

AVAILABLE FOR SALE OR LEASE INDUSTRIAL CAMPUS | FRESNO, CA

5649, 5645 & 5661 E. SHIELDS AVENUE
5673, 5674 E. SHIELDS AVENUE & 5662 E. FOUNTAIN WAY
5689 E. FOUNTAIN WAY
5697 & 5715 E. FOUNTAIN WAY



FOR INFORMATION, PLEASE CONTACT:

NICK AUDINO
Senior Vice President
m 559-284-2396
naudino@pearsonrealty.com
CA RE Lic. #01231272

KYLE RIDDERING
Vice President
m 559-285-7260
kriddering@pearsonrealty.com
CA RE Lic. #02094434

JOEY AUDINO
Sales Associate
m 559-681-6656
jaudino@pearsonrealty.com
CA RE Lic. #02186774

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | VISALIA OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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BUILDINGS OVERVIEW

10,948± SF
BUILDING 100

8,880± SF
BUILDING 200

117,427± SF
BUILDING 300-600

1.46± AC
FUTURE STAGING/LOADING AREA

19,900± SF
BUILDING 700 & 800

104,840± SF
BUILDING 900 & 1000

261,995±
TOTAL SF

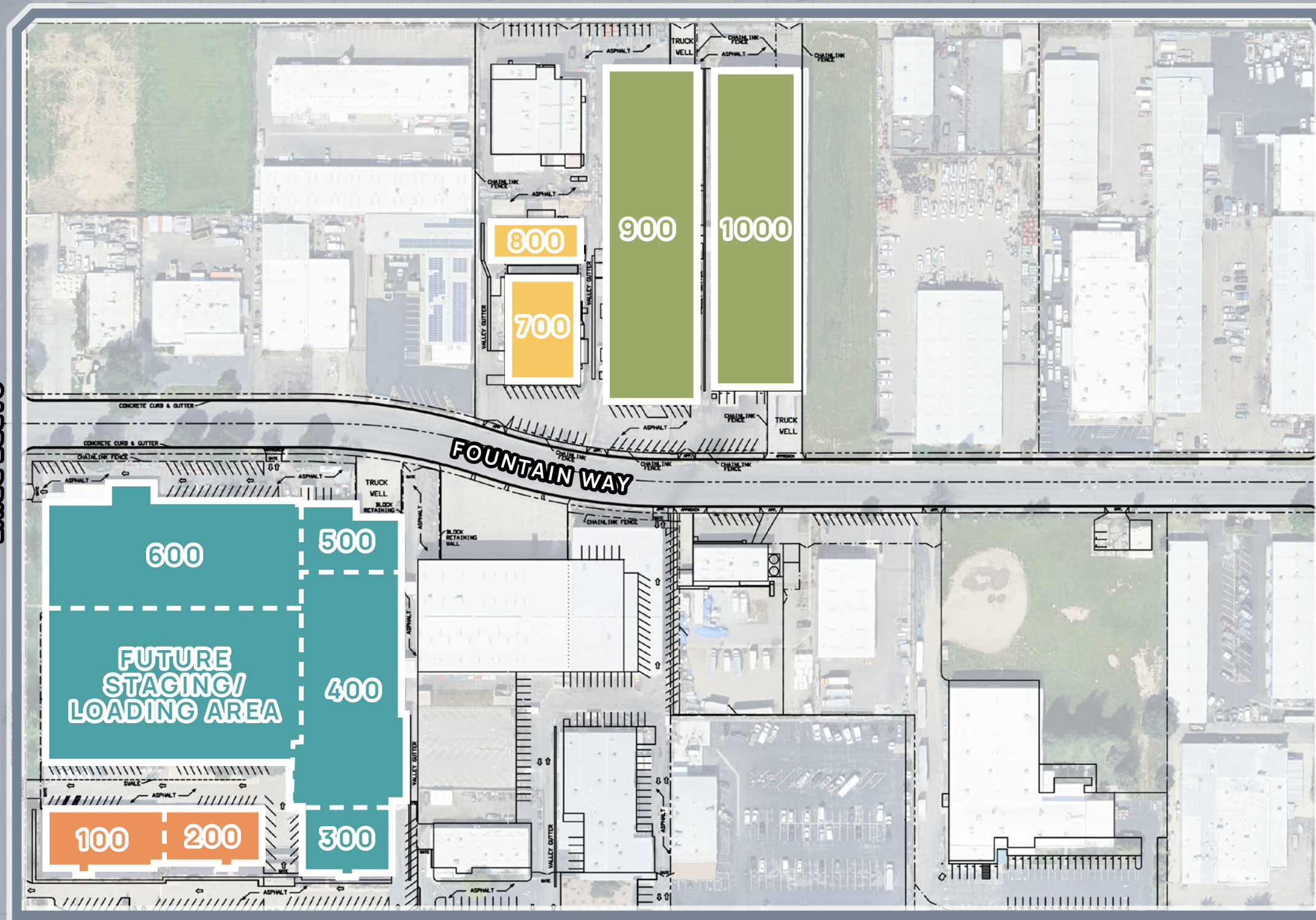
DAYTON AVENUE

SABRE DRIVE

DUKE AVENUE

FOUNTAIN WAY

SHIELDS AVENUE





BUILDING 100

5649 & 5645 E. SHIELDS AVENUE

Building Size:	10,948± SF
Pricing:	Contact Agent
Property Subtype:	Executive Office
Construction:	Block/Stucco
Sprinklers:	Yes

HVAC:	Throughout
Year Built:	1970
Zoning:	IL (Light Industrial)
APN:	496-023-15

BUILDING 200

5661 E. SHIELDS AVENUE

Building Size:	8,880± SF
Pricing:	Contact Agent
Property Subtype:	Executive Office
Construction:	Block/Stucco
Sprinklers:	Yes

HVAC:	Throughout
Year Built:	1972
Zoning:	IL (Light Industrial)
APN:	496-023-15

NOTES

- This property can be leased separately, but must be sold together
- Total combined parking stalls: 64
- Total parcel size: 1.60± acres



