



For Sale



±26,910 SF
Office/Warehouse
with Clovis Avenue
Exposure

2546 N. Clovis Avenue
Fresno, California

Contact Agents

Buk Wagner, SIOR | 559.256.2451 | buk.wagner@colliers.com | CA DRE #01296746

Charlie Schuh, CCIM | 559.221.7393 | charlie.schuh@colliers.com | CA DRE #01992259



Property Summary

- Large secured yard
- Excellent visibility along highly trafficked Clovis Avenue
- Ample parking along front of building facing Clovis Avenue
- Great access to Highway 180
- Immediate proximity to Fresno Yosemite International Air Terminal
- New roof in 2023
- Front parking lot completely repaved 2024

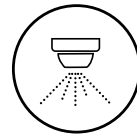
Contact Agents

Buk Wagner, SIOR
 559 256 2451
buk.wagner@colliers.com
 CA DRE #01296746

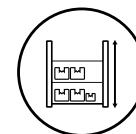
Charlie Schuh, CCIM
 559 221 7393
charlie.schuh@colliers.com
 CA DRE #01992259

Space Details

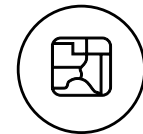
Price	\$3,363,750 (\$125 PSF)
APN	496-201-05
Building Size	±26,910 square feet
Office Area	±8,240 square feet
Parcel Size	±2.03 acres (fenced yard partially paved, partially base rocked)
Construction	Concrete block
Dock-High Truck Well	1 spot
Ground Level Doors	(8) 10' x 14'



