

## EXCLUSIVE OFFERING

# 1931 G STREET

Industrial Warehouse | Fresno, California

1931 G Street, Fresno, CA 93706

## PROPERTY HIGHLIGHTS

BUILDING SIZE  
**80,750 SF**

SITE SIZE  
**3.27 Acres**

CLEAR HEIGHT  
**24 FT**

LOADING DOCKS  
**8 DOCKS**

## INVESTMENT SUMMARY

1931 G Street is an 80,750 SF one-story masonry industrial warehouse strategically positioned on 3.27 acres in the Downtown Fresno submarket. This Class A industrial asset offers exceptional functionality for logistics, distribution, manufacturing, and industrial operations within California's Central Valley.

The property features 8 exterior dock-high loading positions, one 12' x 16' drive-in door, five truck wells, and 24-foot clear height. Modern infrastructure includes 600 amp power, wet sprinklers, LED lighting throughout, HVAC systems, and a comprehensive security system. The building also includes 7,416 SF of office space, making it ideal for headquarters or regional distribution operations.

## PROPERTY DETAILS

<b>Address</b>	1931 G Street, Fresno, CA 93706
<b>Building Type</b>	Industrial Warehouse
<b>Total Building Area</b>	80,750 SF
<b>Office Space</b>	7,416 SF
<b>Site Size</b>	3.27 Acres
<b>Clear Height</b>	24 Feet
<b>Construction</b>	One-Story Masonry
<b>Power</b>	600 Amp
<b>Parking</b>	84 Surface Spaces (4.75/1,000 SF)

## BUILDING FEATURES

<b>Loading &amp; Access</b> <ul style="list-style-type: none"><li>• 8 Dock-High Loading Positions</li><li>• 1 Drive-In Door (12' x 16')</li><li>• 5 Truck Wells</li><li>• Front Loading Capability</li><li>• 24/7 Property Access</li></ul>	<b>Infrastructure</b> <ul style="list-style-type: none"><li>• 600 Amp Electrical Service</li><li>• Wet Sprinkler Fire Protection</li><li>• HVAC / Air Conditioning</li><li>• LED Lighting Throughout</li><li>• Skylights for Natural Light</li></ul>
<b>Office &amp; Amenities</b> <ul style="list-style-type: none"><li>• 7,416 SF Office Space</li><li>• Conference Facility</li><li>• Reception Area</li><li>• Fully Stocked Kitchen</li><li>• Wheelchair Accessible</li></ul>	<b>Security &amp; Site</b> <ul style="list-style-type: none"><li>• Security System</li><li>• Fenced Lot</li><li>• Courtyard</li><li>• Monument Signage</li><li>• Property Manager On Site</li></ul>

## LOCATION HIGHLIGHTS

Strategically located in Fresno's core industrial district, this property offers unmatched connectivity to California's major transportation corridors. The Central Valley location provides access to agricultural, logistics, and distribution networks serving the entire West Coast.

<b>Highway Access</b>	State Route 99, Sierra Freeway, Yosemite Freeway
<b>Additional Freeways</b>	Eisenhower Freeway, Kings Canyon Freeway
<b>Submarket</b>	Downtown Fresno Industrial District
<b>Nearby Employers</b>	Sierra Donor Services, USPS, Fresno County Superior Court
<b>Region</b>	California's Central Valley - