



±25,760 SF clear span freestanding industrial building on ±6.42 acres



OFFERING SUMMARY

Sale Price:	\$2,375,000
Lease Rate:	\$0.65 SF/month (MG)
Available SF:	200 - 12,600 SF
Lot Size:	±6.42 Acres
Building Size:	±25,760 SF
Zoning:	M1 - Industrial
Clear Height:	19'
Market:	Fresno County
Submarket:	S Fresno/Hwy 99 Corr
Cross Streets:	E Central Ave & Bourbon St
APN:	101-271-003

PROPERTY HIGHLIGHTS

- Industrial Warehouse Space w/ ±6.42 AC Yard in Fresno, CA
- ±4,230 SF Office with ±21,530 SF of Warehouse Space
- Multiple Configured Office Spaces
- Private Offices, Breakroom, & Warehouse
- Clear Height 19' | LED Skylights
- (3) 10' x 11' Ground Level Roll Up Doors | (4) Spot Truck Well
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Office/Warehouse Building + Large Fenced Yard
- 120-/480 Volt, 3-Phase Power | Semi Access Available
- Convenient Location w/ Access to CA-99 & Golden State Hwy

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PROPERTY DESCRIPTION

±25,760 SF of office and warehouse on ±6.42 acres of land zoned M-1 Industrial located in Fresno, CA near Freeway 99. The property consists of ±4,230 SF of Office with ±21,530 SF of Warehouse with a large fenced in yard area that can accommodate a variety of uses. The property is equipped with a four (4) spot truck well and three (3) ground level loading doors 10' x 11' that can access the warehouse. This is a fully insulated building that features a metal roof, 19' clear height warehouse, 120/480 volt 3-phase power separately metered power and LED lighting throughout. The site features a large fenced yard area up to ±6.42 Acres of Land with abundant trailer and truck parking with multiple access points.

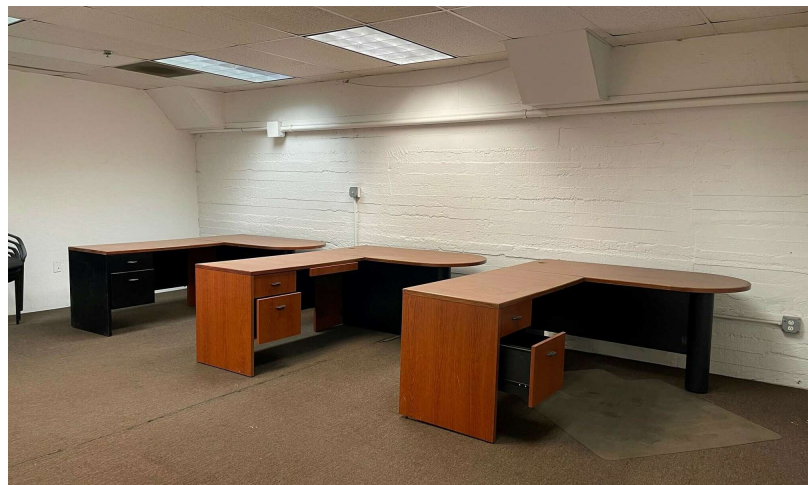


LOCATION DESCRIPTION

Property is located near CA-99 and Clovis Avenue creating convenient access to all nearby major freeways. Subject property is located North of E Malaga Ave, South of E Central Ave, East of S Sunnyside Ave & West of S Fowler Ave. With its strategic position in California's Central Valley, Fresno offers a thriving commercial landscape and excellent transportation connectivity.



Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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Industrial For Sale & Lease | 5741 E Central Ave Fresno, CA 93725



**CENTRAL CA
COMMERCIAL**

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	200 - 12,600 SF	Lease Rate:	\$0.65 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Warehouse #A	Available	12,600 SF	Modified Gross	\$0.65 SF/month	Open Warehouse with (2) ground level doors & (4) spot truck well.
Warehouse #B	Available	4,230 SF	Modified Gross	\$0.65 SF/month	Open Warehouse with (1) 10' x 11' ground level door.
Office #C	Available	200 SF	Modified Gross	\$0.65 SF/month	Newly Renovated open office space with brand new paint & w/ brand new paint & flooring.
Office #D	Available	900 SF	Modified Gross	\$0.65 SF/month	Consists of (5-7) private offices, conference room, open bullpen area, & can be divisible by 900, 1800, or 2700 SF.

