



RATE REDUCED



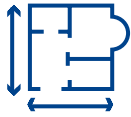
3488 W. Ashlan Avenue Fresno, California

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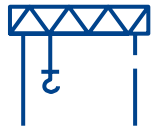
Manufacturing Building with Large Yard and Immediate Access to Highway 99 for Sale or Lease



±39,695 SF



±8.9 acre parcel



Multiple
Cranes

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Property Summary

Colliers

Manufacturing Building with Large Yard for Sale or Lease

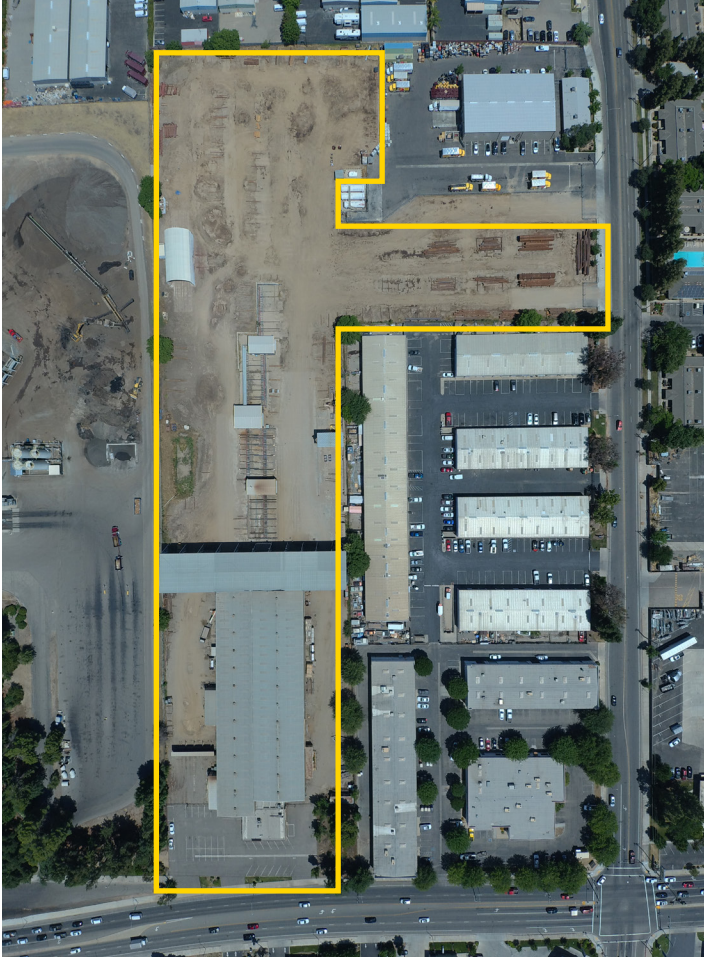
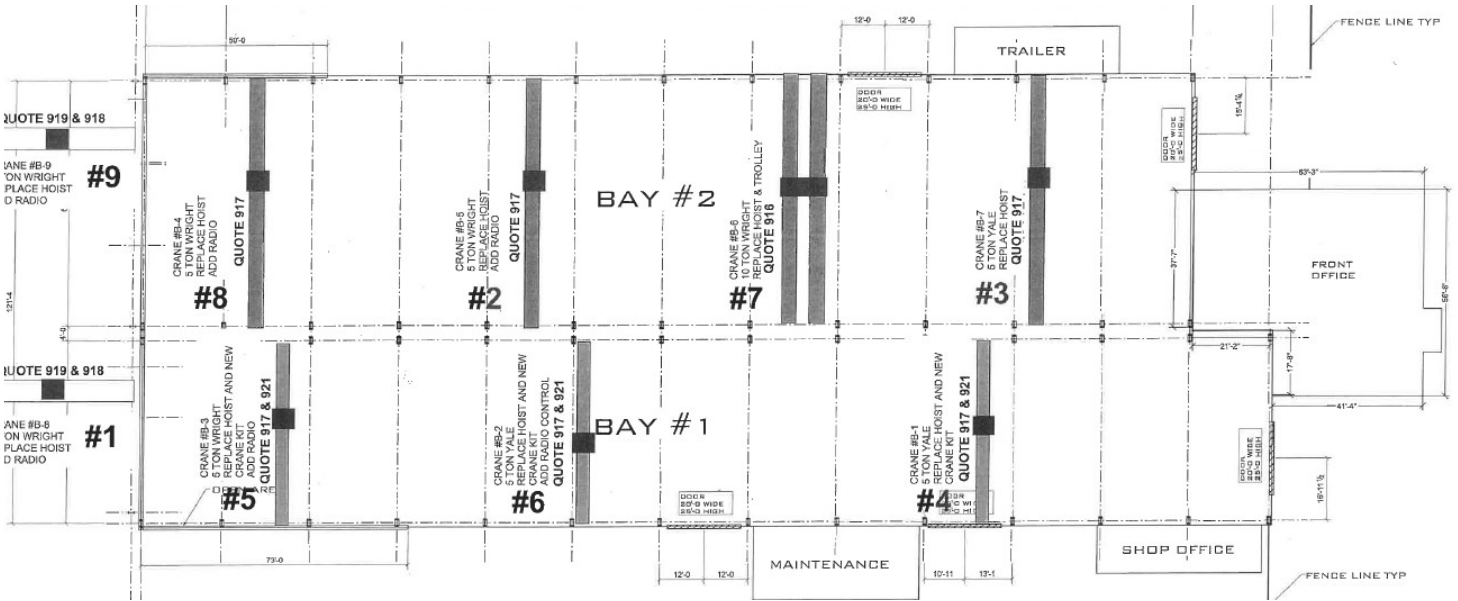
Address	3488 W. Ashlan Avenue, Fresno, CA
Parcel Number	424-042-04 and 424-042-01
Building Size	±39,695 SF
Site Size	±8.9 acre parcel (estimated; will require a lot line adjustment before the close of escrow)
Year Built	1972
Power	2,000 amps (480/277v), 3-phase
Office	±3,210 SF main office; ±765 SF shop 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) \$25,000/mo., NNN (\$0.63 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



