



## FOR SALE

Two Office/Warehouse Buildings on 3.2 acres in highly desirable area and across the street from the North Pointe Business Park now available for sale

1314 E. North Avenue  
Fresno, California

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559 256 0157  
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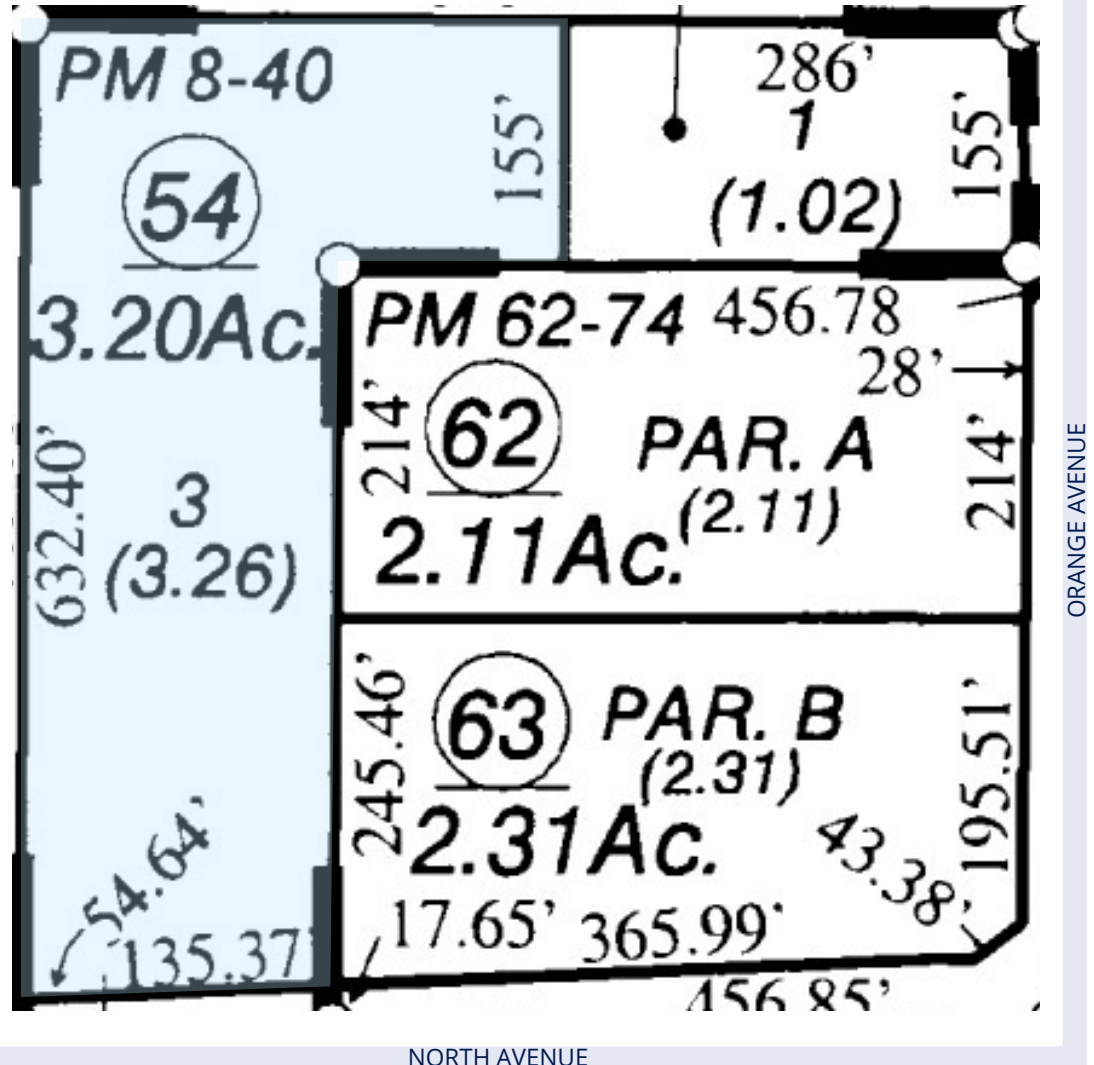
Colliers  
7485 N. Palm Avenue, #110  
Fresno, California 93711  
559 221 1271

