcare



Education



Agriculture



Manufacturing



Retail

LARGEST EMPLOYERS



AGRICULTURE IN FRESNO COUNTY

Fresno County is one of the most productive agricultural regions in the world!

TOTAL ANNUAL AG PRODUCTION

\$9.03 Billion

An aerial photograph of an industrial and residential area. In the foreground, there is a large, multi-story industrial building with a red roof, surrounded by parking lots filled with cars. To the left, there is a smaller building and a parking lot. In the background, there are more industrial buildings, a road, and a large green field. A large, semi-transparent red shape is overlaid on the image, covering the central and right portions. The word "DISCLOSURE" is written in large, bold, dark blue letters across the center of the image.

DISCLOSURE

2028 S 3rd Street Fresno, CA

DISCLOSURE

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