

AVAILABLE FOR SALE
41,688± SF FREE-STANDING INDUSTRIAL WAREHOUSE BUILDING

1360 E. NORTH AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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FRESNO, CA

PROPERTY INFORMATION

Cross Streets:	Orange & North Avenues
Building Size: <i>Warehouse Space:</i> <i>Office Space:</i>	41,688± SF 39,088± SF 2,600± SF
Parcel Size:	2.31± Acres
Tenancy:	Single
Property Subtype:	Manufacturing
Add'l. Property Subtype:	Warehouse/Distribution
Ceiling Height:	24'
Construction Type:	Concrete, Tilt-Wall

Fire Sprinklers:	Wet System 0.29 GPM / 2,000 SF
Grade Level Doors:	2
Drive in Bays:	2
Power:	800 amps/480 volts 3-phase
Gas:	PG&E
Water/Sewer:	City of Fresno
Parking:	35 Spaces
Year Built:	2000
Zoning:	IH (<i>Heavy Industrial</i>)
APN:	487-031-63

PROPERTY DESCRIPTION

Well-maintained, free-standing warehouse in Fresno's most desirable industrial submarket.

The building is concrete, tilt-wall construction and was built in 2000 by the current occupant, who has been warehousing and fabricating aluminum products. The building features 24'+ clear height, 2,600± square feet of office space with a functional layout, multiple grade-level loading doors, secured yard, and 800 AMPS/480V electrical service.

The property is zoned Heavy Industrial and can accommodate virtually all uses, including, manufacturing, logistics, and food processing.

\$ **\$6,260,000.00**
ASKING PRICE



LOCATION DESCRIPTION

The property is located at the northwest corner of Orange and North Avenues, which is less than 1/2 mile from two freeway interchanges, Highways 41 and 99. The property is in the most desirable industrial submarket and allows for easy access to the region via the most important transportation corridors.

HIGHLIGHTS

- Free-Standing Warehouse
- 24+ ' Clear Height
- Concrete, Tilt-Wall Construction
- Heavy Industrial Zoning

HIGHWAY 41 & 99 TRANSPORTATION ACCESS

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.



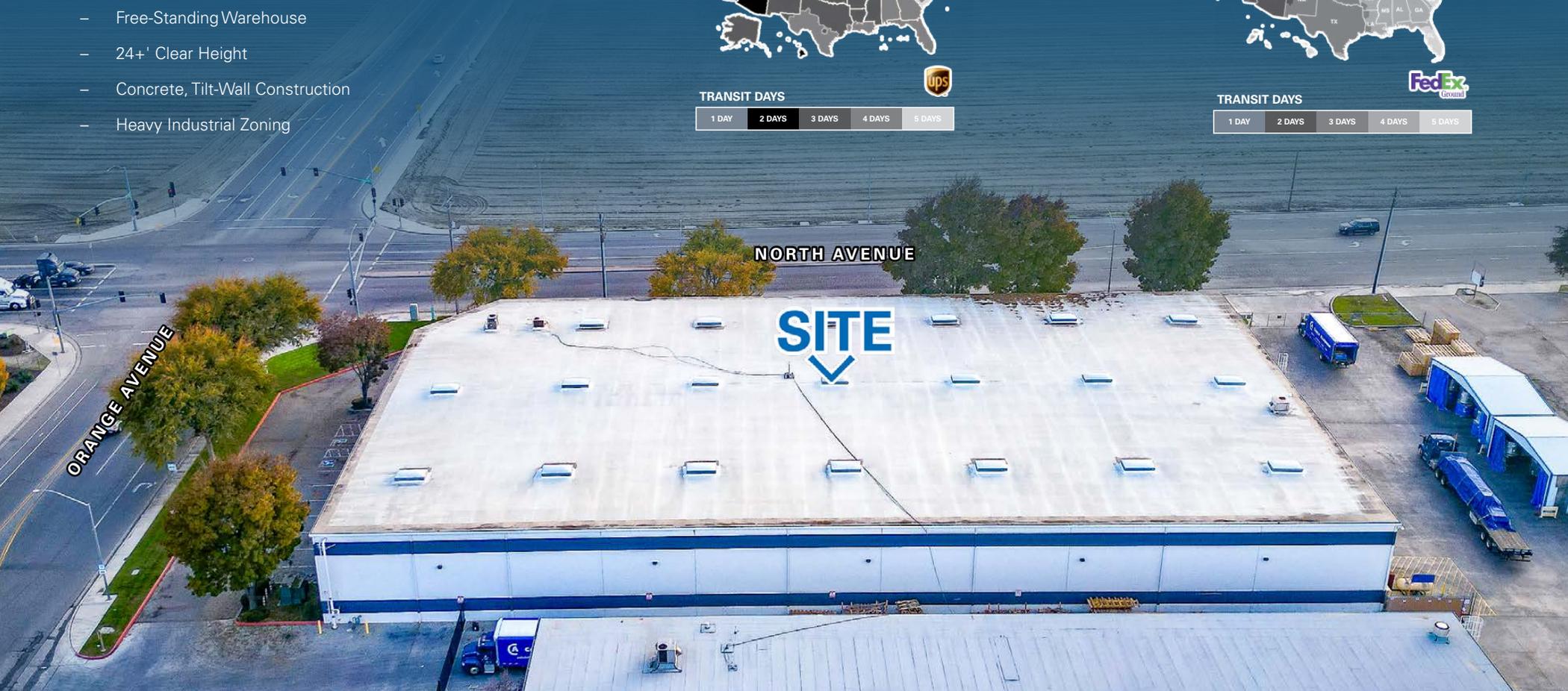
TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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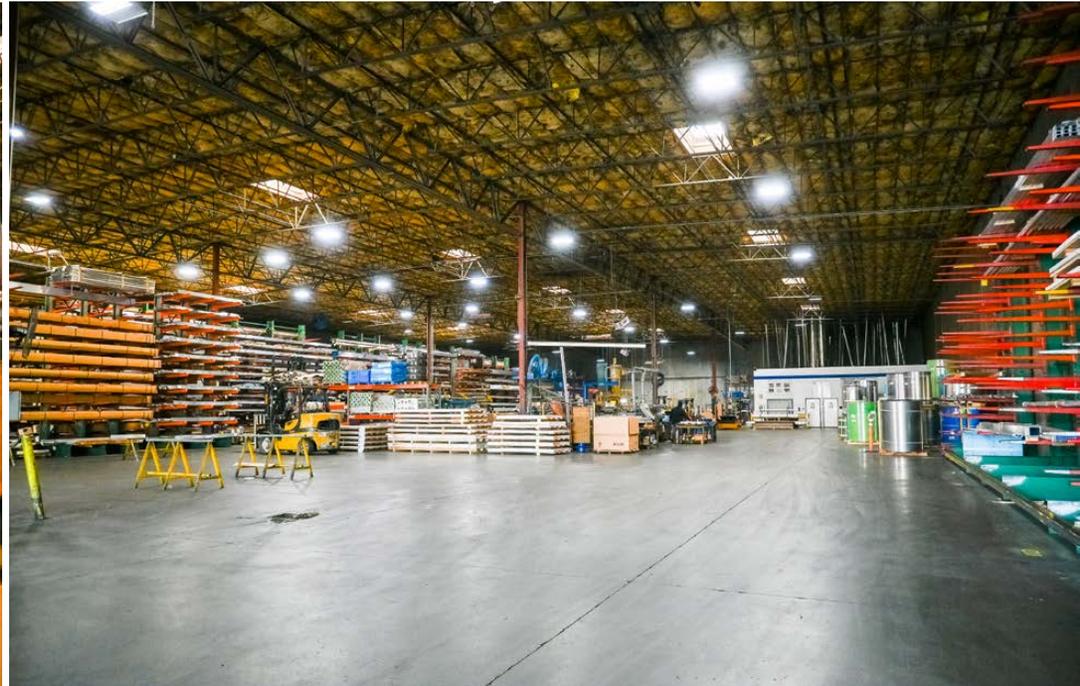
