

**±4.12 Acres of Commercial Industrial Land off CA-180**



Sale Price

**\$1,435,000**

**OFFERING SUMMARY**

Available SF:	±179,467 SF
Lot Size:	4.12 Acres
Price / SF:	\$7.9
Zoning:	IL: Light Industrial
Market:	Fresno
Submarket:	West Fresno
Cross Streets:	West Ave & Neilsen Ave
APN:	458-071-15

**PROPERTY HIGHLIGHTS**

- ±4.12 Acres of Prime Industrial Land | Water & Power Nearby
- High Identity Location | Fully Improved w/ Curb & Gutter
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- Established & Quality Industrial Development Area
- Situated Near Many Existing & Planned Developments
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- All Curb/Gutter/Approaches/Cross Access In Place/Utilities At Site
- Ideal For Manufacturing, Distribution, & Warehouse Buildings
- Prime Land w/ Nearby CA-180 & CA-99 Access
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North/South & East/West Traffic Generators Minutes Away
- Close to Public Transportation & Growing Developments
- Surrounded By Fresno's Highest Trafficked Roads & Major Arterials

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**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

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### PROPERTY DESCRIPTION

±4.12 acres of industrial land located near Fresno's most traveled freeways CA-41 & CA-180. The fully improved & shovel ready parcel offers great visibility, efficient traffic flow, & easy access. The Subject Property is well-positioned to deliver a convenient manufacturing, shipping and logistics experience along Freeways 180 & 99 & easy access to the I-5. The property is surrounded by many existing businesses & new planned developments such as Fresno Chaffee Zoo. This parcel has quick access to all nearby highways which allows for convenient access to all nearby cities. The zoning is flexible and allows for a variety of industrial uses.

### LOCATION DESCRIPTION

The subject property is located north of CA-180, south of West Nielsen Avenue, east of South West Avenue, and west of CA-99, in Fresno, California. This location offers excellent regional connectivity, situated approximately one mile south of State Route 180, and just about two miles northwest of State Route 41. Both highways provide direct access to State Route 99 and Interstate 5, major north-south corridors through California's Central Valley. The site is ideally positioned for distribution, warehousing, and light manufacturing operations, with Downtown Fresno less than four miles to the northeast (approximately a 10-15-minute drive). Visalia lies roughly 45 miles to the southeast (about a 50-minute drive), while Bakersfield is approximately 120 miles to the south (around two hours by car via SR 99). Greater Southern California markets are also within reach—Los Angeles is about 220 miles south (a 3.5-hour drive), and San Diego is approximately 330 miles away (around a 5-hour drive via I-5). The property's location within an active industrial zone, combined with convenient access to key transportation routes, makes it highly suitable for logistics and operational efficiency across the Central Valley and beyond.



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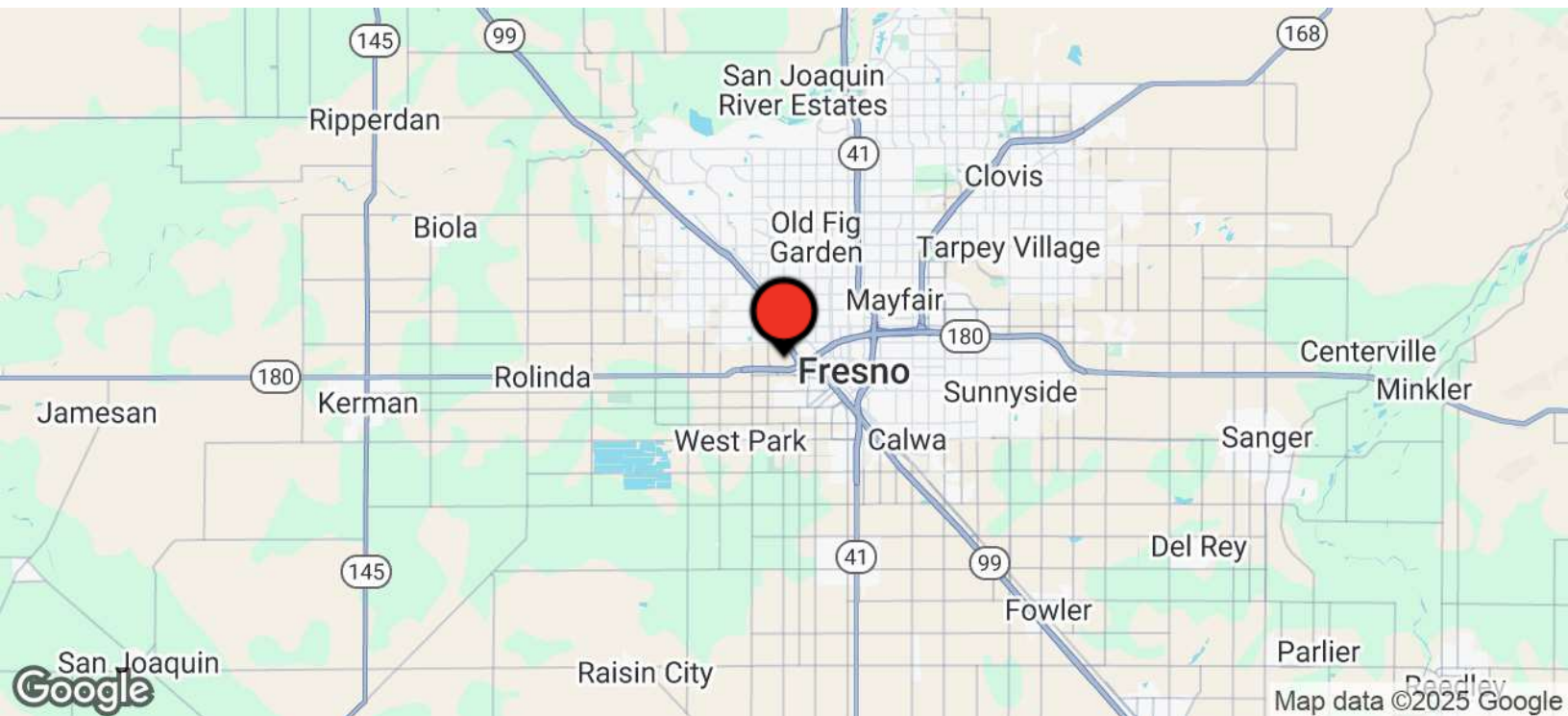
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Land For Sale | 340 South West Avenue Fresno, CA 93706



**CENTRAL CA  
COMMERCIAL**

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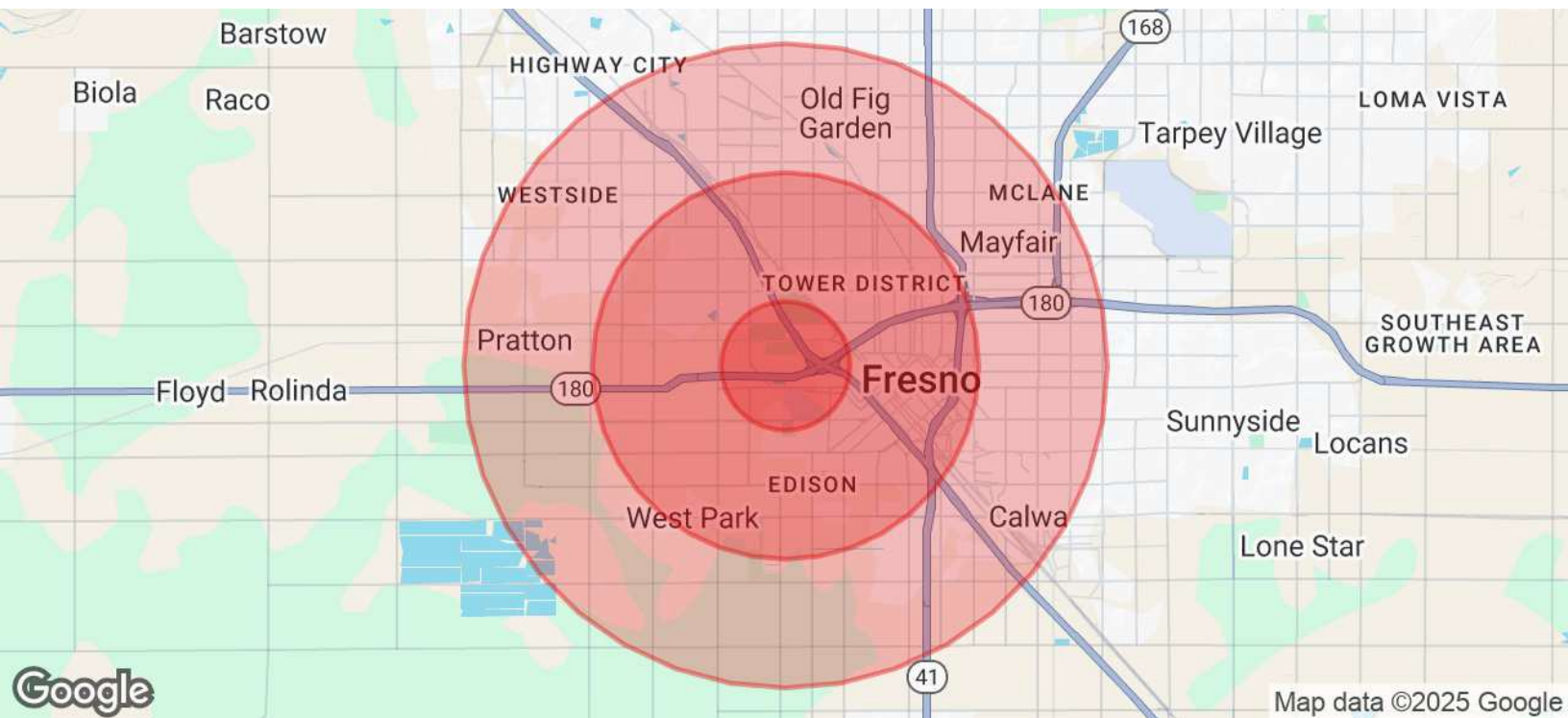
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,554	93,673	245,825
Average Age	35	35	35
Average Age (Male)	34	35	34
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,241	29,746	75,249
# of Persons per HH	3.7	3.1	3.3
Average HH Income	\$50,665	\$61,258	\$66,705
Average House Value	\$224,398	\$313,537	\$306,422

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	71.3%	65.1%	65.0%

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