

Prime Office/Warehouse Space in Fresno, CA



Sale Price

\$575,000

OFFERING SUMMARY

Building Size:	4,612 SF
Available SF:	4,612 SF
Price / SF:	\$124.67
Year Built:	1980
Zoning:	IL - Industrial Light
Market:	Fresno
Submarket:	Northeast Fresno
Cross Streets:	Shields Ave & Sunnyside Ave
APN:	496-160-11

PROPERTY HIGHLIGHTS

- ±4,612 SF of Industrial Flex Space in Fresno, CA
- Warehouse Space: ±2,417 SF & Office Space: ±2,195 SF
- 200 Amps 3-Phase Power | 16' Clear Height
- 12' x 16' Ground Level Roll Up Door | Flexible Zoning That Allows Many Uses
- Turn Key Office/Warehouse Building + Office
- Multiple Access Points | Parking On All Sides Of Building
- Close Proximity to Fresno Yosemite International Airport
- Located in Densely Populated Trade Area in Fresno
- Perfect for a Variety of Uses: Industrial, Manufacturing, Logistics, Distribution, etc.
- Surrounded by Many Quality Tenants | ±307,71 Total Population in 5 mile radius

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Central CA Commercial
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PROPERTY DESCRIPTION

±4,612 SF office/warehouse for sale located in Fresno, CA. Suite #102's first floor features (3) private offices, ample storage space, private bathroom, large open warehouse area of ±2,417 SF with a 12'x16' roll up door & direct access to fully paved rear yard area. The second floor features (2) private offices. The complex offers abundant parking on all sides of the building, 16' clear height, and 200 Amps 3-phase power. Association - \$475 Per Month which covers the (roof, outside maintenance, parking lot, landscaping, water, trash).

LOCATION DESCRIPTION

Property is located near CA HWY-180 and Clovis Ave creating convenient access to HWY-168 & HWY-41 interchanges. Centrally located on the corner of E Shields Ave & N Sunnyside Ave. Subject property is located North of E Clinton Ave, South of N Shields Ave, west of N Sunnyside Ave & east of N Argyle Ave. National surrounding tenants include McDonald's, Starbucks, Jack In The Box, Taco Bell, Vons, Panda Express, Arsenios, Little Caesars, Mountain Mikes, Subway, Dollar Tree, Wing Stop, & many others.

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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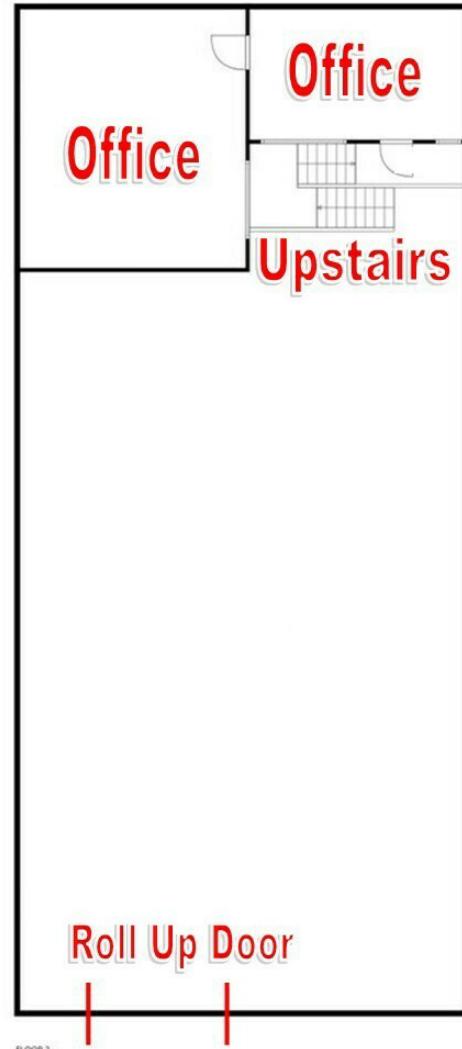
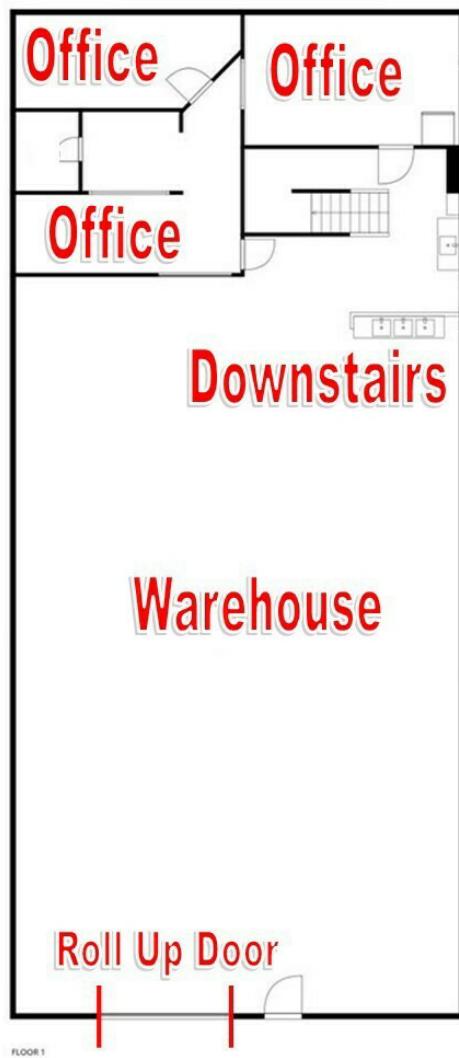
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FLOOR 2