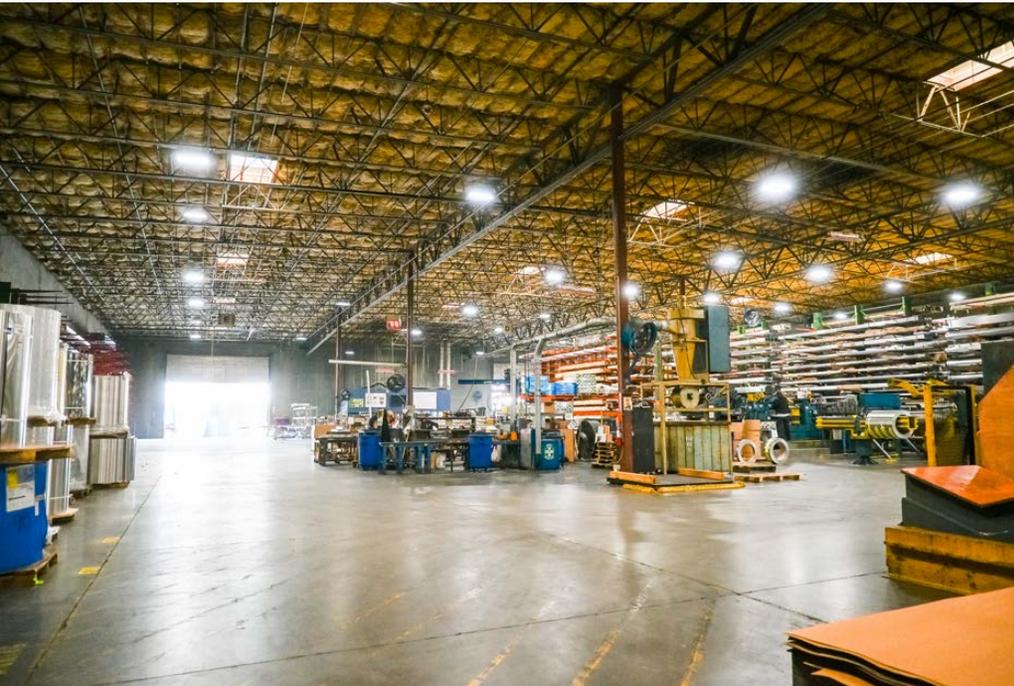
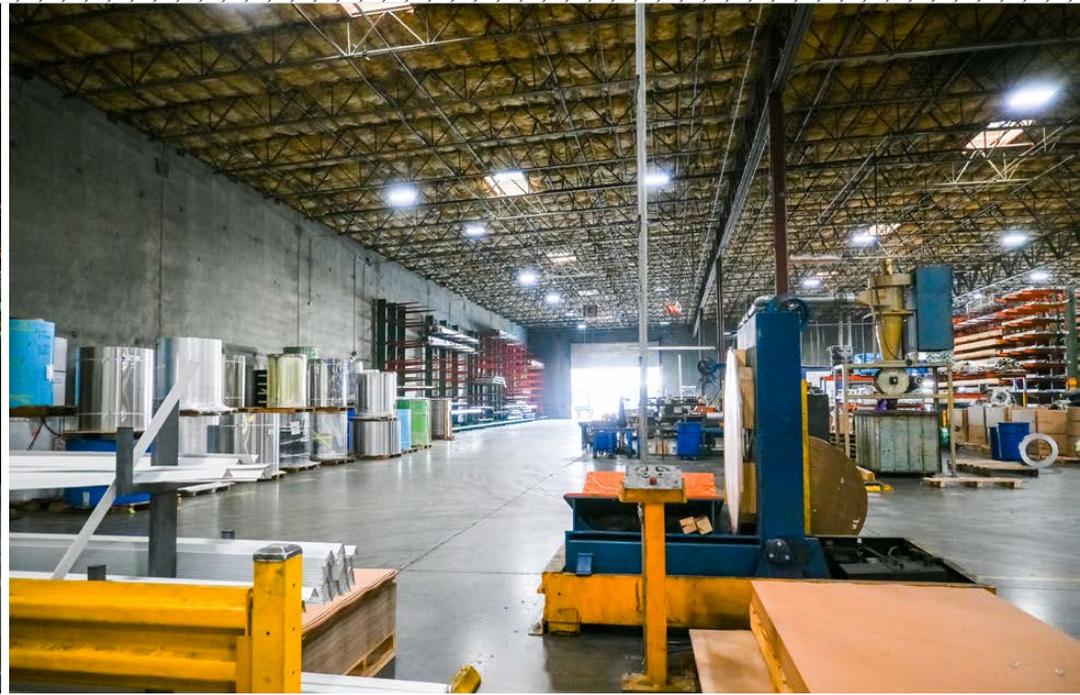
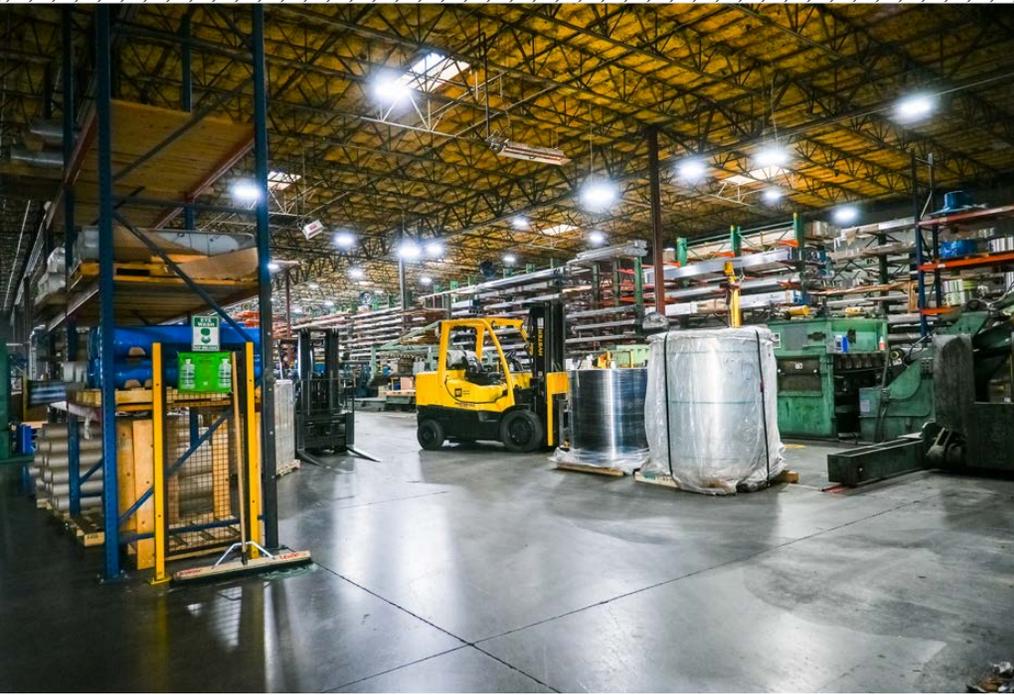
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