



±21,546 SF Freestanding Industrial Building



OFFERING SUMMARY

Sale Price:	\$1,150,000
Price / SF:	\$53.80
Lease Rate:	\$0.25 SF/month (MG)
Number of Units:	1
Clear Height	20'
Lot Size:	0.522 Acres
Building Size:	21,546 SF
Market:	Fresno County
Submarket:	Northwest Fresno
Cross Streets:	HWY 180 & Fresno St
APN:	452-144-01
Seller Carry	Yes - Available

PROPERTY HIGHLIGHTS

- Turn Key Clear-Span Warehouse Building
- ±21,546 SF Industrial Warehouse Building | ±400 SF Office
- Clean Industrial Space Located in Fresno, CA
- Brand New LED Lighting Throughout & New 12'x14' Roll Up Door
- 120/208 Volt, 3-Phase Electric Service
- Prime Alternative To New Construction
- Excellent Presence Surrounded with Quality Tenants
- Located Near CA 180 & CA 41 With Nearby Access
- Close Proximity to Major Traffic Generators
- Large Sliding Door 70' W x 18' H
- Clear Span Building w/ 20' Minimum Clear Height

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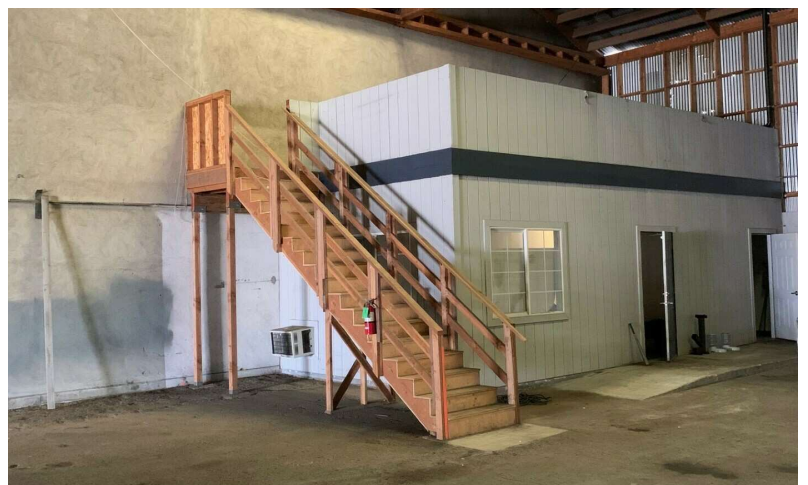
PROPERTY DESCRIPTION

±21,546 SF clear-span freestanding Industrial building on ±0.522 acres of land. This building is in move in ready condition is metal and steel construction with 20' clear height. Site offers Two ground level roll up doors (1) 12x14 (brand new) and (1) large sliding door 70' W by 18' H. Remodeled open office area ±400 SF open office area with restroom and mezzanine storage. Building offers 3 phase power. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs.

LOCATION DESCRIPTION

Subject property is off Tyler Ave & Clark St in Fresno, CA. The property is located within minutes from the CA-180 and CA-41 Interchange. Subject is North of Belmont Ave, South of Olive Ave, East of Abby St and West of Fresno St.

Located in the center of the heavily traveled San Joaquin Valley, Fresno is the fifth-largest city in California and is the largest city in the Central Valley with ±972,297 metro residents. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Fresno is known as the "Gateway to Yosemite". 20.8% population growth from 2006 to 2016. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two major freeways servicing the West Coast; Interstate 5 and Freeway 99.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	21,546 SF	Lease Rate:	\$0.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2010 E Tyler Ave	Available	21,546 SF	Modified Gross	\$0.25 SF/month