# Property Summary

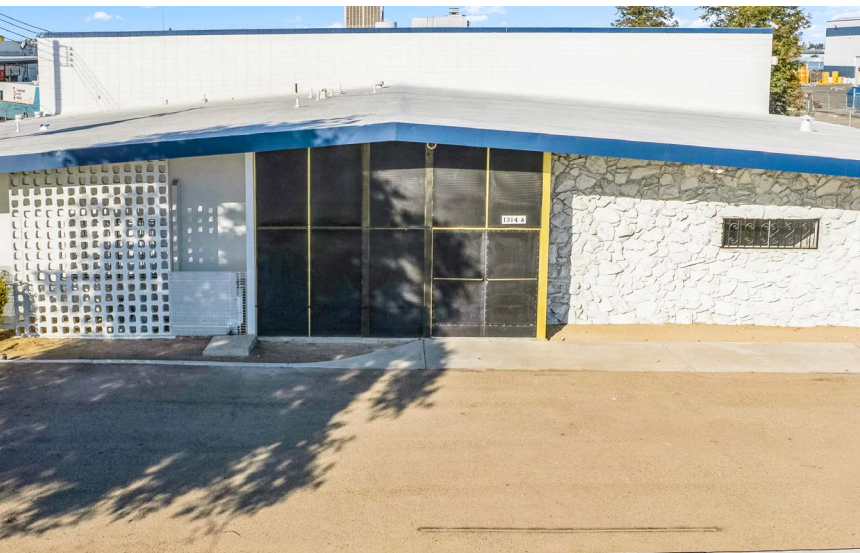
Location:	1314 E. North Avenue Fresno, CA
Total Available:	±42,812 SF
Parcel Size:	3.2 acres
Front Building:	±26,812 SF with approximately ±4,000 SF of office which includes 3 office restrooms and 2 warehouse restrooms.  Six (6) 14' x 12' roll-up doors
Back Building:	±16,000 SF, currently divisible by four ±4,000 SF spaces  Four (4) 14' x 12' roll up doors
Construction:	Buildings are masonry block/metal
Clear Height:	16'
Power:	1600 amps, 3 phase, 240v Transformer on site and expandable
Yard Area:	±25,575 SF non-paved
Utilities:	City of Fresno, PG&E electrical power and natural gas
Zoning:	IH (Heavy Industrial), City of Fresno
Year Built:	Front Bldg: 1965   Remodeled 2023 Back Bldg: 1999
APN:	487-031-54
Asking Price:	\$5,200,000

## PROPERTY HIGHLIGHTS

- Motivated Seller
- Available Immediately
- Well-Maintained
- Excellent access to nearby north and southbound Highway 99
- Located across from the North Pointe Business Park
- Approximately ½ acre of non-paved yard area



# Property Photos





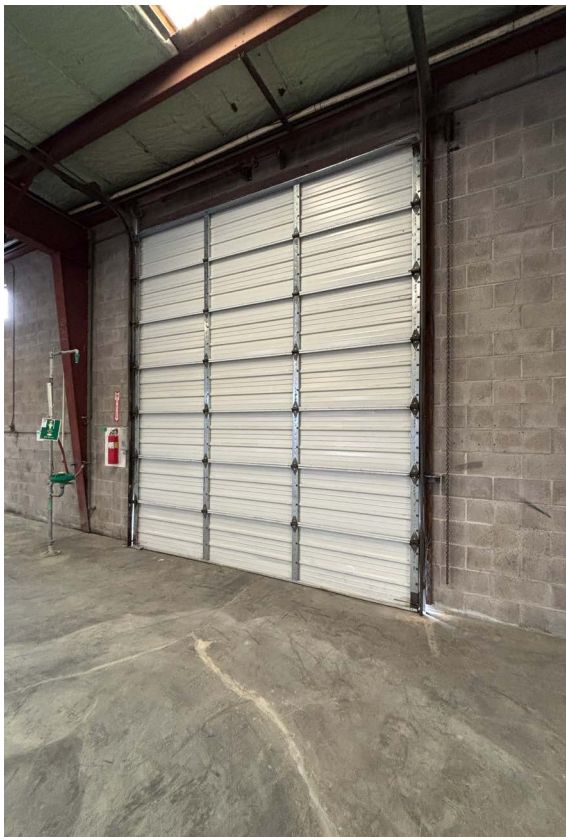
# Property Photos

Yard Area



±16,000  
Square Feet

Yard Area



Interior  
Photos

▲ Downtown  
Fresno

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Fresno, California

Office/Warehouse Buildings

1. Candor-Ags Inc/Caro Nut Company
2. Sallys Warehouse/AramSCO
3. Pepsi Bottling Group
4. Kraft Foods Distribution
5. Fed-Ex
6. Marcone Supply
7. Consolidated Electrical Distributors
8. Mission Foods
9. Tires Warehouse
10. Taylor Communications
11. Amazon Distribution
12. Yergat Packing

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