

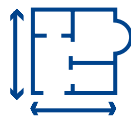
# 3488 W. Ashlan Avenue Fresno, California

## Contact Us:

**Buk Wagner** <sup>SIOR</sup> DRE #01296746  
Senior Vice President | Principal  
559 256 2451  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)

**Charlie Schuh** <sup>CCIM</sup> DRE #01992259  
Senior Vice President | Principal  
559 221 7393  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)

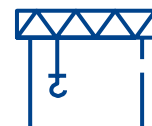
## Manufacturing Building with Large Yard and Immediate Access to Highway 99 for Sale or Lease



±39,695 SF



±8.9 acre parcel



Multiple  
Cranes

# Property Summary

Colliers

## Manufacturing Building with Large Yard for Sale or Lease

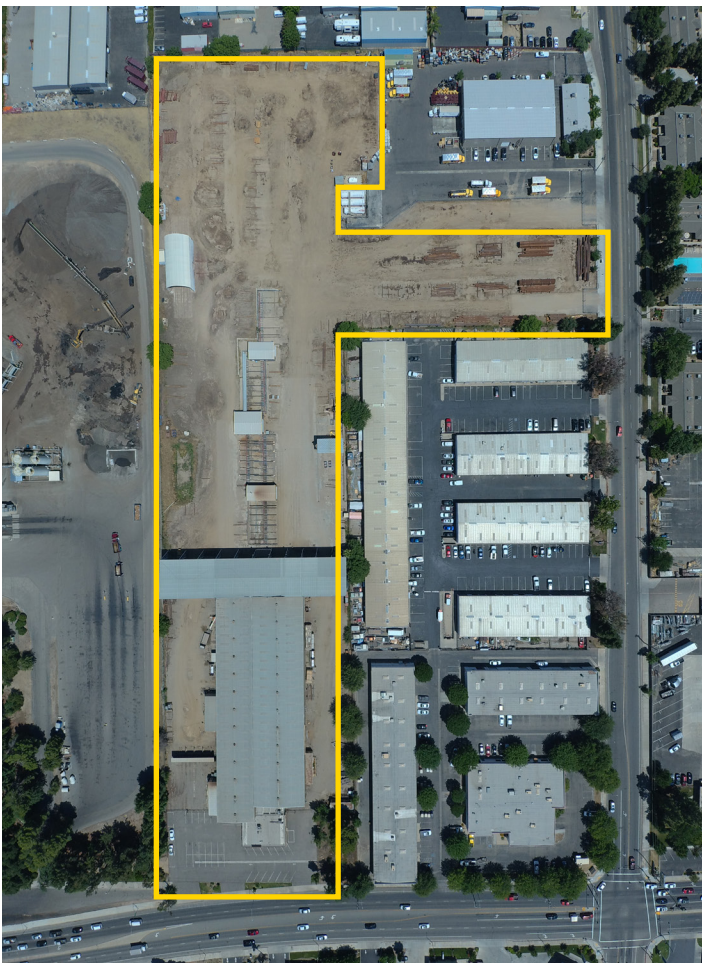
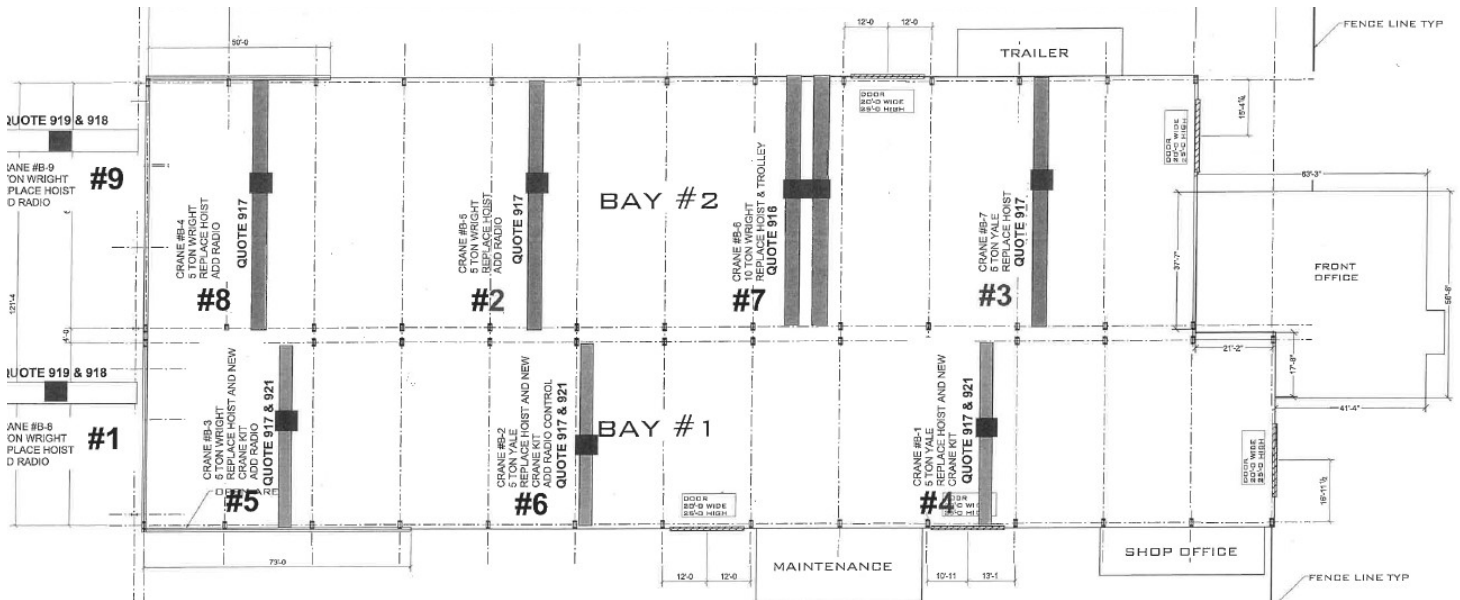
Address	3488 W. Ashlan Avenue, Fresno, CA
Parcel Number	424-042-04 and 424-042-01
Building Size	±39,695 SF
Site Size	±8.9 acre parcel (estimated; will require a lot line adjustment before the close of escrow)
Year Built	1972
Power	2,000 amps (480/277v), 3-phase
Office	±3,210 SF main office; ±765 SF shop office
Restroom	Three total (two in office, one in shop)
Clear Height	26' (shop); 20' (bridge cranes); 37' (canopy)
Ground Level Doors	Two 20' x 20' (one automatic, one inoperable)
Cranes	Interior: six 5-ton bridge, one 10-ton bridge, eleven jibs; Exterior: two 5-ton, one jib
Sprinklers	No (onsite fire hydrants)
Construction	Metal frame/metal exterior
Zoning	Light Industrial, City of Fresno
Sales Price	\$6,250,000
Lease Rate	\$30,000/month, NNN (\$0.76 PSF/Month)