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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:

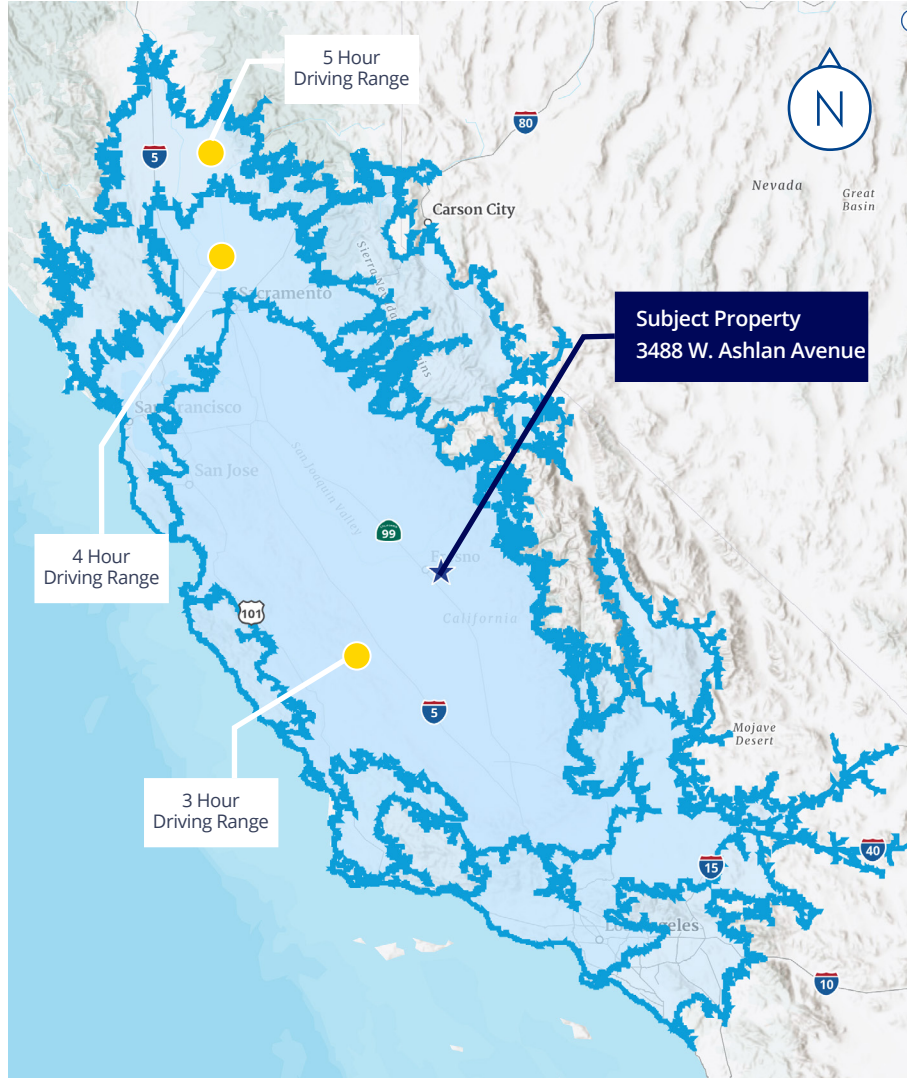
Madera	Visalia
Hanford	Sacramento
Concord	San Jose
Bakersfield	Tulare
Merced	San Luis Obispo
Modesto	Stockton

Within 4 Hour Range:

