

INDUSTRIAL/WAREHOUSE SPACE
2045 SOUTH VAN NESS,
FRESNO, CA 93721
AVAILABLE FOR SALE OR LEASE



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729



470 E. Herndon Avenue, Suite 200
Fresno, CA 93720

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HIGHLIGHTS

Property Description

TYPE	Industrial
LOCATION	South of Highway 41 with quick acces to 180 and 99
BUILDING SIZE	25,140 SF±
PARCEL SIZE	52,694 SF±
CONSTRUCTION	Metal/Brick
CLEAR HEIGHT	20-25'±
ROLL UP DOORS	(4) Roll Up Doors 12x14'
ZONING	IH (Heavy Industrial- City of Fresno)
ELECTRICAL	240 volt, 3-phase
AVAILABLE	Immediately
COMMENTS	Hard to find downtown Fresno Industrial space, completely fenced with rod iron, new paint, new parking lot, and large yard. Very low triple nets



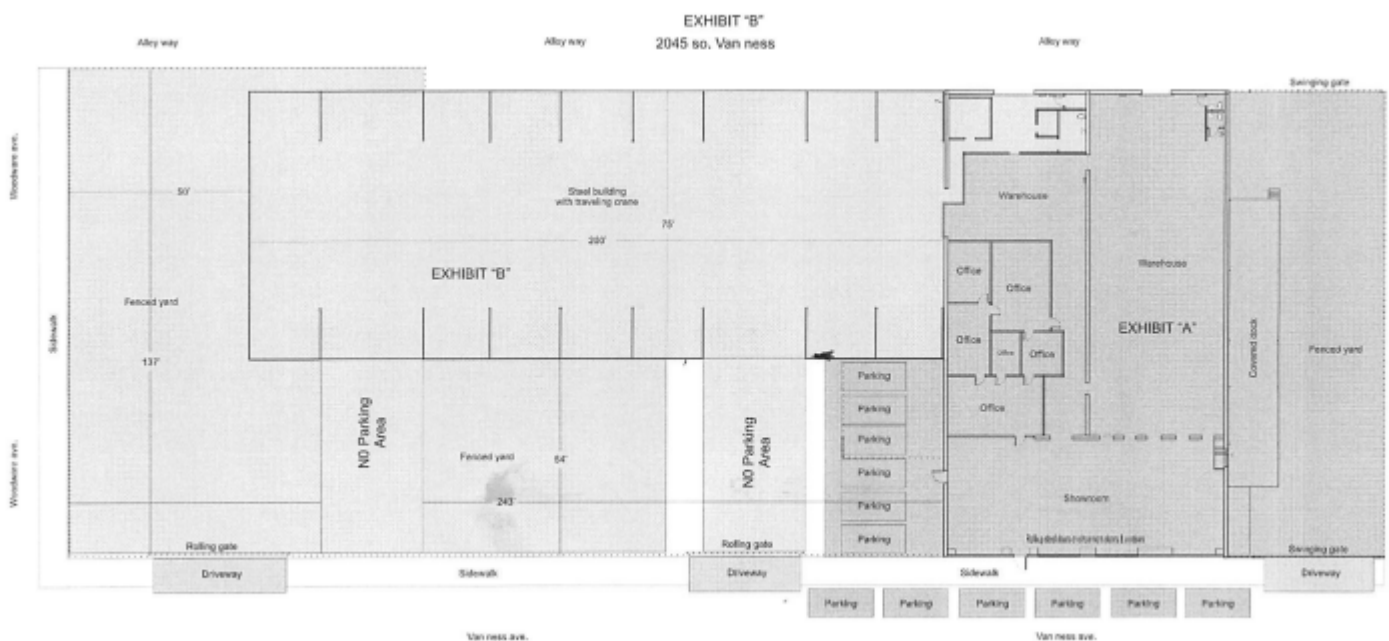
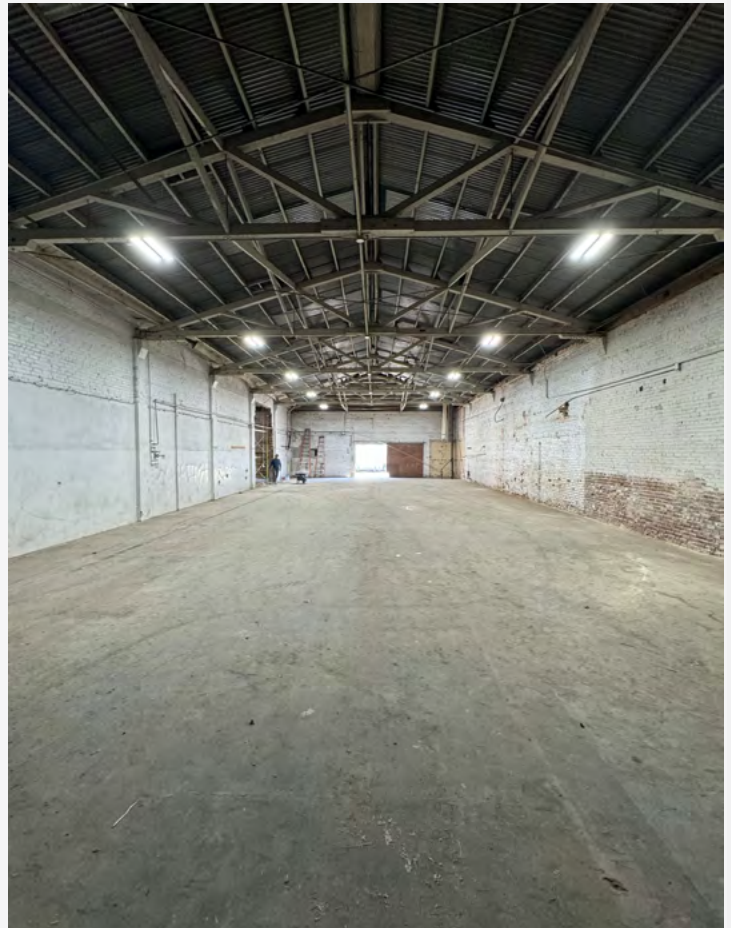
FLOOR PLAN

