

FOR SALE

Industrial Outside Storage Investment



2812 S. Orange Ave., Fresno, CA 93725
Investment Opportunity

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Property Summary

Address: 2812 S. Orange Avenue, Fresno, CA
Sale Price: \$2,100,000.00
Building Size: ±12,724 total SF
Land: ±3.06 acres

Main Building

Office: ±3,400 SF
Showroom: ±1,600 SF
Warehouse: ±3,000 SF
Total: ±8,000 SF
Clear Height: 16'
Fire Sprinklers: Yes
Construction: Concrete Tilt-Up
GL Roll-Up Doors: 3 @ 14' x 20'
Power: 600 amps, 120/240v, 3 phase

Storage Building

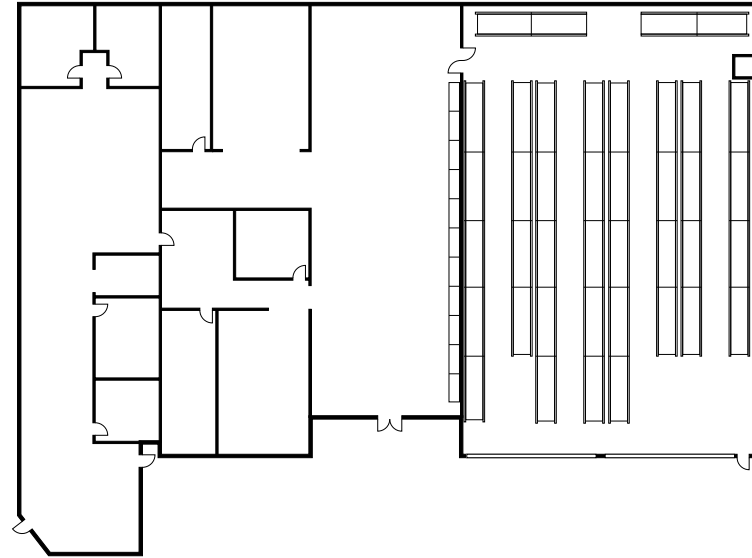
Office: ± 144 SF
Warehouse: ±5,856 SF
Total: ±6,000 SF
Clear Height: 6' - 12'
Fire Sprinklers: No
Year Built: 1968
Construction: Metal
GL Roll-Up Doors: 2 @ 8' x 8'
Power: 800 amps, 480v, 3 phase

LEASE SUMMARY

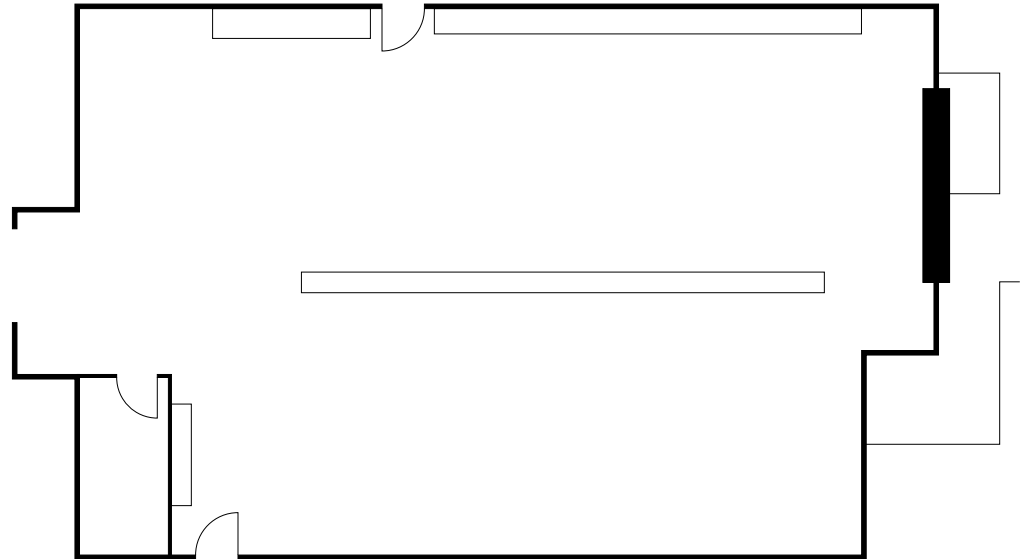
Income

Monthly Rent: \$9,176.13, NNN
Expiration Date: 11/30/2026
Extension: Option 1: December 2026 - November 2029
Option 2: December 2029 - November 2032
Rent Increases: CPI based