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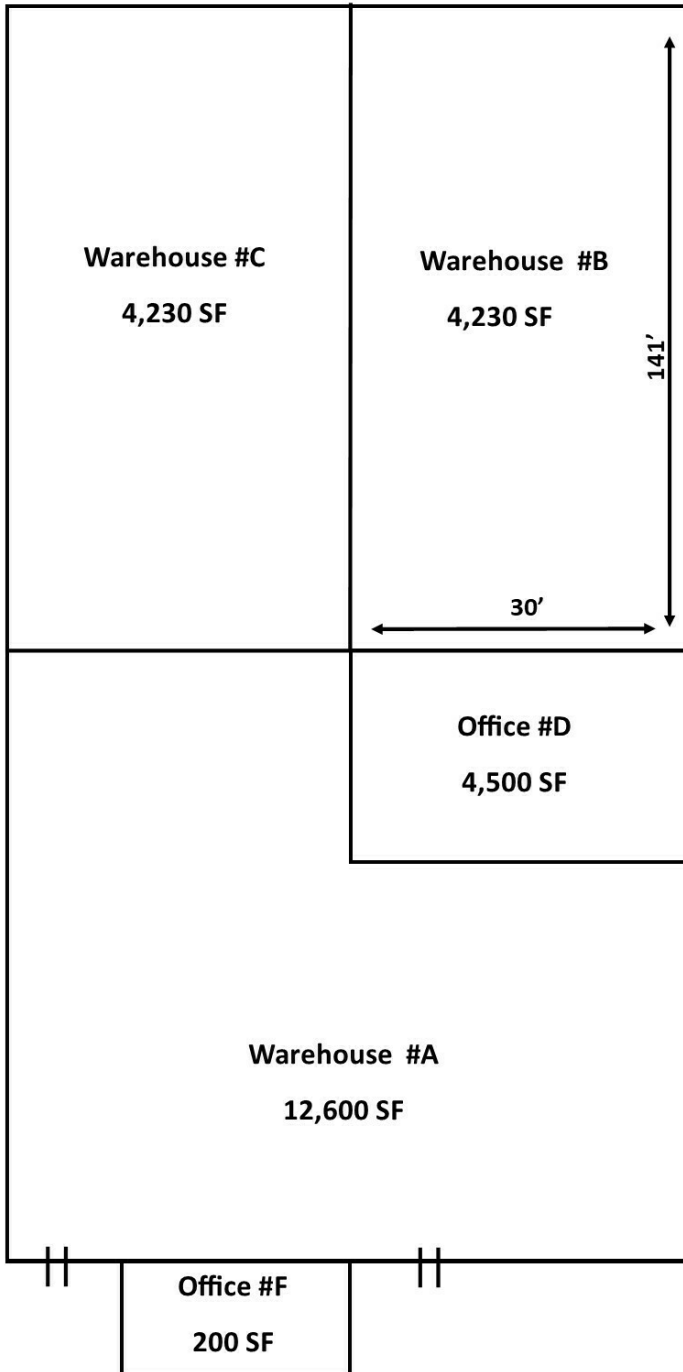
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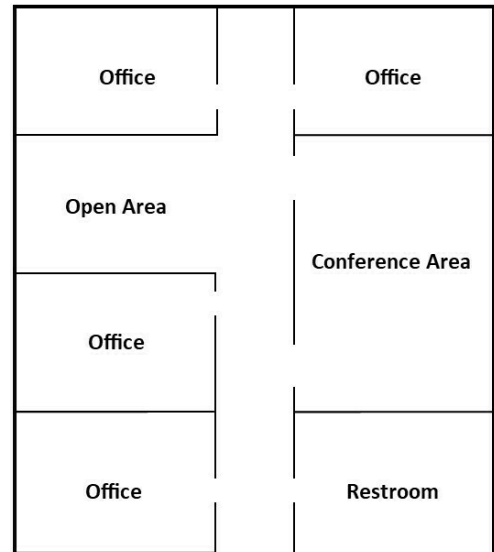
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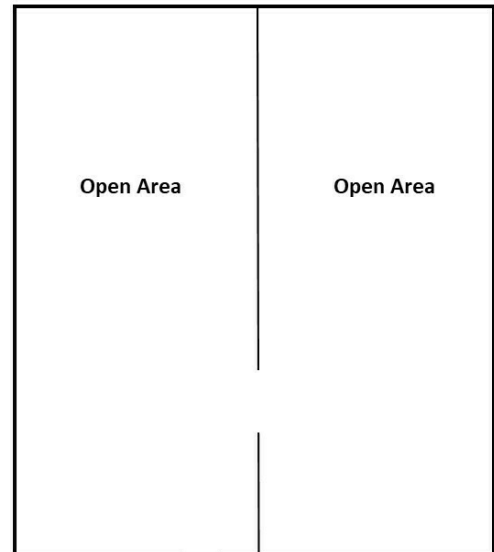
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**Office #D
Top Level Office**



