



Two Office Warehouses For Sale

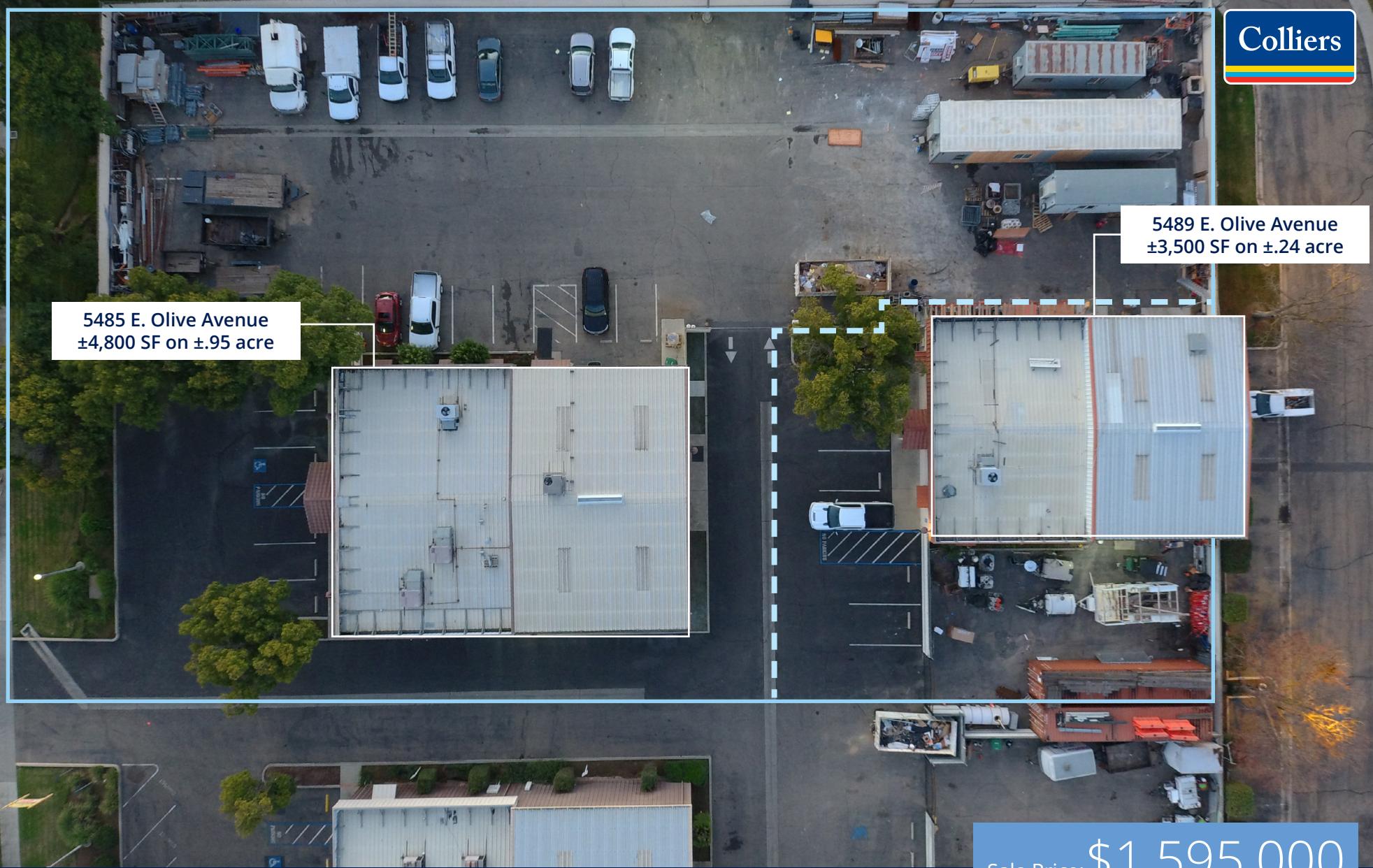
5485 & 5489 E. Olive Avenue
Fresno, California

Mike Schuh
+1 559 256 2449
michael.schuh@colliers.com
CA DRE 01195311

Charlie Schuh CCIM
+1 559 221 7393
charlie.schuh@colliers.com
CA DRE 01992259

Buk Wagner SIOR
+1 559 256 2451
buk.wagner@colliers.com
CA DRE 01296746

±4,800 Square Feet on a ±.95 Acre Parcel
±3,500 Square Feet on a ±.24 Acre Parcel



SUMMARY

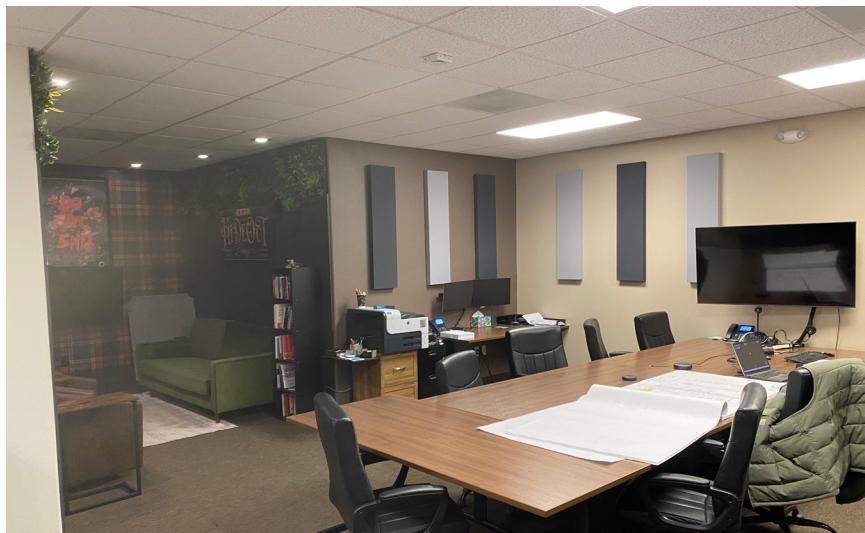
- Two office warehouse buildings on separate parcels for sale
- Above standard office build-outs
- Larger building has large yard
- Two blocks from Highway 180 via Clovis Avenue
- 2.5 miles to Fresno Air Terminal
- Owner would prefer to sell together but will consider selling individually