AVAILABLE SPACE

2045 S Van Ness Avenue

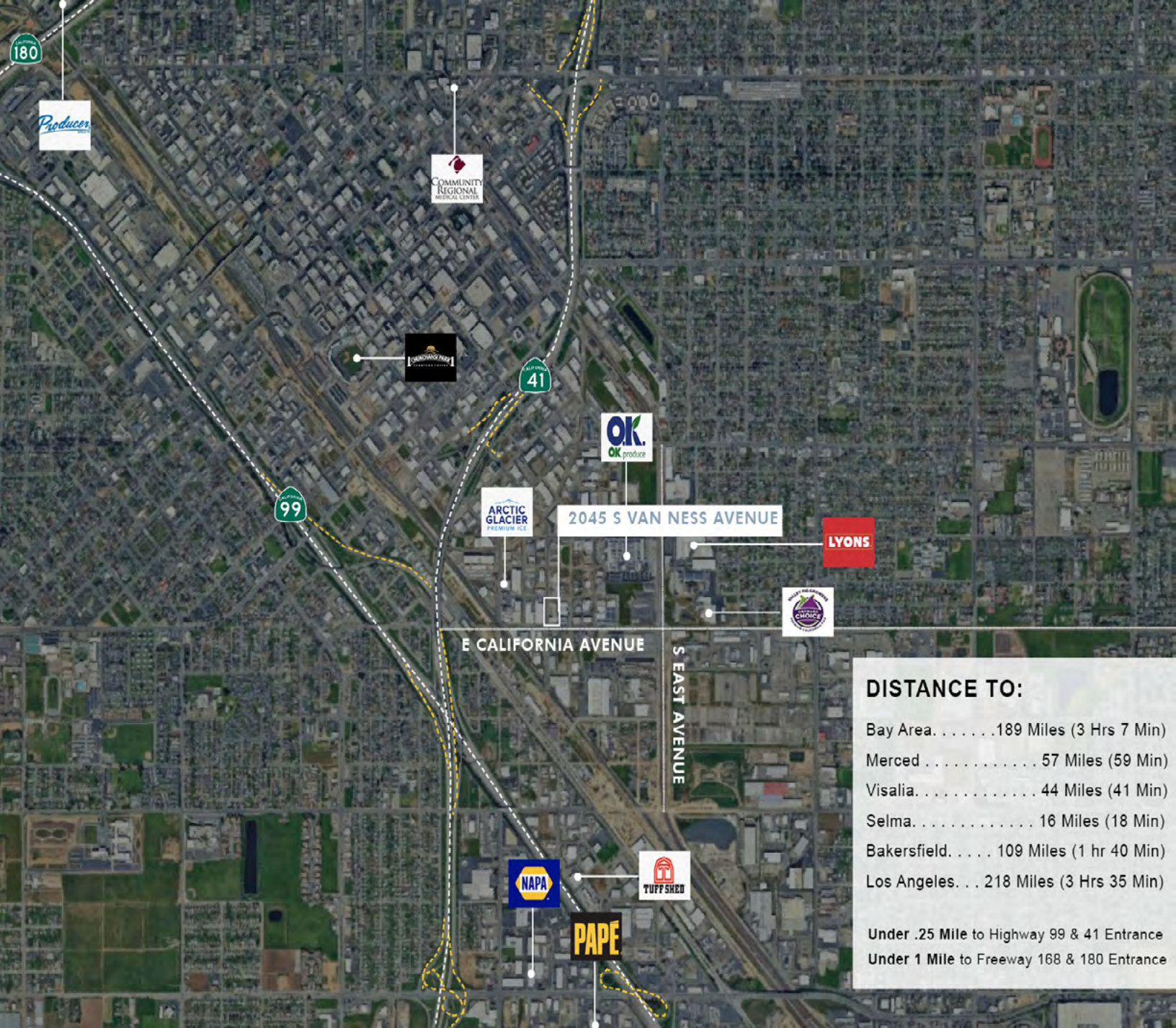
25,140 SF± Call Broker for Pricing

This industrial space offers a clear height of 20-25 feet and features four roll-up doors (12x14). It is fully fenced and includes additional yard space. Recent upgrades include brand new asphalt, a new roof and gutters, and LED lighting throughout the interior and exterior. This space includes interior restroom and the balance of the space is warehouse.



PHOTOS





DISTANCE TO:	
Bay Area	189 Miles (3 Hrs 7 Min)
Merced	57 Miles (59 Min)
Visalia	44 Miles (41 Min)
Selma	16 Miles (18 Min)
Bakersfield	109 Miles (1 hr 40 Min)
Los Angeles	218 Miles (3 Hrs 35 Min)
Under .25 Mile to Highway 99 & 41 Entrance	
Under 1 Mile to Freeway 168 & 180 Entrance	

F **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

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