Mid Level Office



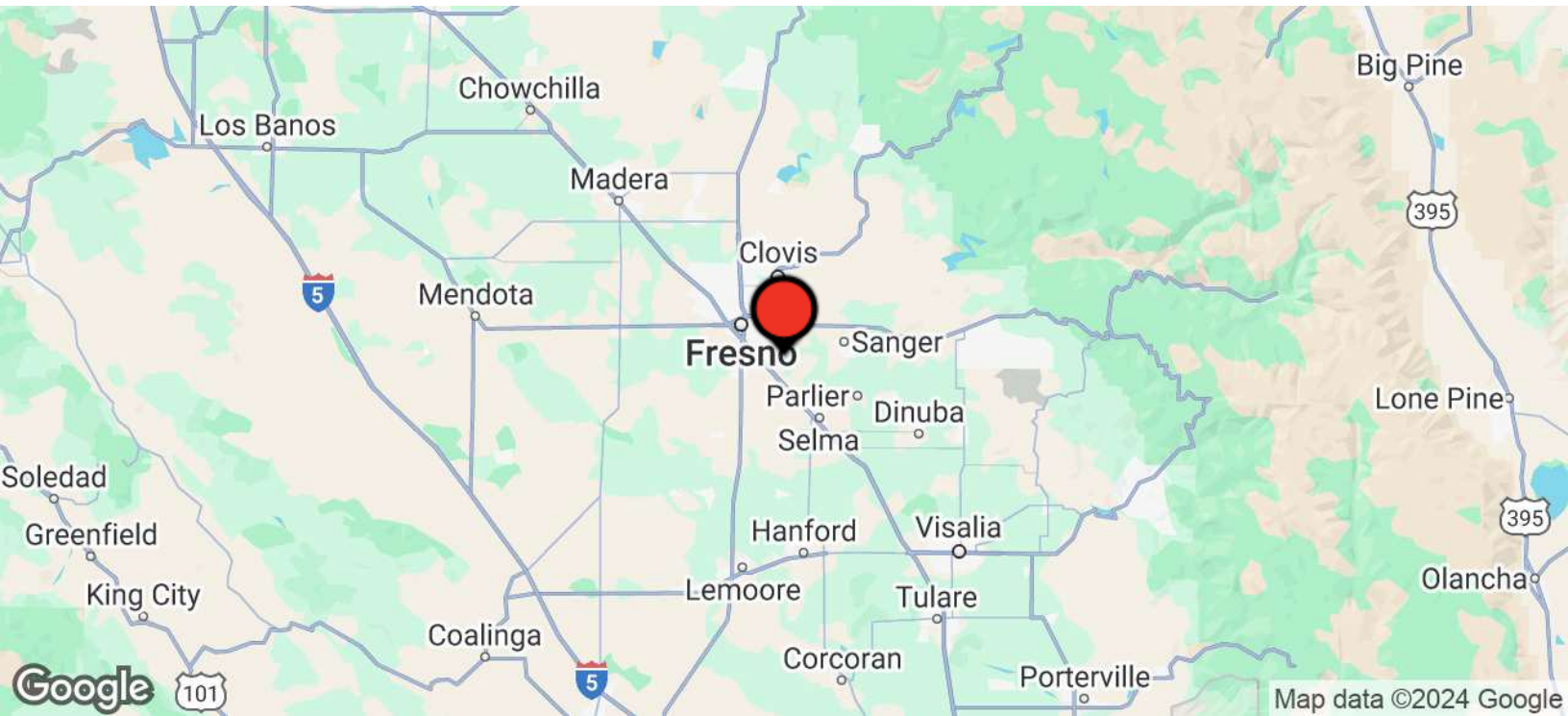
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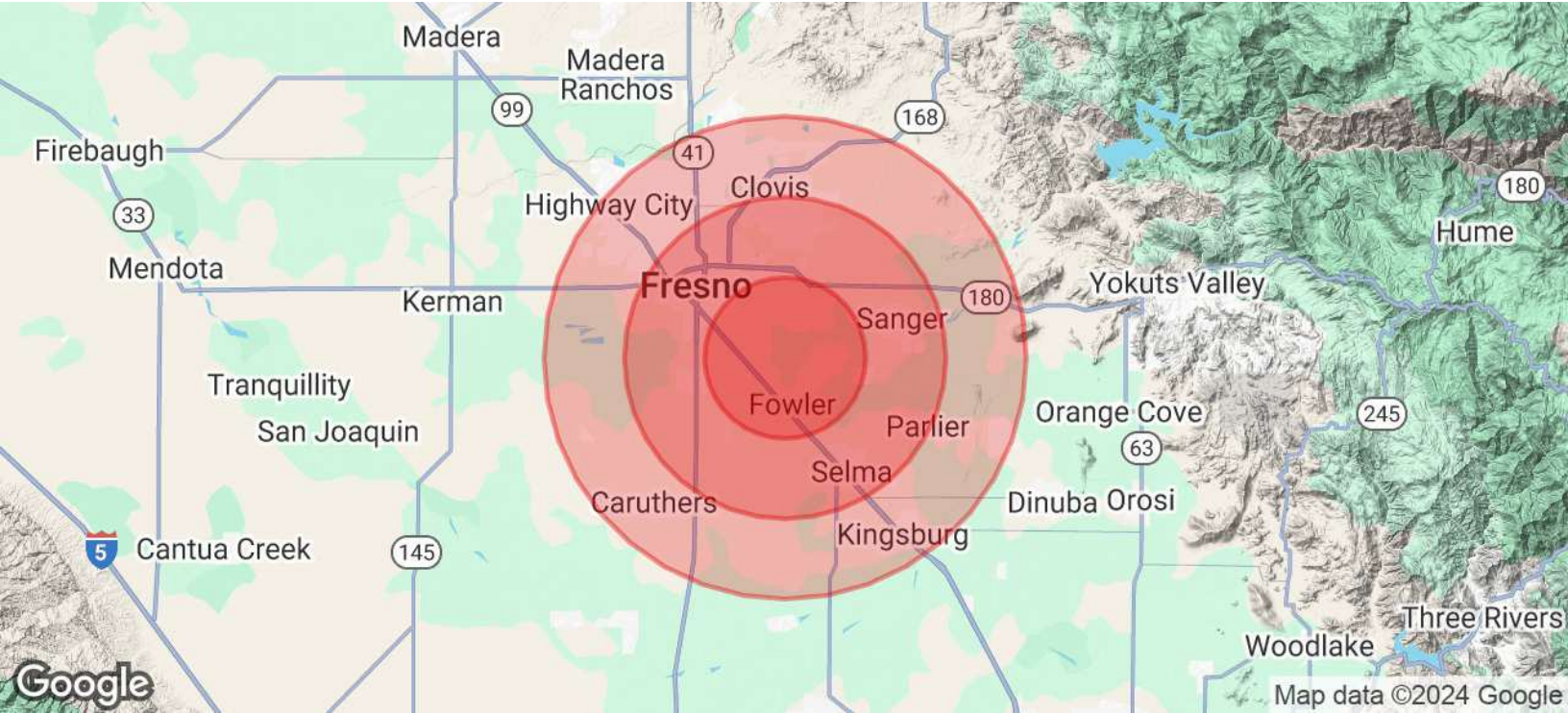
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	71,732	396,331	844,194
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,071	117,368	272,536
# of Persons per HH	3.6	3.4	3.1
Average HH Income	\$101,363	\$82,420	\$94,718
Average House Value	\$403,290	\$365,510	\$408,890

Demographics data derived from AlphaMap

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