BUILDING 300-600

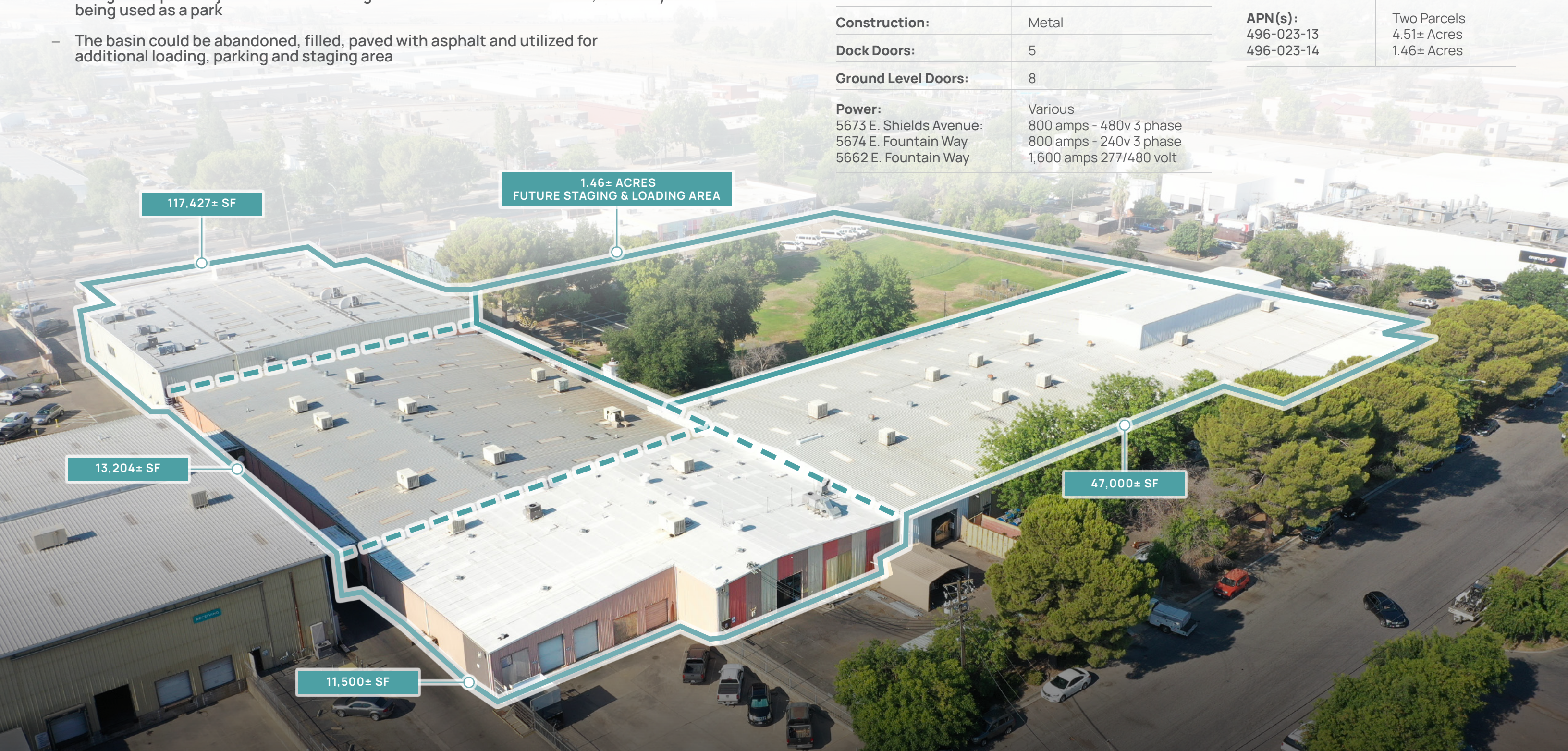
5673 E. SHIELDS AVENUE | 5674 E. FOUNTAIN WAY | 5662 E. FOUNTAIN WAY

NOTES

- Buildings could be leased separately but must be sold together
- Common area shared alleyway separates the subject property from the neighbor
- The green space adjacent to the building is a former flood control basin, currently being used as a park
- The basin could be abandoned, filled, paved with asphalt and utilized for additional loading, parking and staging area

Building Size:	117,427± SF
Office Space:	21,162± SF
Pricing:	Contact Agent
Property Subtype:	Warehouse & Manufacturing
Warehouse Clear Height:	15', 24', 30'
Construction:	Metal
Dock Doors:	5
Ground Level Doors:	8
Power:	Various
5673 E. Shields Avenue:	800 amps - 480v 3 phase
5674 E. Fountain Way	800 amps - 240v 3 phase
5662 E. Fountain Way	1,600 amps 277/480 volt

Renzor Heaters:	12
Evap Coolers:	21
Sprinklers:	Yes
Year Built:	1970
Zoning:	IL (Light Industrial)
APN(s):	Two Parcels
496-023-13	4.51± Acres
496-023-14	1.46± Acres



117,427± SF

1.46± ACRES
FUTURE STAGING & LOADING AREA

13,204± SF

47,000± SF

11,500± SF

BUILDING 700

5689 E. FOUNTAIN WAY

Building Size:	13,900± SF
Pricing:	Contact Agent
Property Subtype:	Warehouse
Construction:	Concrete & Metal
Sprinklers:	Yes
Ceiling Height:	19'

Grade Level Doors:	2
Power:	400 amps 480 volt
Year Built:	1970
Zoning:	IL (Light Industrial)
APN:	496-022-19

