

±11,388 SF Clear Span Industrial Building off CA-99 in Fresno, CA



Sale Price	\$1,195,000
Lease Rate	\$0.82 SF/MONTH (MG)

PROPERTY HIGHLIGHTS

- ±11,388 SF of Clear Span Industrial Space in Downtown Fresno, CA
- Ready For Immediate Occupancy | Concrete & Metal Construction
- Fully Improved HVAC in ±5,000 SF Warehouse & ±6,388 SF Office
- 12'7" Clear Height Under Beam to 14'8" Clear Height Under Roof
- Fire Sprinklers | LED Lighting | (1) 10' x 12' Rollup Door
- Heavy 800 AMPS, 460 Volt 3-Phase Power | Alley Access
- Opportunity to Add Approximately 2,000 SF of Warehouse Space!
- Superior Location w/ Limited Competition | Strategic Trade Area
- Private Fenced Yard/Parking w/ Quick Freeway Access
- Located by the High-Speed Rail Offering Access to Other City Markets
- Flexible Zoning That Allows Many Uses

OFFERING SUMMARY

Building Size:	11,388 SF
Available SF:	11,388 SF
Lot Size:	18,269 SF
Price / SF:	\$104.94
Year Built:	1977
Zoning:	DTN: Downtown
Market:	Fresno
Submarket:	Downtown
Cross Streets:	G St & Merced St
APN:	467-061-16

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Central CA Commercial
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PROPERTY DESCRIPTION

Move-in ready clear span freestanding industrial building totaling ±11,388 SF right off CA-99 in downtown Fresno, CA. This concrete block & metal construction building features a ±5,000 SF clear span warehouse & ±6,388 SF fully furnished office with fully improved HVAC. The site offers a fully fenced yard, heavy industrial power, (1) 10' x 12' roll up door, fire sprinklers, LED lighting, 12'7" clear height under beam to 14'8" under roof, & is located across from the High Speed Rail. Situated in the heart of Fresno, this location benefits from excellent connectivity, being close to major transportation routes such as Highway 99 and Highway 41, which facilitate smooth logistics and easy access for clients and suppliers. The neighborhood is characterized by a mix of commercial and industrial activities, creating a dynamic economic environment that supports a variety of business operations. Additionally, the proximity to downtown Fresno offers access to a wide range of amenities, including dining, retail, and professional services, enhancing the convenience and appeal of the area.

LOCATION DESCRIPTION

Prime location on G Street in the heart of Downtown Fresno, CA. Located north of F St, south of G Street, east of Fresno St, & west of Merced St. This Building is in close proximity to CA-41, CA-180/168 and CA-99 and is a tremendous draw and well supports the tenants nearby like: the 190,000 SF IRS building, TheGrand1401, Warnors Theatre, CVS, Club One Casino, Fresno County Superior Court, Fresno County Sheriff's Office, Chukchansi Park, Joe's Steak House, Tioga Sequoia Brewing Company, Fulton District and Chukchansi Triple AAA Ballpark.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	11,388 SF	Lease Rate:	\$0.82 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1257 G Street	Available	11,388 SF	Modified Gross	\$0.82 SF/month