Fire Sprinklers
Yes

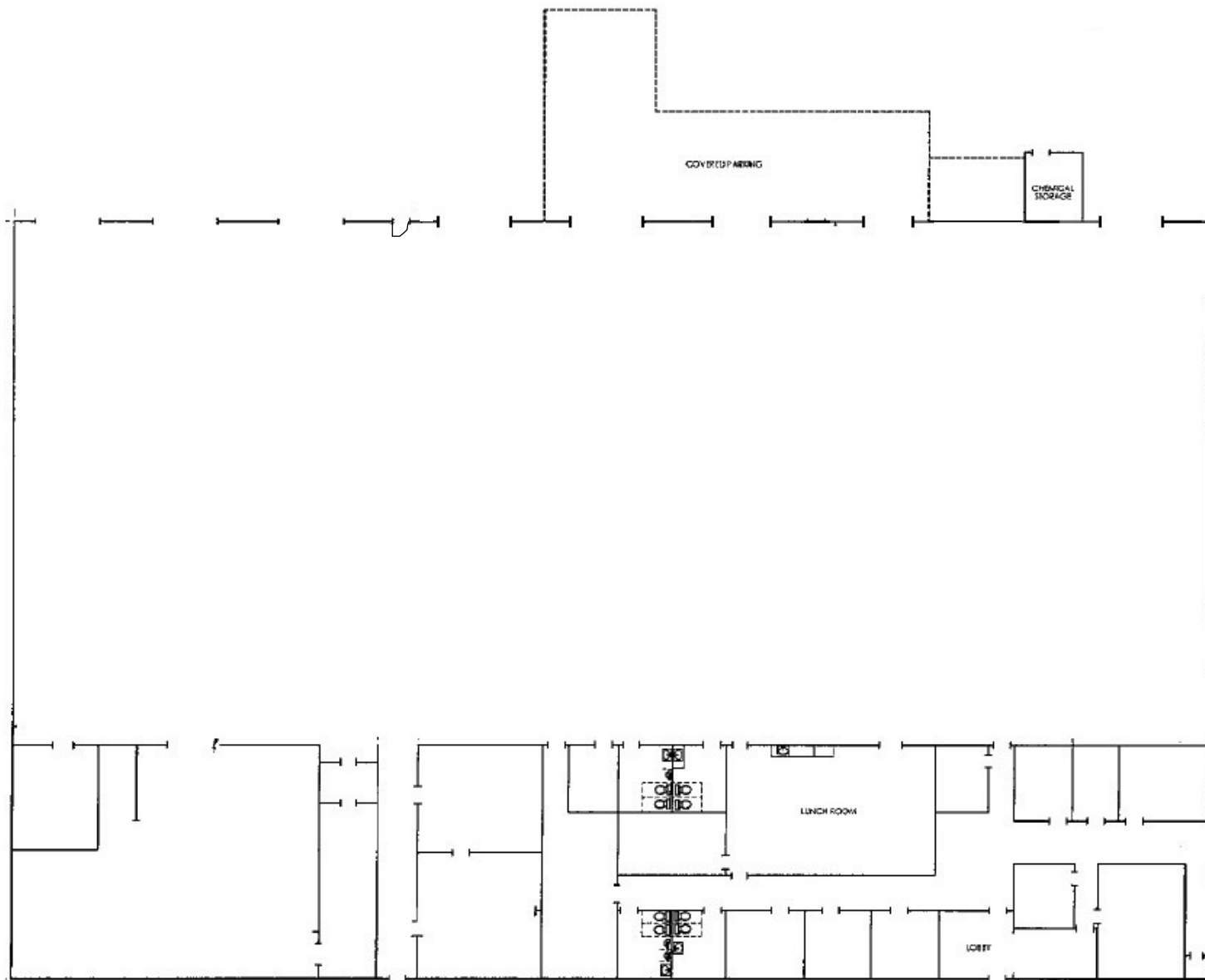


Clear Height
15 - 18' minimum

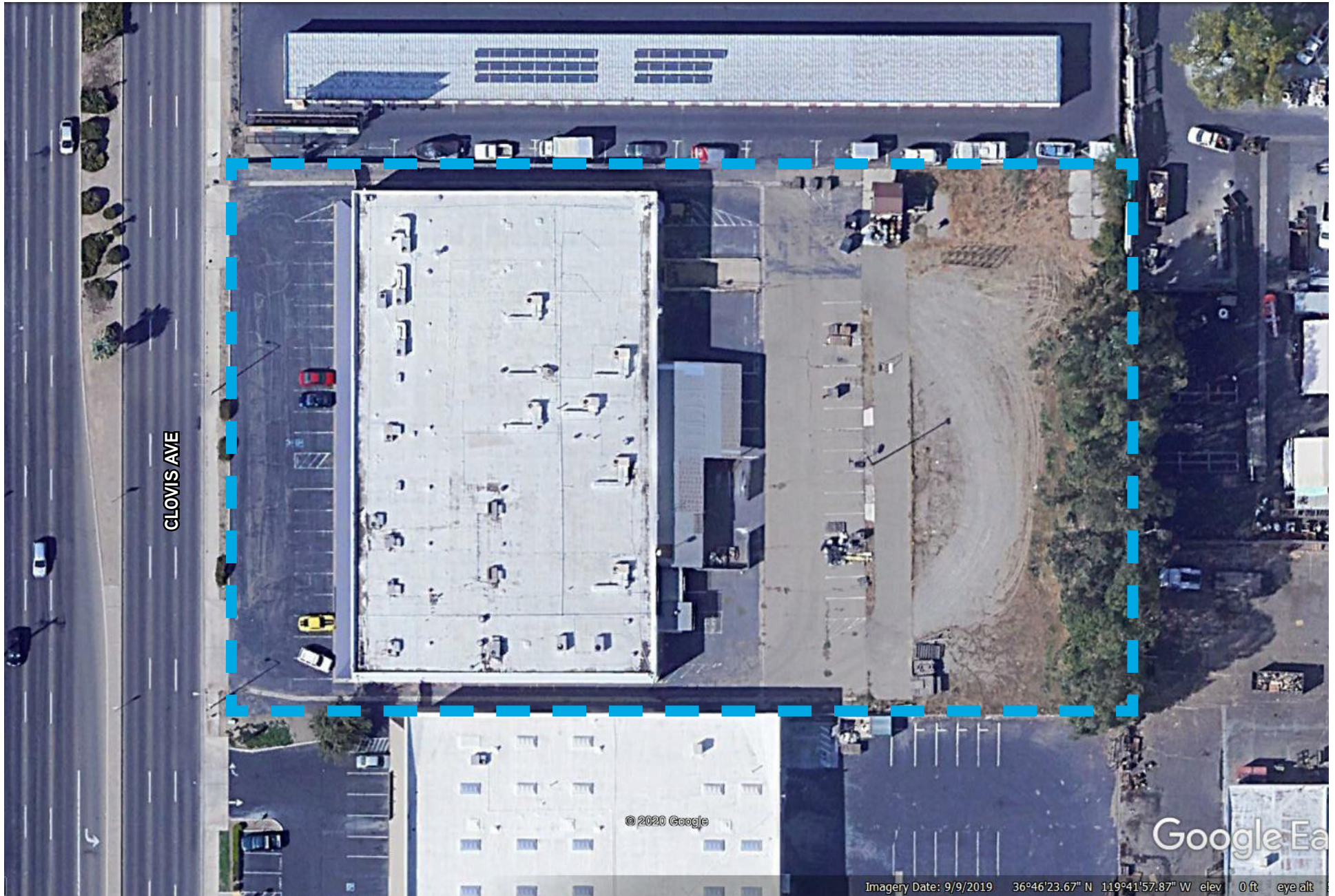


Zoning
Industrial Light, City of Fresno

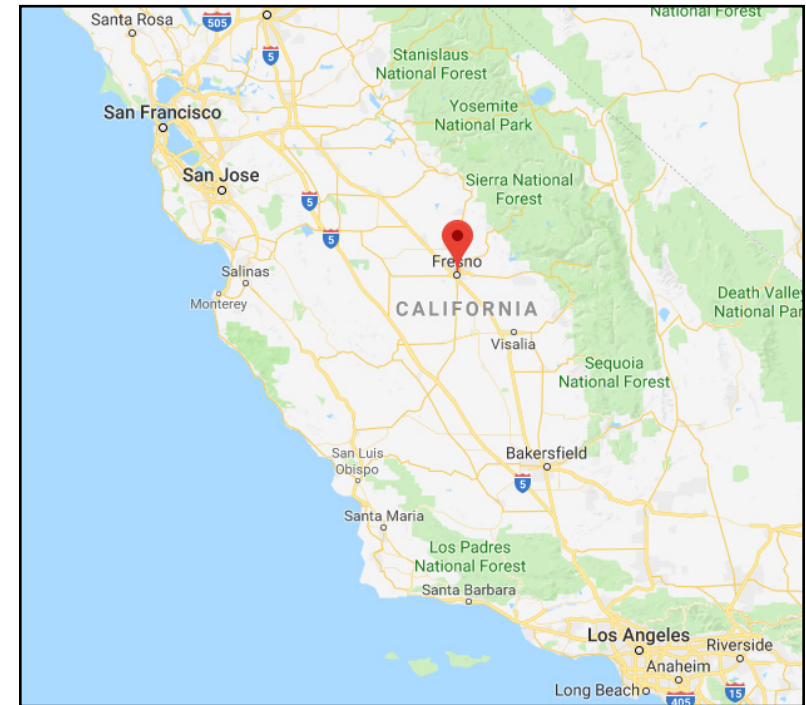