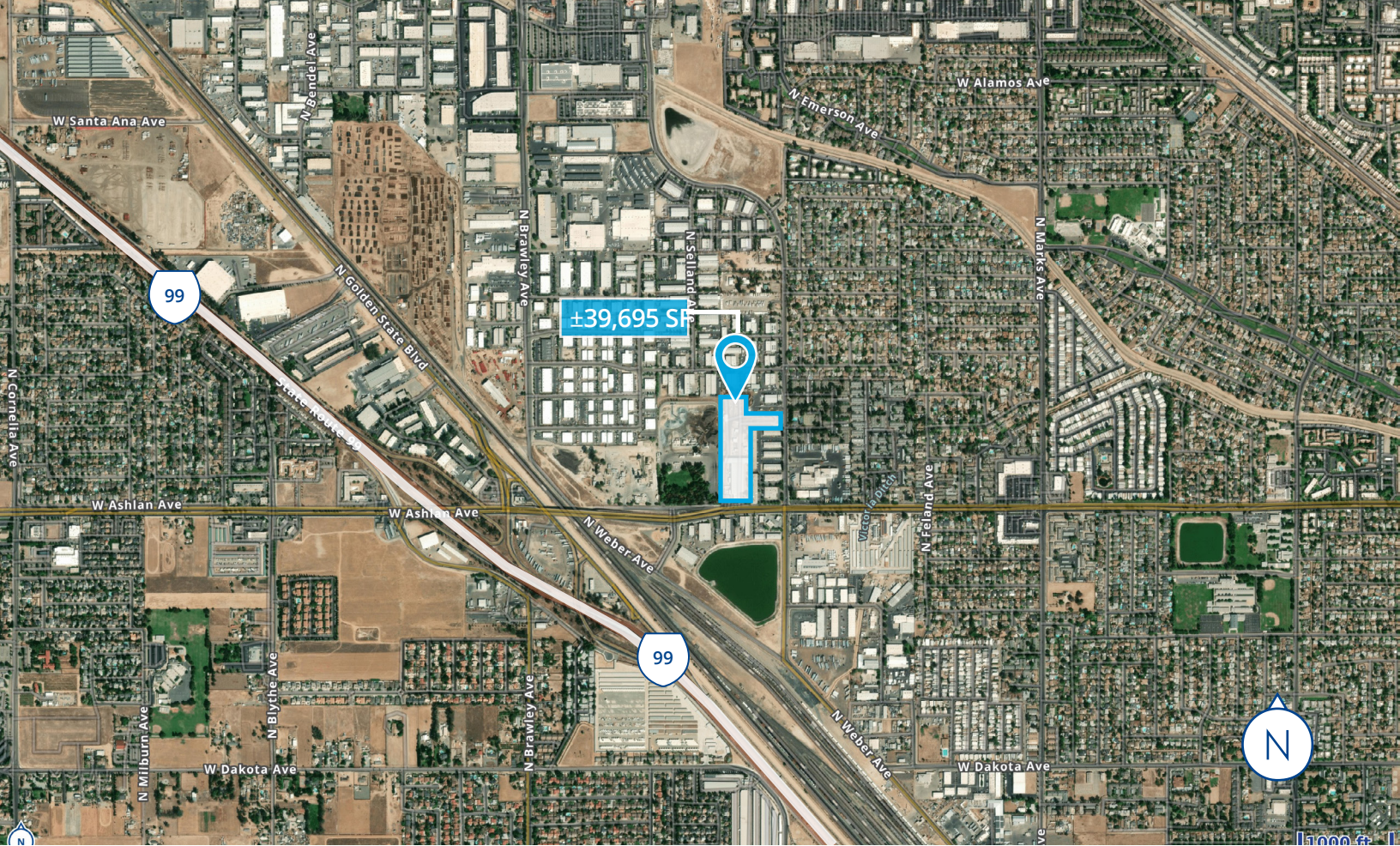
Yuba City	Santa Rosa
San Francisco	Santa Barbara
Los Angeles	Lancaster
Roseville	

Within 5 Hour Range:

Chico	Clear Lake
Long Beach	Riverside
Murrieta	

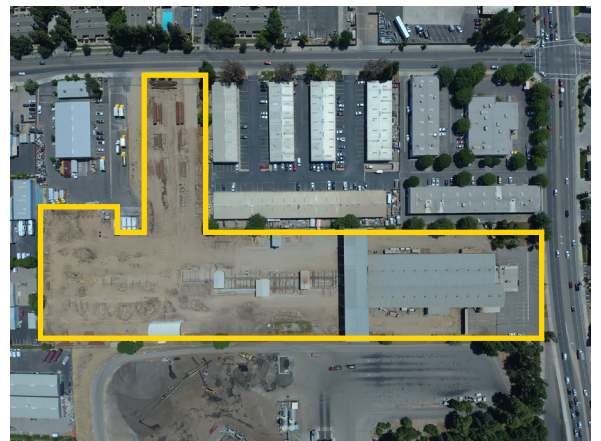


3488 W. Ashlan
Fresno, California



Manufacturing Building with Large Yard For Sale or Lease

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Fresno, CA



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