### Property Notes

- Large yard (partially paved - concrete)
- Immediate access to Highway 99
- Ingress and egress via two streets
- Heavy power
- Multiple cranes
- Seller to complete lot line adjustment to create final parcel during escrow, parcel lines are conceptual and subject to change



# Building Layout



3488 W. Ashlan Avenue  
Fresno, California

±39,695 SF  
Building on  
±8.9  
acre parcel



Copyright © 2024 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Colliers Tingey International, Inc.

# Property Distribution Area



## Distance to Major Markets

Los Angeles:	224 miles
Sacramento:	163 miles
San Diego:	350 miles
Silicon Valley:	154 miles
Las Vegas:	400 miles
Reno:	292 miles
Portland:	743 miles
Seattle:	916 miles



## Distance to Water Ports

Stockton:	122 miles
Oakland:	169 miles
LA/Long Beach:	253 miles



## Within 3 Hour Range:

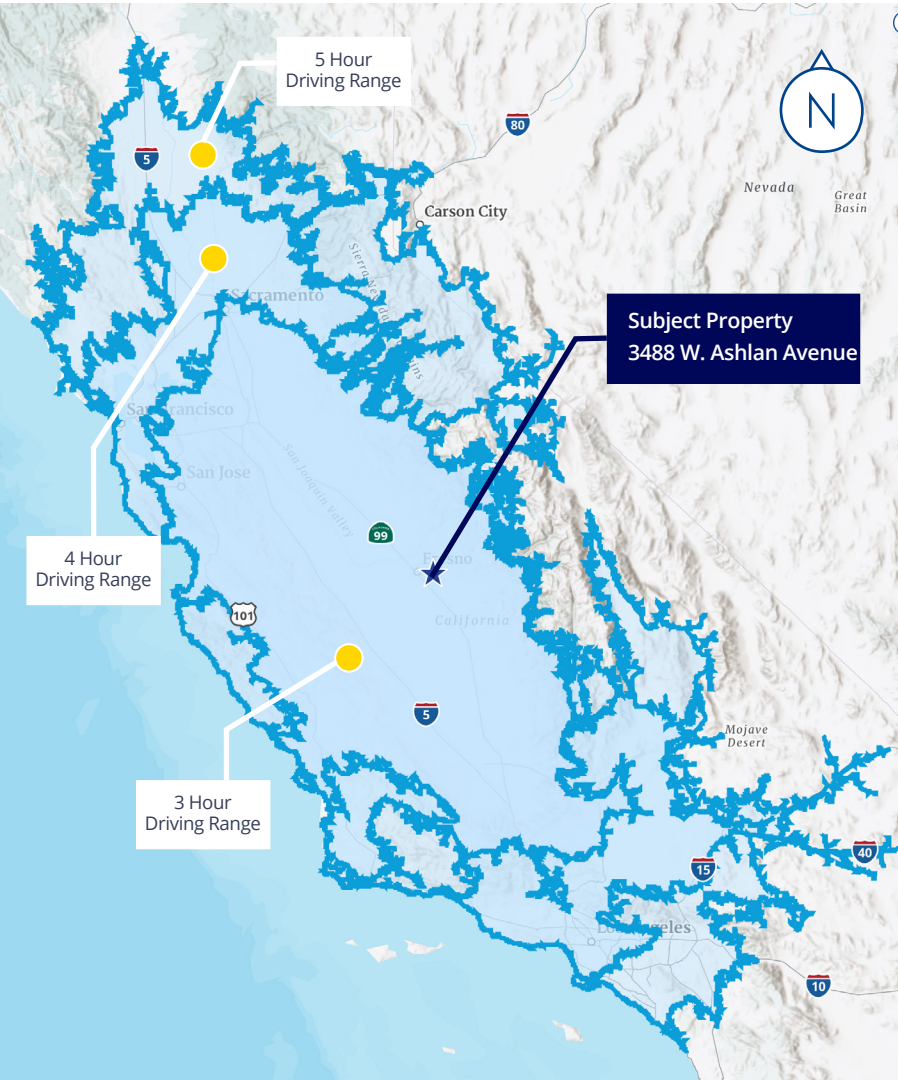
Madera	Visalia
Hanford	Sacramento
Concord	San Jose
Bakersfield	Tulare
Merced	San Luis Obispo
Modesto	Stockton

