

INDUSTRIAL FOR LEASE

BRAND NEW OFFICE/WAREHOUSE BUILDING - MULTIPLE SPACES

4630 E Olive Ave, Fresno, CA 93702



Lease Rate

**\$0.75
SF/MONTH
(NNN)**

OFFERING SUMMARY

Building Size:	4,050 - 14,400 SF
Available SF:	4,050 - 14,400 SF
NNN's:	\$0.14/SF
Lot Size:	1.625 Acres
Year Built:	2024
Zoning:	M-1
Market:	Central Fresno
Submarket:	Northeast Fresno Industrial
APN:	454-081-35
Cross Streets:	E Olive Ave & N Backer Ave

PROPERTY HIGHLIGHTS

- ±4,050 - ±14,400 SF of Clear-Span Freestanding Buildings
- Brand New Construction | Q1 Of 2024 Delivery
- Turn Key Office/Warehouse Building + Office w/ ADA Restrooms
- Strategically Positioned In A Rapidly Growing Area
- Fully Automated Rod Iron Security Fence | Ample Parking
- Clear Height 16' | Heavy Duty Reinforced Concrete
- Fully Improved Parking/Yard Area & Full Surveillance Cameras
- Building Equipped with HVAC In Office | ESFR Sprinklers
- 43 Parking Spaces on 1.625 Acres
- (4) 30' Curb Cuts Offering Semi Access
- Excellent Access to HWY 180 & HWY 168
- Warehouse w/ Evaporative Cooler & Reznor Heaters
- Fully Insulated, Skylights & Air Vents Throughout
- Located Within Minutes From Corporate Neighbors
- Ground Level Rollup Doors & Ample Power

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JARED ENNIS

Executive Vice President
O: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

Brand New High-Exposure Industrial Buildings off Highway 180 in Fresno, CA. Multiple spaces ranging from $\pm 4,050$ SF - 14,400 SF available within 3 brand new Office/Warehouse buildings located in Central Fresno. The development is currently under construction with an estimated delivery in quarter 1 of 2024. Building A of $\pm 14,400$ SF is divisible by $\pm 7,200$ SF. Building B is $\pm 7,800$ SF & Building C of $\pm 8,100$ SF is divisible by $\pm 4,050$ SF. Each building offers a ± 429 SF office consisting of 12' x 27' office/showroom and one 8' x 12' ADA restroom, 16' clear span (21' peak), 12' x 12' ground level rollup doors, fire sprinklers, fully insulated, skylights and air vents throughout, and coolers/heaters. Tenants have access to full surveillance cameras, a fully automated rod iron security fence, fully improved parking/yard area, and abundant street parking on all 3 streets. The site offers ample loading area with semi access and 43 parking spaces. Visible by 3 streets and convenient location with (4) 30' wide access points. Excellent access to both Hwy. 180 and HWY 168 in Fresno, CA.

LOCATION DESCRIPTION

This parcel is located just northeast of HWY 168 and HWY 180. North of E Tyler Avenue, east of N Maple Avenue, south of E Olive Avenue and west of N Backer Avenue in Fresno, California.

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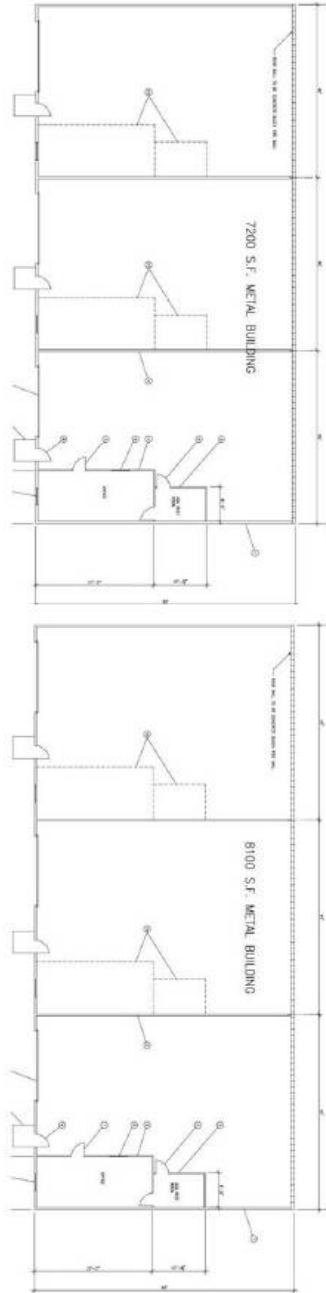
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Floorplans