BUILDING 800

5689 E. FOUNTAIN WAY

Building Size:	6,000± SF
Pricing:	Contact Agent
Property Subtype:	Warehouse
Construction:	Metal
Sprinklers:	Yes
Ceiling Height:	15'

Evap Coolers:	2
Grade Level Doors:	2
Power:	400 amps 480 volt
Year Built:	1970
Zoning:	IL (Light Industrial)
APN:	496-022-19

NOTES

- Total parcel size: 1.08± Acres
- Single user property both for sale and for lease
- Prefabricated metal sheds at the rear of the site to remain with the property and are not included in the square footage above



BUILDING 900

5697 E. FOUNTAIN WAY

Building Size:	53,040± SF
Office Size:	3,520± SF
Pricing:	Contact Agent
Property Subtype:	Warehouse & Manufacturing
Construction:	Metal
Sprinklers:	Yes
Ceiling Height:	18'
Renzor Heaters:	5

Evap Coolers:	12
Dock High Doors:	2
Grade Level Doors:	3
Power:	2,000 amps 277/480 volt
Year Built:	1970
Zoning:	IL (Light Industrial)
APN:	496-022-20

NOTES

- Buildings can be leased seperately but must be sold together
- Total parcel size: 5.01± acres
- Excess land: 1.33± acres