Main Building Floor Plan

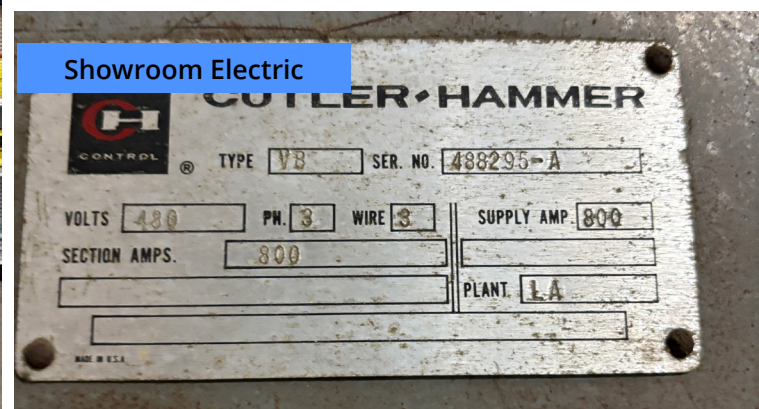
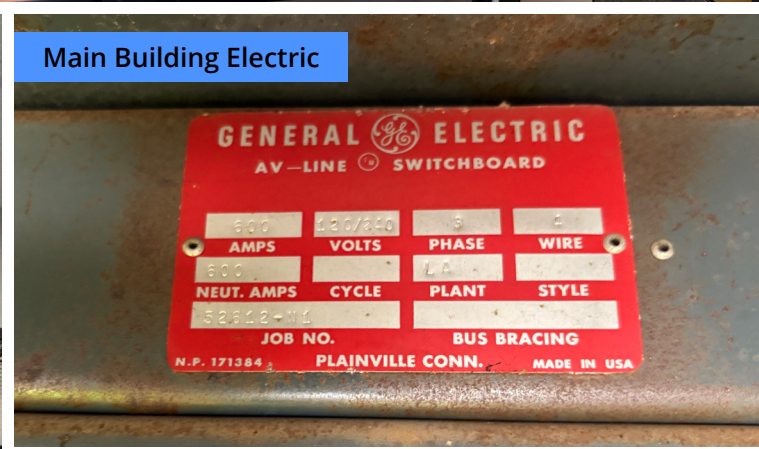
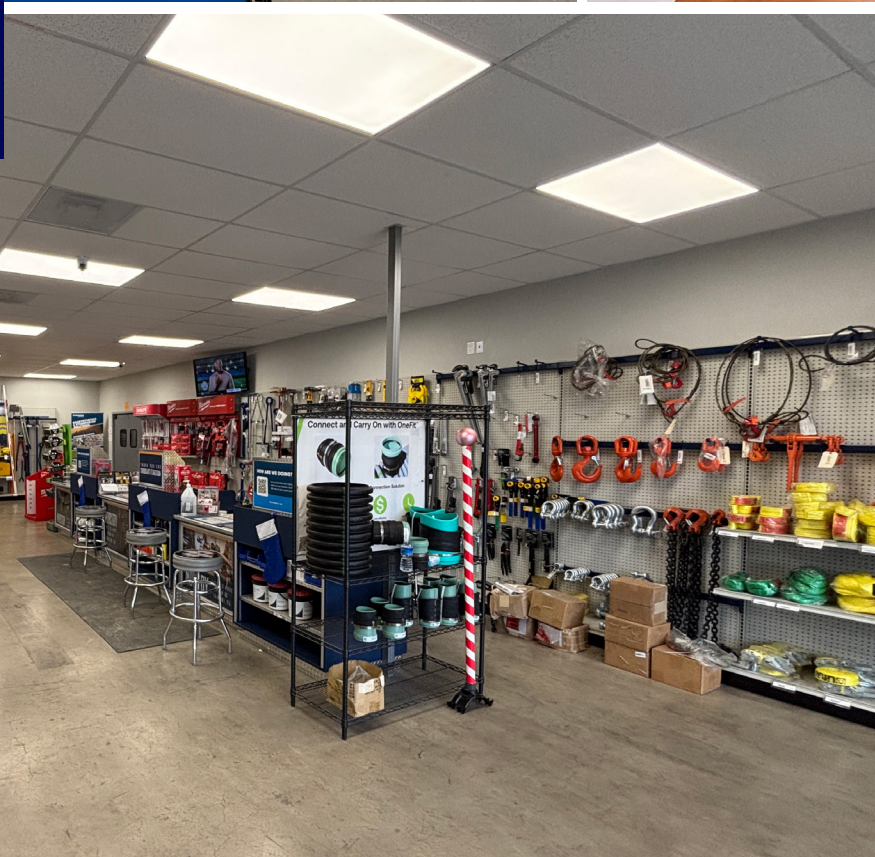


Showroom Building Floor Plan





Property Photos



Industrial Outside Storage for Sale 2812 S. Orange Ave. | Fresno, California



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