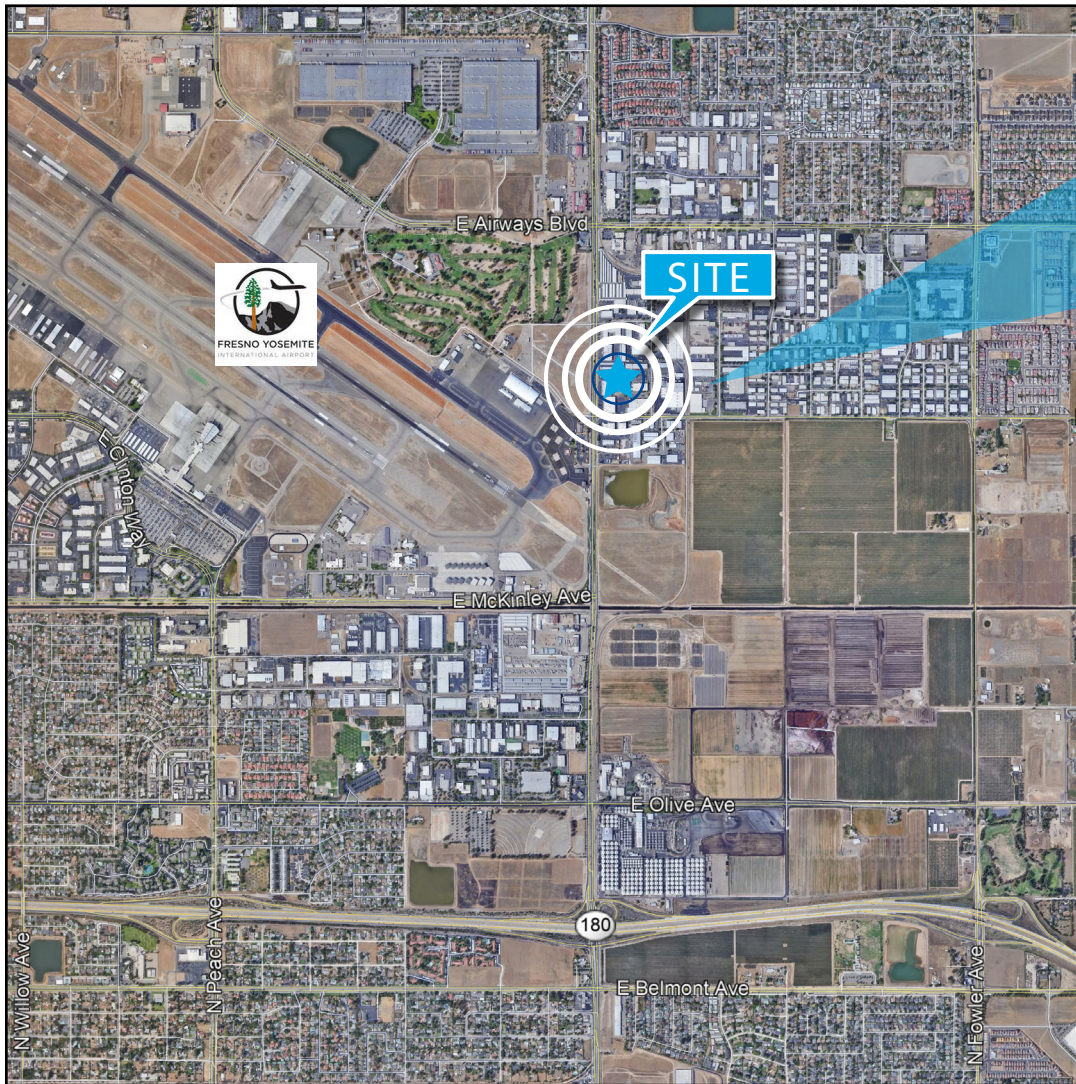
For Sale | Floor Plan



For Sale | Aerial



Vicinity & Regional Maps



Contact Agents

Buk Wagner, SIOR
 Colliers International
 559 256 2451
buk.wagner@colliers.com
 CA DRE #01296746

Charlie Schuh, CCIM
 Colliers International
 559 221 7393
charlie.schuh@colliers.com
 CA DRE #01992259

7485 North Palm Ave, Suite 110
 Fresno, CA 93711
 Office: +1 559 221 1271

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.