## Within 4 Hour Range:

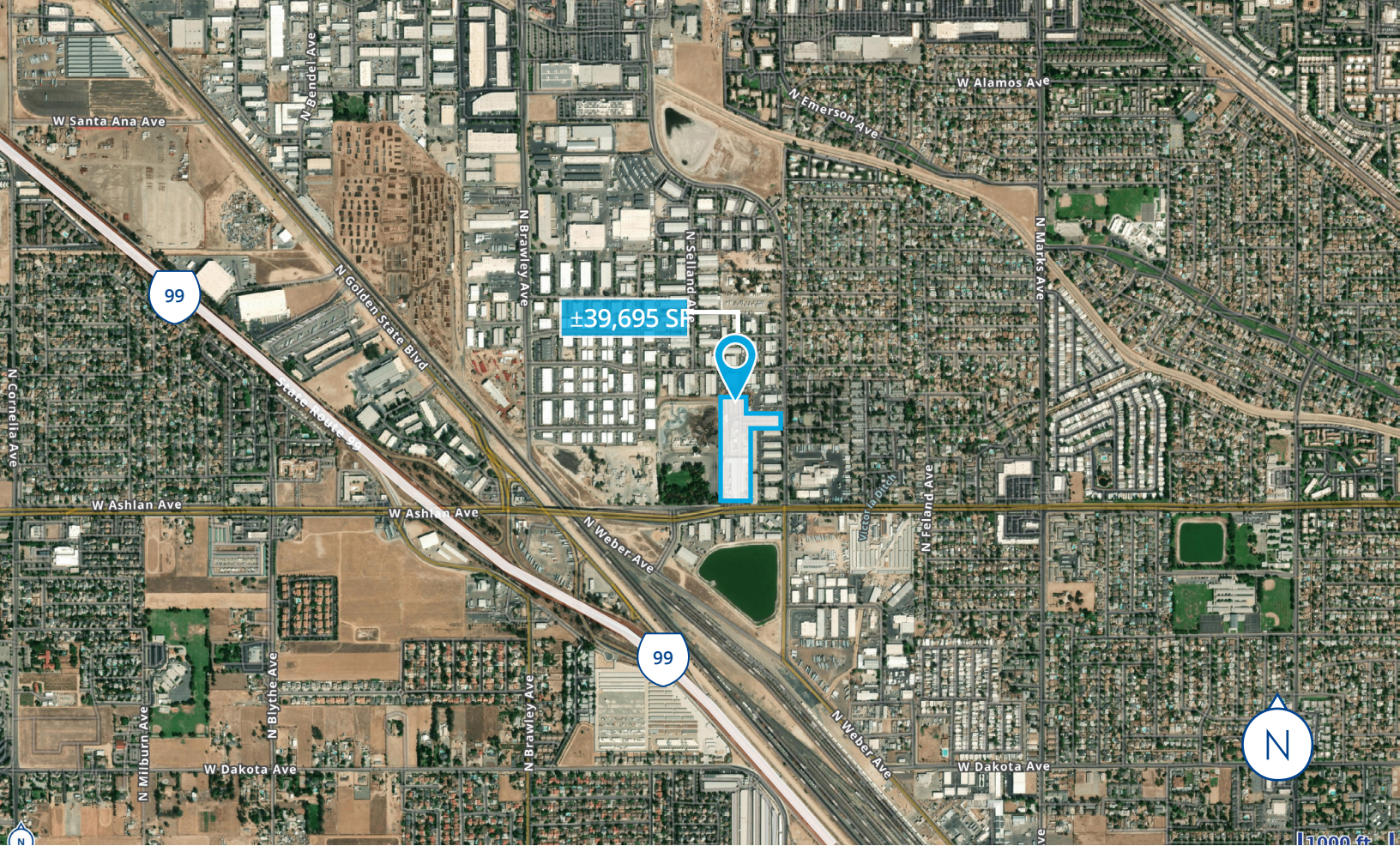
Yuba City	Santa Rosa
San Francisco	Santa Barbara
Los Angeles	Lancaster
Roseville	

## Within 5 Hour Range:

Chico	Clear Lake
Long Beach	Riverside
Murrieta	

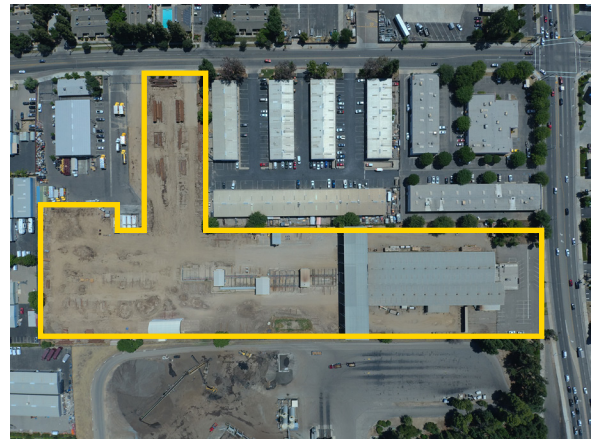


3488 W. Ashlan  
Fresno, California



# Manufacturing Building with Large Yard For Sale or Lease

3488 W. Ashlan Avenue  
Fresno, CA



Contact Us:

**Buk Wagner** <sup>SIOR</sup> DRE #01296746  
Senior Vice President | Principal  
559 256 2451  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)

**Charlie Schuh** <sup>CCIM</sup> DRE #01992259  
Senior Vice President | Principal  
559 221 7393  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)

7485 N. Palm Avenue, Suite 110  
Fresno, California 93711  
P: +1 559 221 1271  
F: +1 559 222 8744  
[www.colliers.com/fresno](http://www.colliers.com/fresno)



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.