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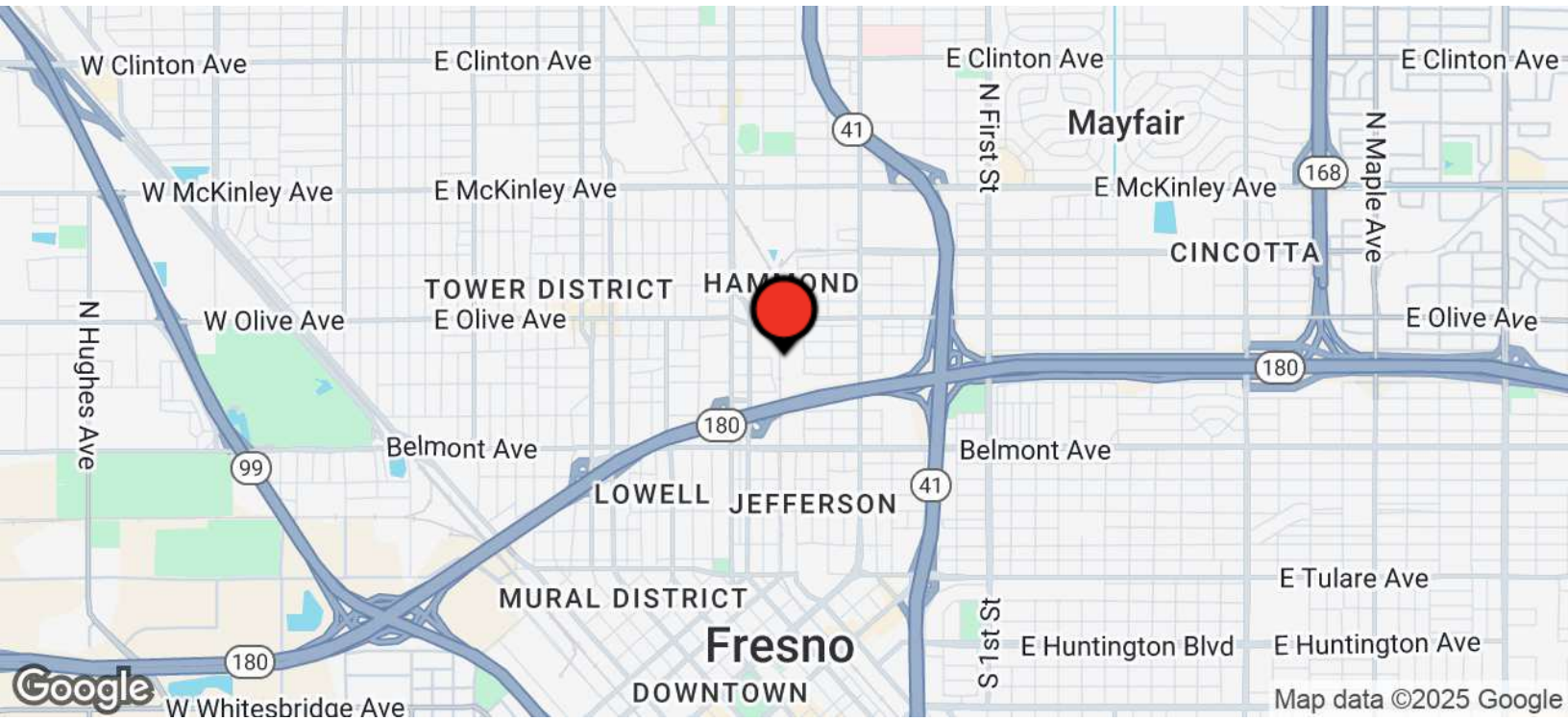
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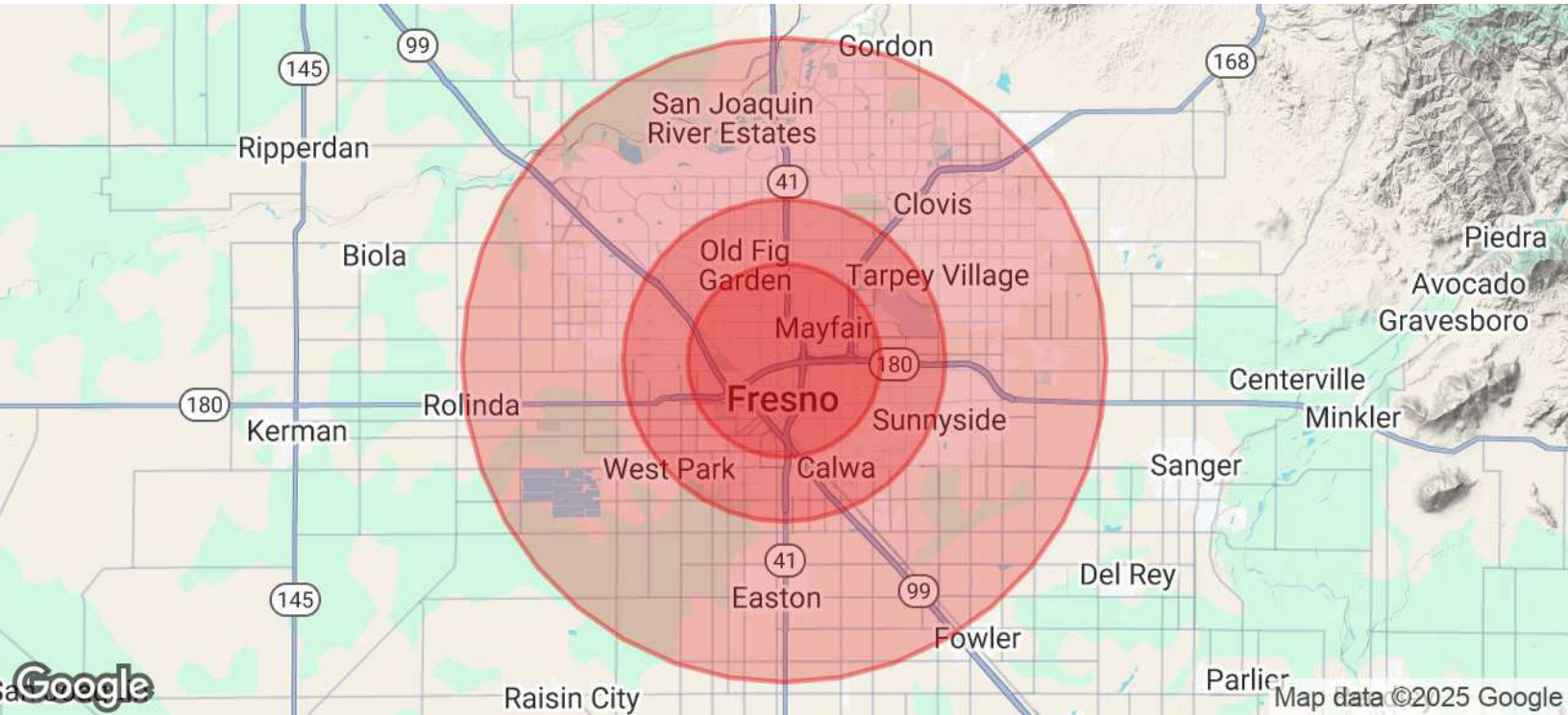
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	180,889	363,573	730,944
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	55,650	114,944	241,314
# of Persons per HH	3.3	3.2	3
Average HH Income	\$60,797	\$67,211	\$95,693
Average House Value	\$288,853	\$304,626	\$406,285

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	68.1%	62.5%	49.9%

Demographics data derived from AlphaMap

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