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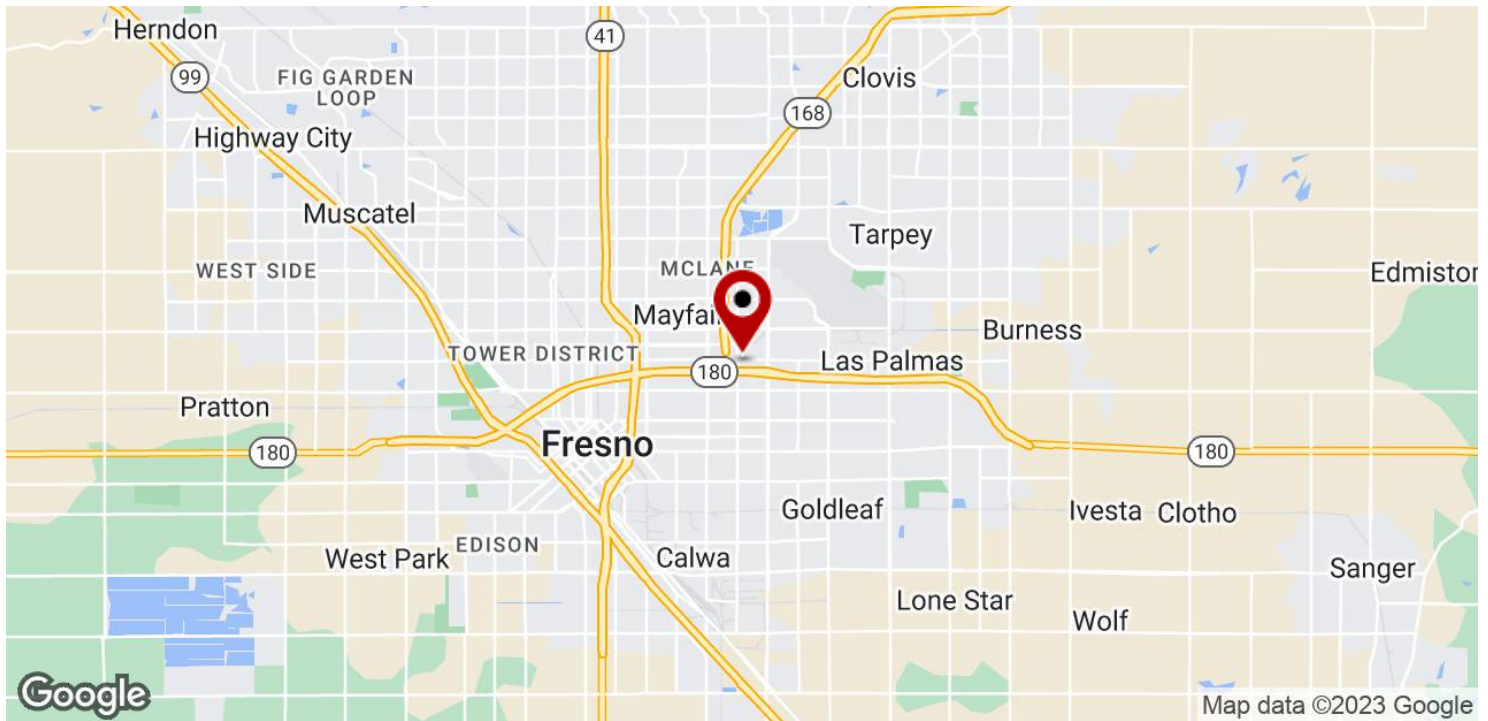
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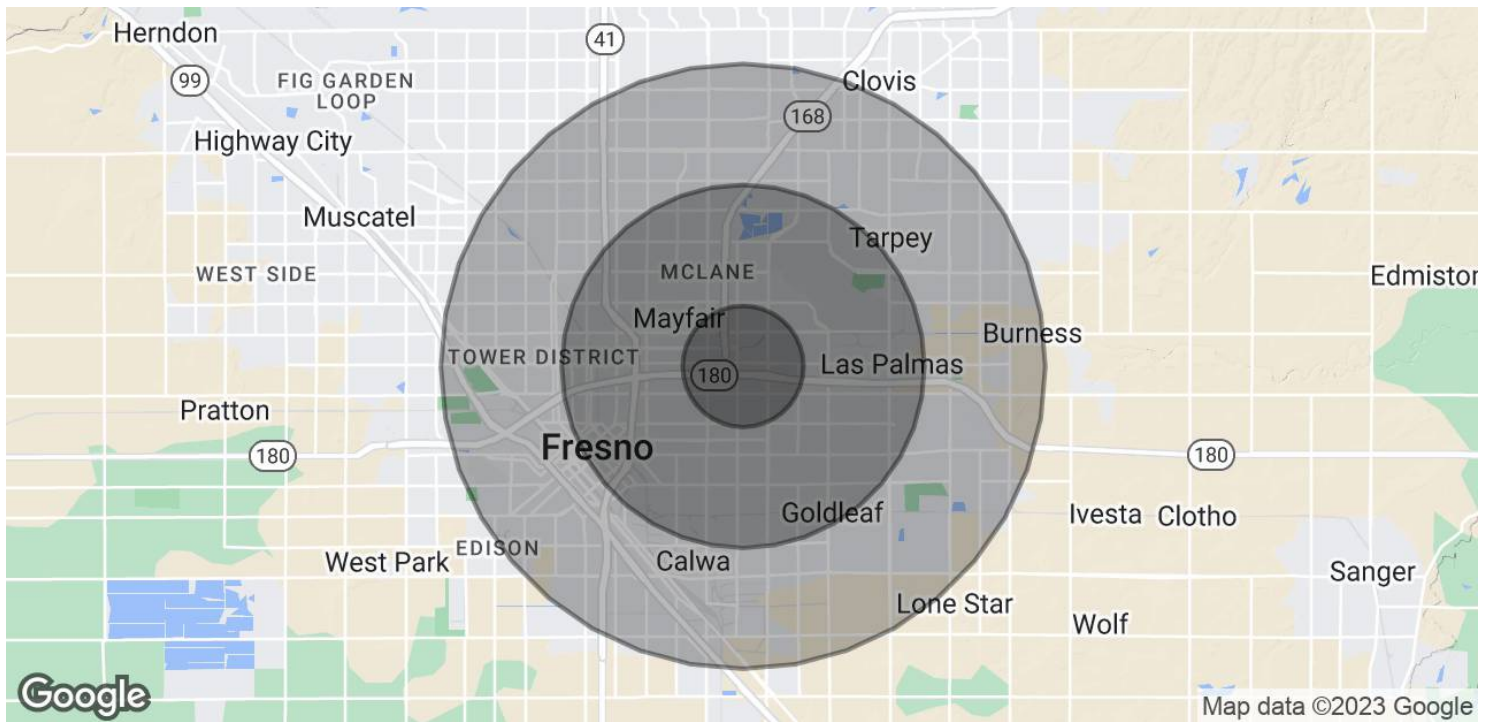
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	23,292	172,845	367,452
Average Age	24.8	26.7	28.1
Average Age (Male)	23.3	26.0	27.4
Average Age (Female)	26.5	27.5	29.1
HOUSEHOLDS & INCOME			
Total Households	6,045	49,137	113,941
# of Persons per HH	3.9	3.5	3.2
Average HH Income	\$37,686	\$39,780	\$45,030
Average House Value	\$200,766	\$210,626	\$225,738
ETHNICITY (%)			
Hispanic	61.5%	59.2%	52.4%

* Demographic data derived from 2020 ACS - US Census

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