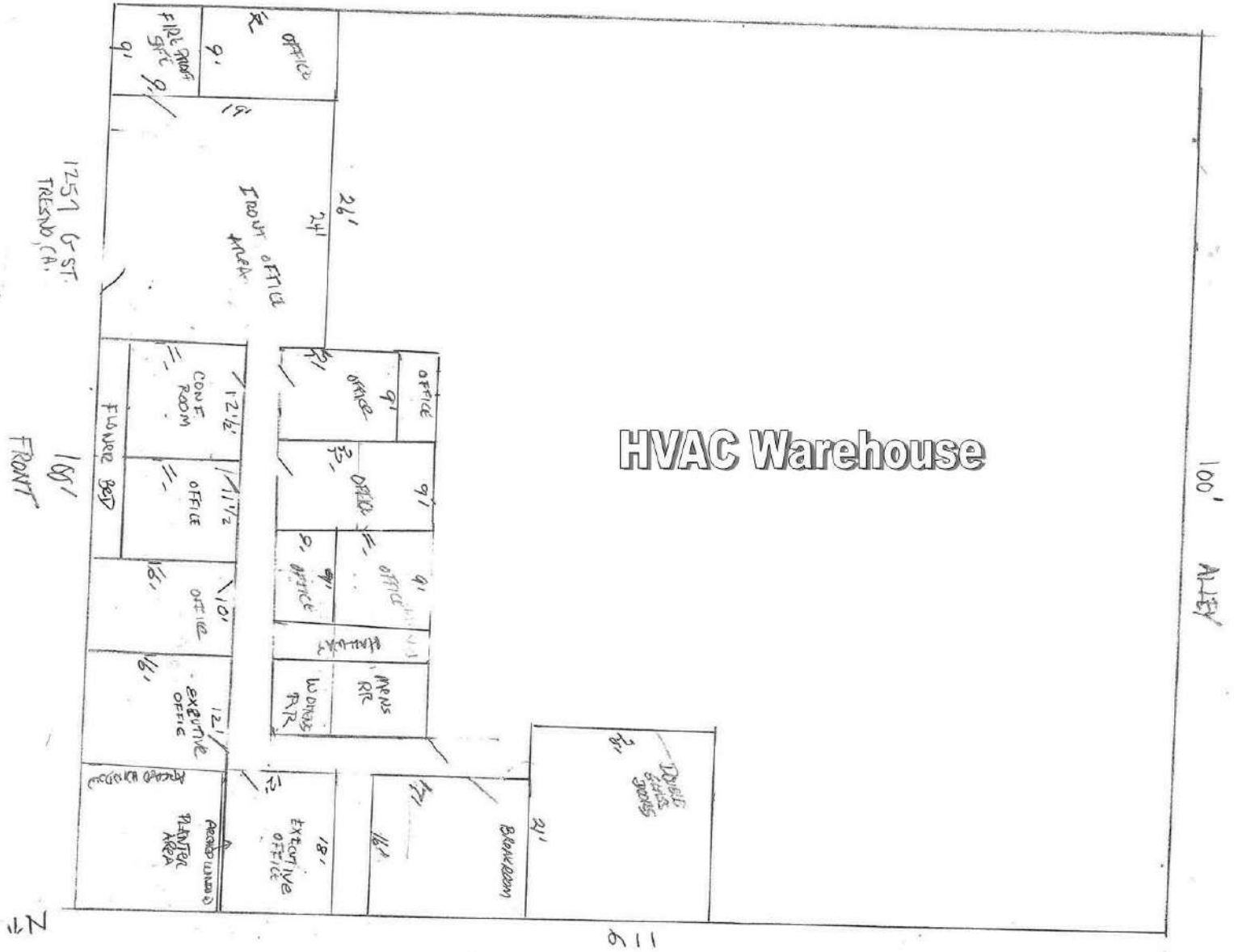
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POTENTIAL Floorplan

Agent contact information for Jared Ennis, Kevin Land, and Central CA Commercial, including phone numbers and website.