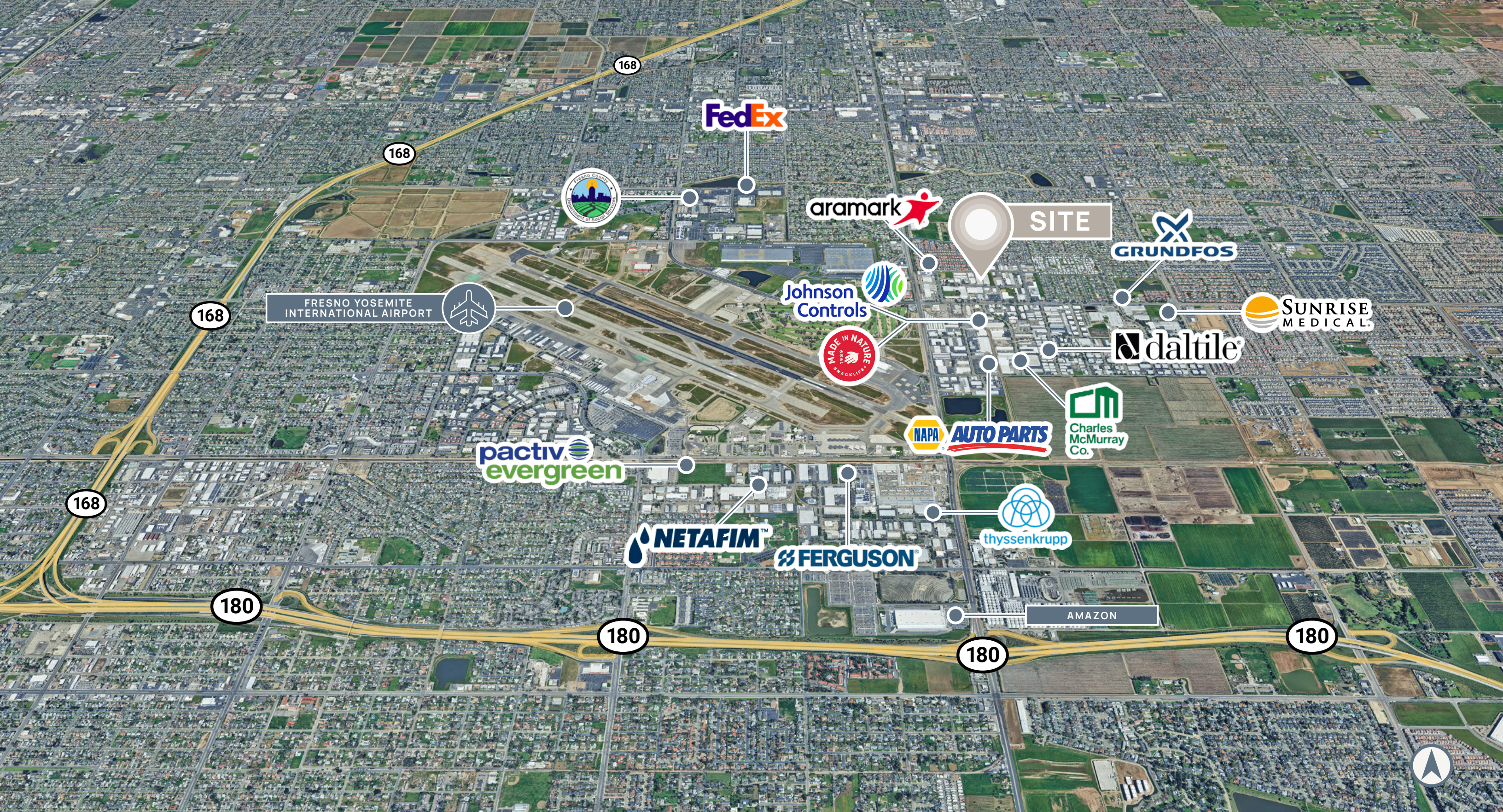
BUILDING 1000

5715 E. FOUNTAIN WAY

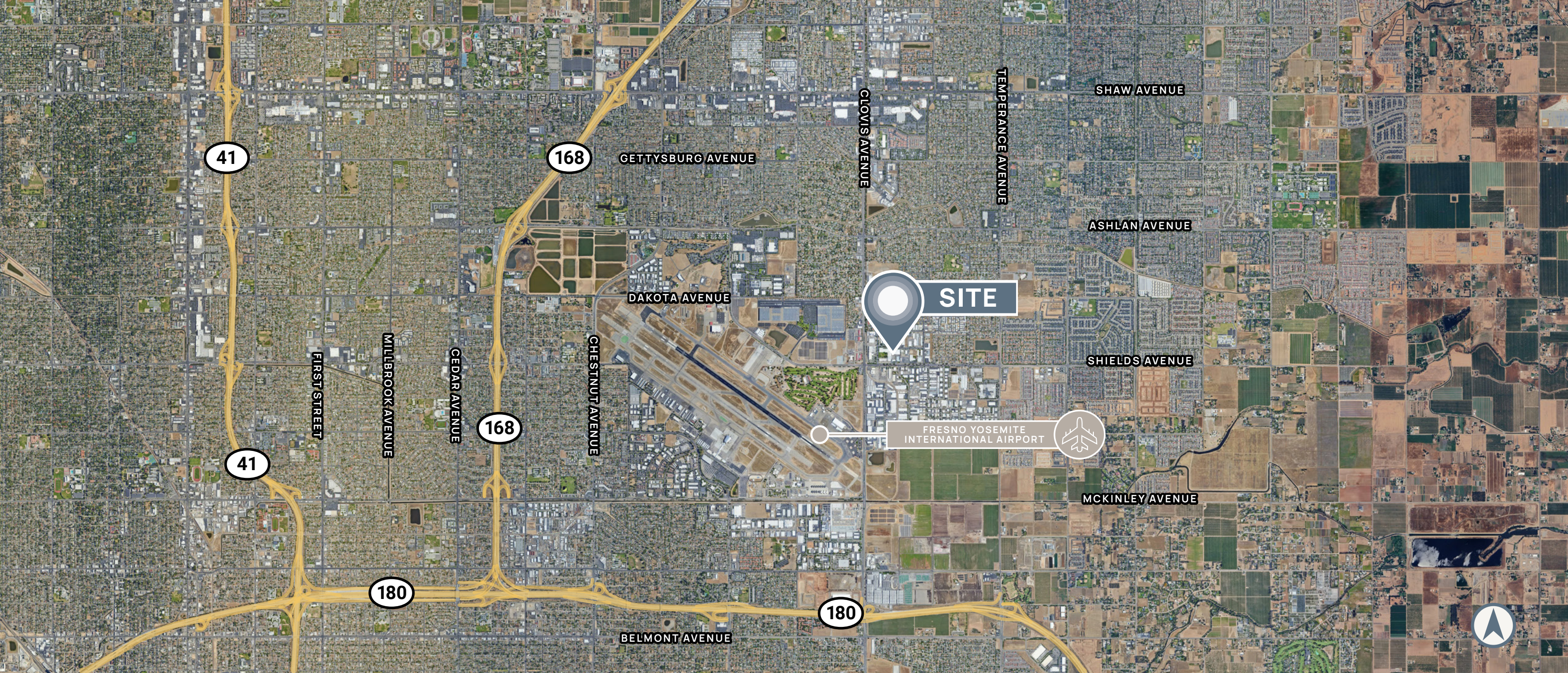
Building Size:	51,800± SF
Office Size:	470± SF
Pricing:	Contact Agent
Property Subtype:	Warehouse
Construction:	Metal
Sprinklers:	Yes
Ceiling Height:	23'
Renzor Heaters:	6

