

AVAILABLE FOR LEASE | TRUCK SERVICE CENTER

2695 SOUTH CHERRY AVENUE,
FRESNO, CA 93706



2695 SOUTH CHERRY AVENUE
PROPERTY INFORMATION

PROPERTY DESCRIPTION

Opportunity to lease a unit in the Truck Service Center, conveniently located at the southeast corner of Cherry and Dorothy Avenues, providing easy access to Highways 41 & 99. The property includes a truck wash bay and large shared fenced yard area to suit your business needs.

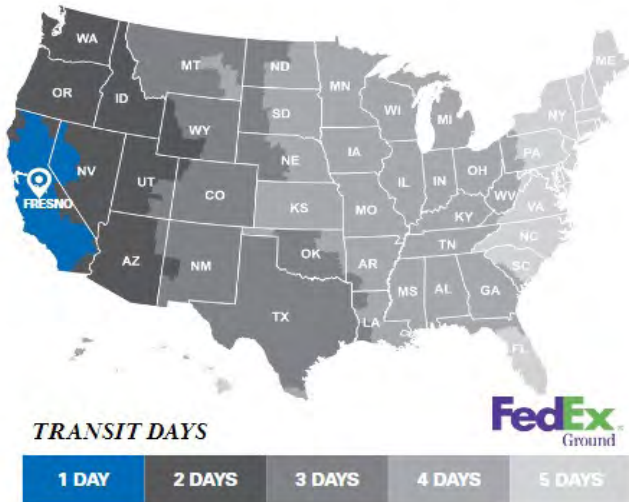
PROPERTY TYPE	Industrial
OFFICE AREA	Two Open Office Areas and Two Restrooms
TRUCK WASH BAY	Yes
CONSTRUCTION	Metal
LOADING DOORS	(10) 12'x14' Roll-Up Doors
FIRE SPRINKLERS	Yes
CLEAR HEIGHT	16'
ELECTRICAL	200 amps, 3 phase
FENCED YARD	Yes (Shared)
ZONING	IH (Heavy Industrial, City of Fresno)
LEASE RATE	\$7,350/Month
LEASE TERM	5 Year Preferred
AVAILABLE	December 2025

PROPERTY AVAILABILITY

SUITE 105-108	10,500± SF
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GROUND MAP & STATISTICS



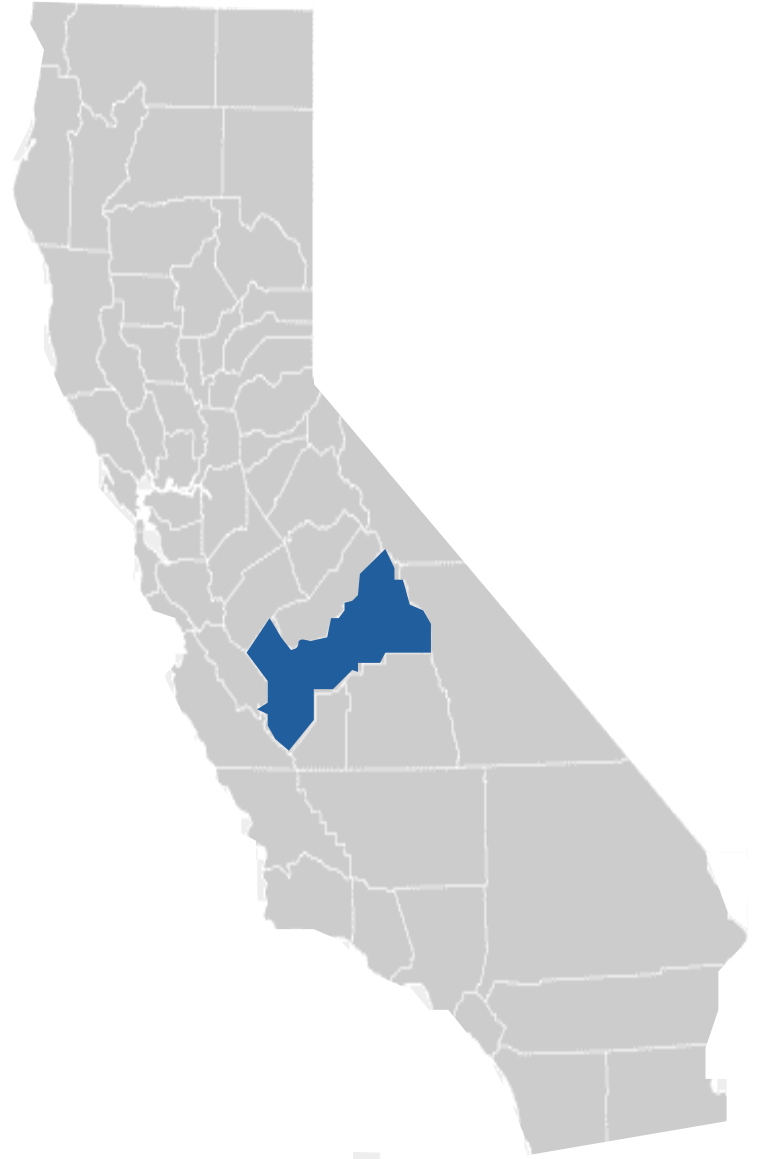
WAREHOUSING
14.3%
GROWTH PROJECTION

FRESNO
6.57%
MSA% GROWTH

BUSINESSES
31,524
WITHIN 20 MILES

FRESNO COUNTY
931,847
2024 POPULATION

FRESNO MSA
459,583
TOTAL LABOR FORCE



2695 SOUTH CHERRY AVENUE PROPERTY HIGHLIGHTS

Mid Valley Disposal

JENSEN AVENUE

NVB Equipment



SOUTH CHERRY AVENUE

Mission Foods

EAST AVENUE



IFCO, Fresno

Caro Nut Company

ORS Nasco

Foster Farms

NORTH AVENUE

FedEx Ground

2695 SOUTH CHERRY AVENUE
CONTACT

Exclusively Offered By

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