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High Speed Rail



Fully Fenced & Private Yard/Parking

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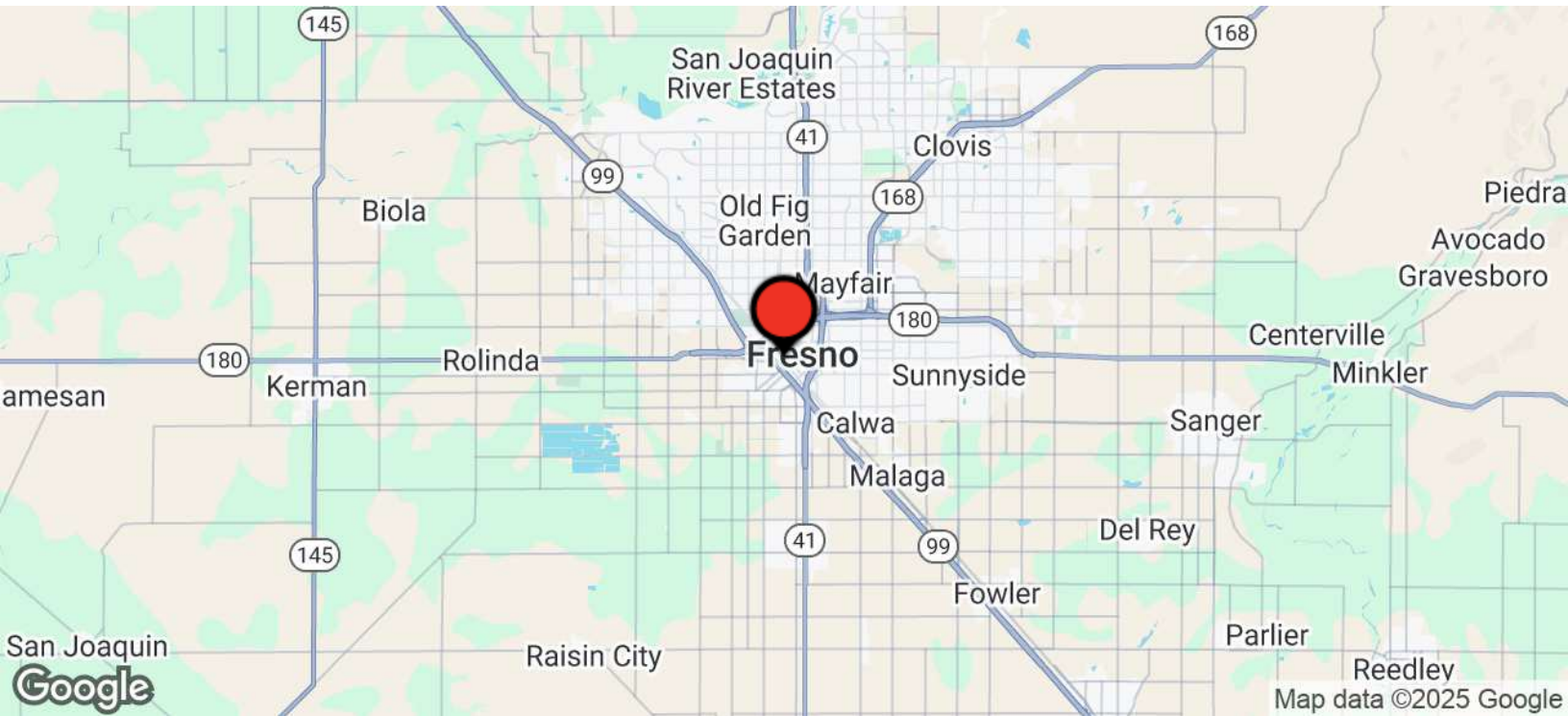
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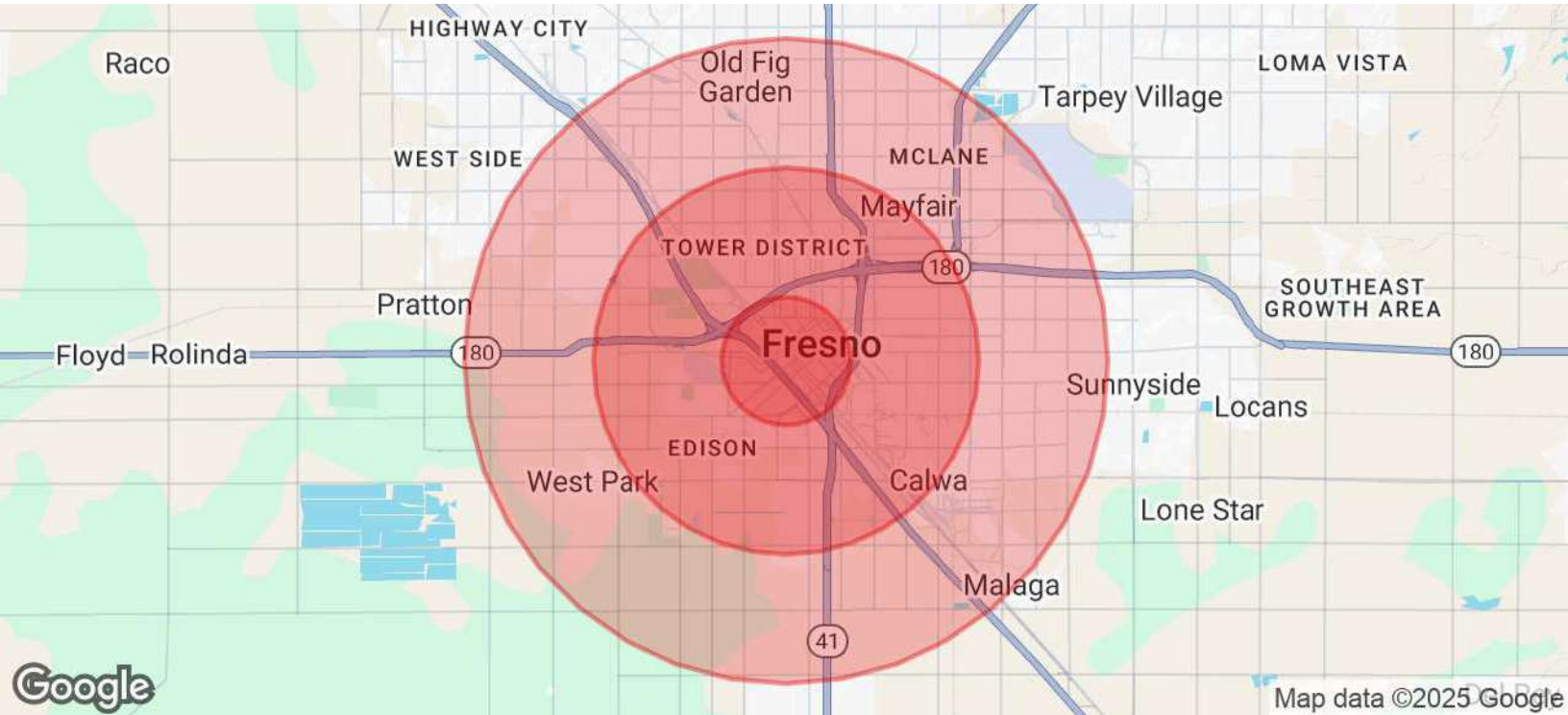
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,810	128,542	286,254
Average Age	35	34	35
Average Age (Male)	35	34	34
Average Age (Female)	36	35	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,761	38,367	87,182
# of Persons per HH	3.5	3.4	3.3
Average HH Income	\$47,896	\$56,582	\$64,723
Average House Value	\$367,801	\$280,153	\$296,252

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	66.4%	70.1%	65.9%

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