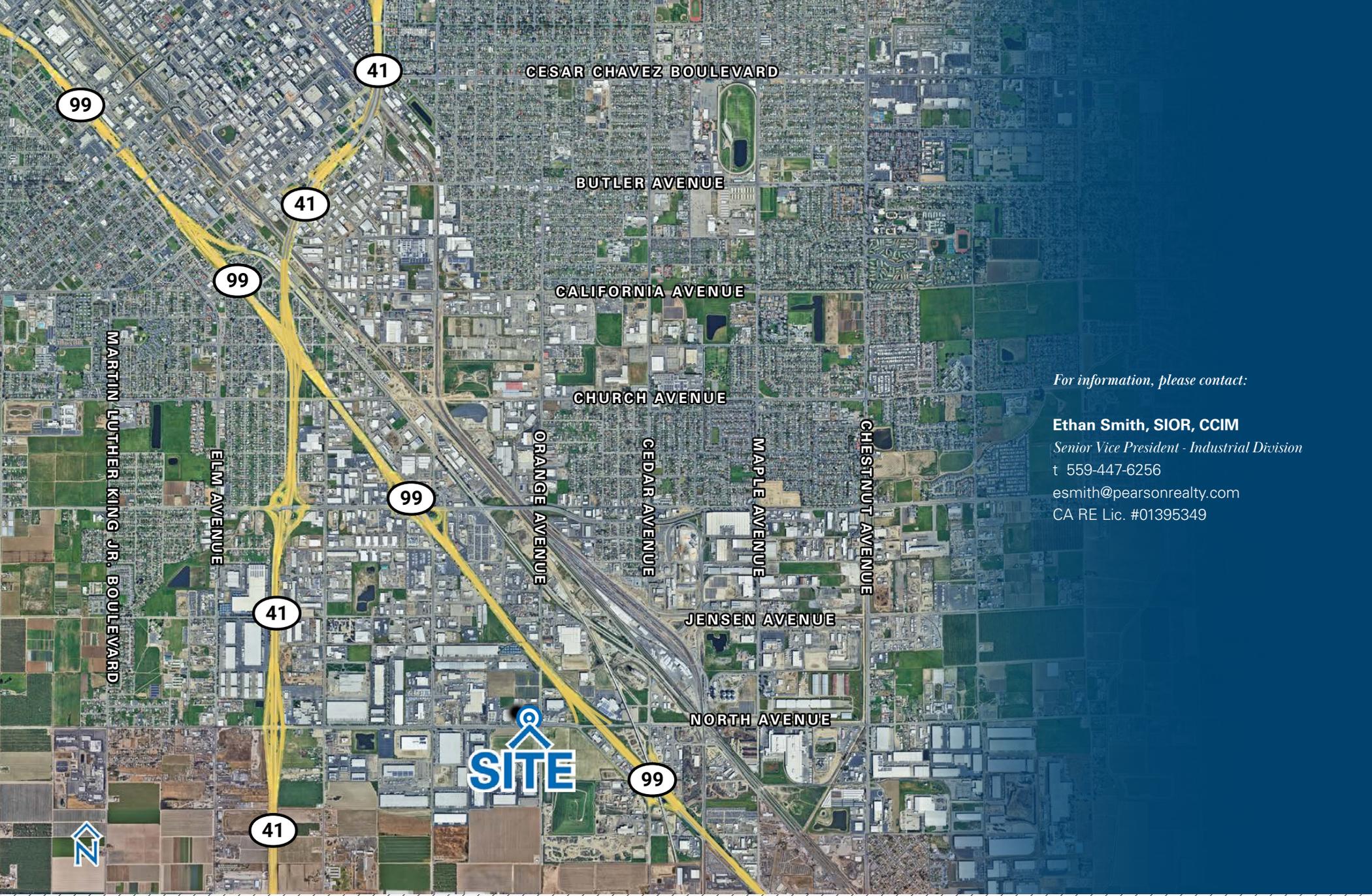
EXTERIOR WAREHOUSE
IMAGES



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INTERIOR WAREHOUSE
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