5485 E. OLIVE AVENUE

Property Summary



APN:	455-222-39s
Building Size:	±4,800 SF
Parcel Size:	±.95 acre
Year Built:	1995
Construction:	Metal
Clear Height:	±16'
Electrical Service:	200 amps
Ground Level Doors:	16' W x 14' H and 12' W x 12' H
Fire Sprinklers:	No
Zoning:	Light Industrial, City of Fresno
Restrooms:	Two
Comments:	Almost entire building is built-out into very nice office space and comes with a large yard with a block wall.



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5489 E. OLIVE AVENUE

Property Summary



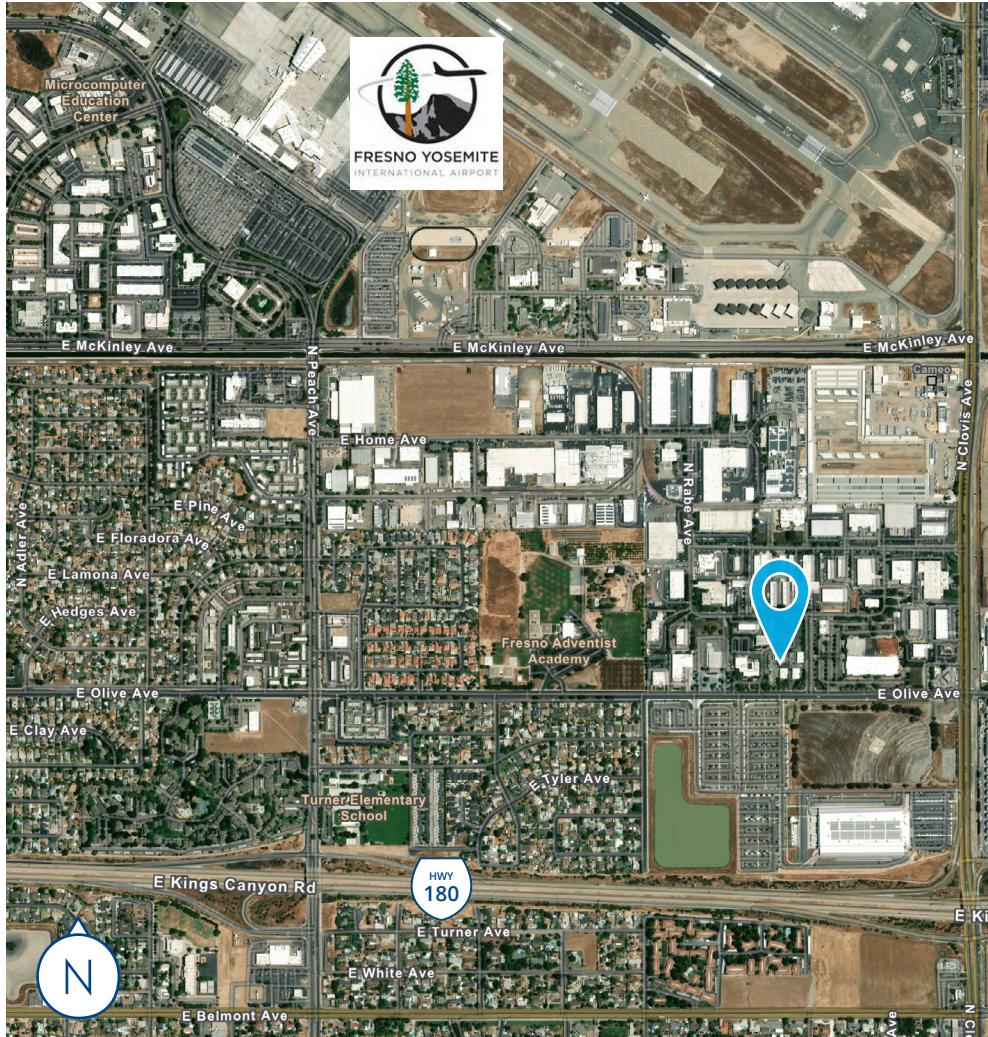
APN:	455-222-38s
Building Size:	±3,500 SF
Parcel Size:	±.24 acre
Year Built:	1996
Construction:	Metal
Clear Height:	±14' - 16'
Electrical Service:	200 amps
Ground Level Doors:	14' W x 12' H and 12' W x 12' H
Fire Sprinklers:	No
Zoning:	Light Industrial, City of Fresno
Restrooms:	Two
Comments:	Very nice office build-out with small warehouse and small gated yard.



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Property Location



Contact Us

Mike Schuh
+1 559 256 2449
michael.schuh@colliers.com
CA DRE 01195311

Charlie Schuh CCIM
+1 559 221 7393
charlie.schuh@colliers.com
CA DRE 01992259

Buk Wagner SIOR
+1 559 256 2451
buk.wagner@colliers.com
CA DRE 01296746

Colliers
7485 N. Palm Avenue, #110
Fresno, CA 93711
+1 559 221 1271

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