Evap Coolers:	4
Dock High Doors:	4
Grade Level Doors:	3
Power:	400 amps 480 volt
Year Built:	1976
Zoning:	IL (Light Industrial)
APN:	496-022-20



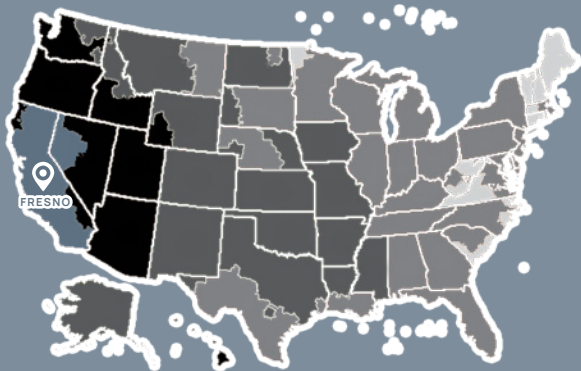


NEARBY INDUSTRIAL USERS



HIGHWAY 168 & 180 TRANSPORTATION ADVANTAGES

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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TRANSIT DAYS

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FRESNO AREA ADVANTAGES



TOP BUSINESSES OPERATING IN FRESNO

- Amazon: E Commerce Giant
- Graybar Electric: Electrical Supply Company
- Kraft Foods: Snack and Drink
- Ulta Beauty: Cosmetics Giant
- Sunrise Medical: Wheelchair Manufacturing
- Sun Maid Raisins: Grower Packer and Shipper



DISTANCE TO DEEP WATER PORTS (Miles)

- Stockton: **116**
- Oakland: **165**
- LA / Long Beach: **241**



DISTANCE TO MAJOR MARKETS (Miles)

- Silicon Valley: **140**
- Sacramento: **145**
- Los Angeles: **192**
- Reno: **285**
- San Diego: **315**
- Las Vegas: **385**
- Phoenix: **580**
- Portland: **746**
- Salt Lake City: **816**
- Seattle: **920**

AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total	7,672	128,947	321,909
Age 21+	416	7,623	20,191
Age 65+	598	10,122	25,396
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
Total	2,494	42,234	103,492
Average Household Income	\$104,800	\$95,900	\$93,200
EDUCATION	1 Mile	3 Miles	5 Miles
Degrees (BA or Higher)	1,087	19,148	45,309
Students (K-12)	385	6,357	19,859
WORK FORCE	1 Mile	3 Miles	5 Mile
Employed	3,271	55,410	136,183
Work Drive-time (Minutes)	25	24	24
Source: AlphaMap (2024)			

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