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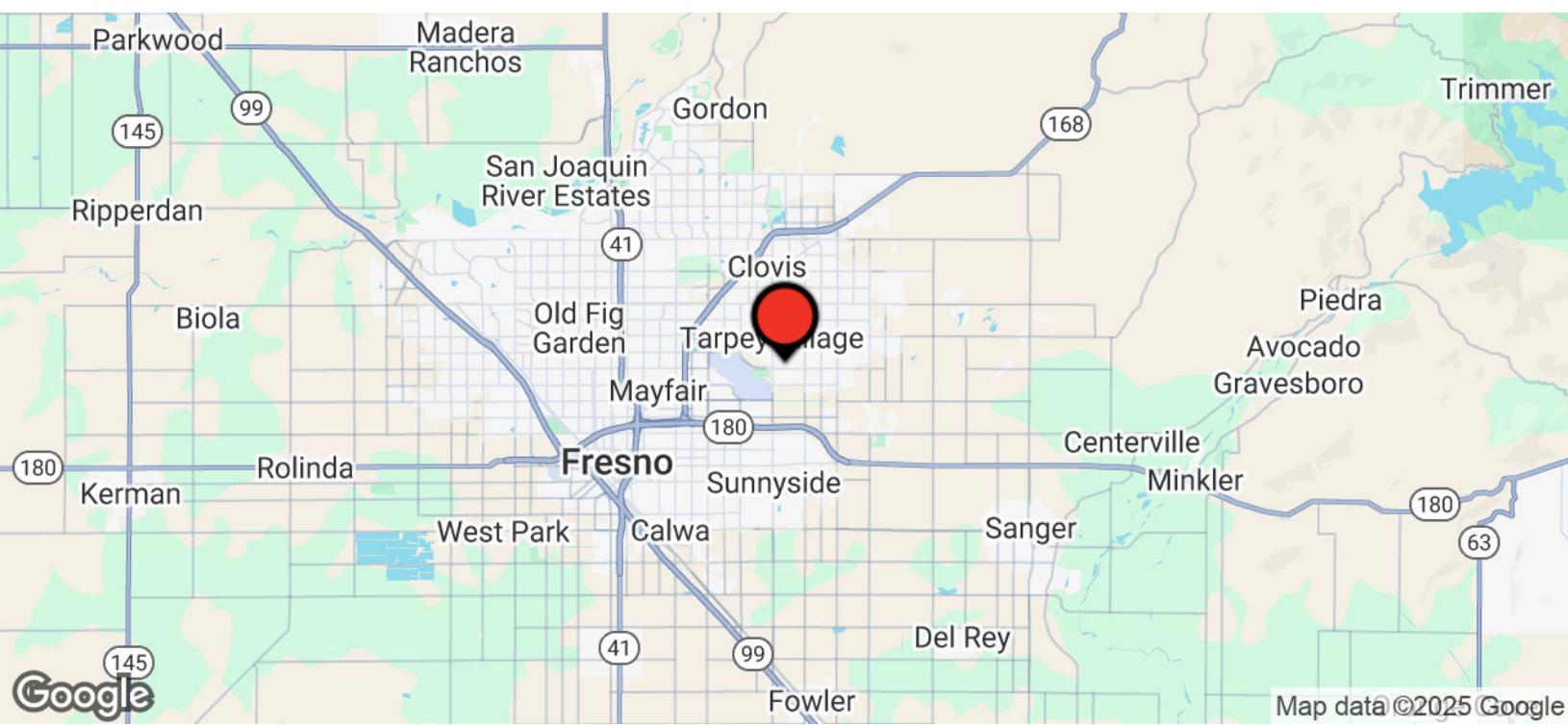
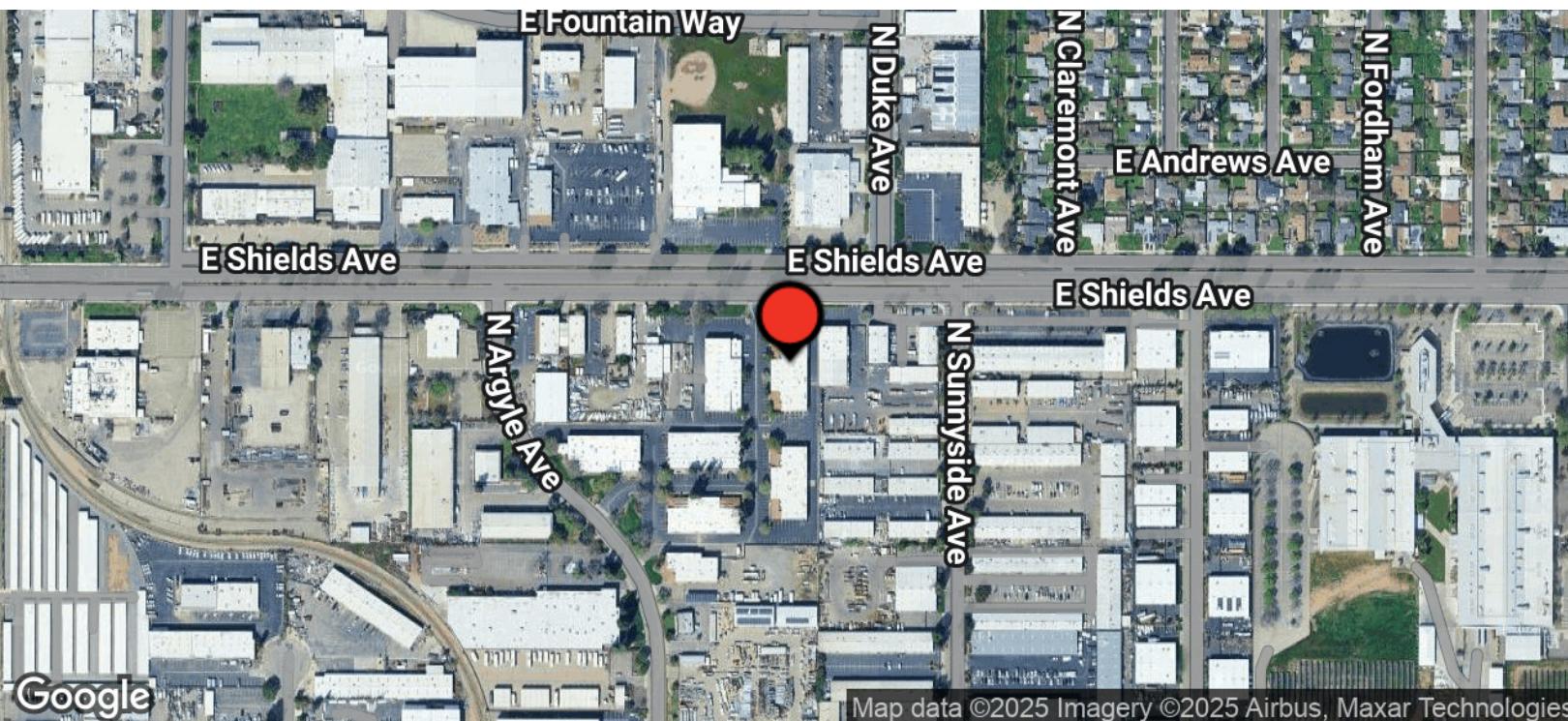
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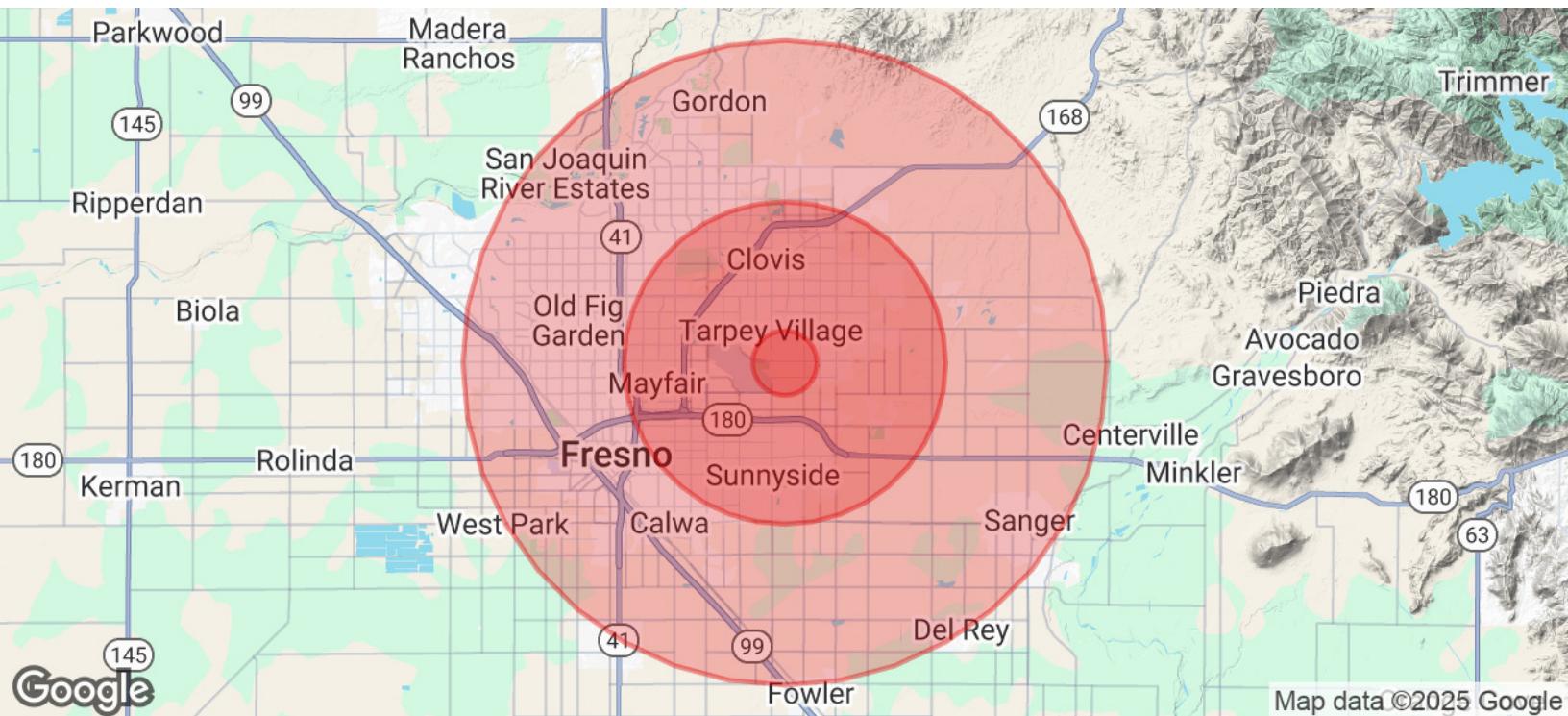
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,164	307,710	686,493
Average Age	36	36	37
Average Age (Male)	34	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,881	98,810	227,502
# of Persons per HH	3.2	3.1	3
Average HH Income	\$113,448	\$94,662	\$96,740
Average House Value	\$514,253	\$386,231	\$410,241
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	44.6%	49.6%	49.6%

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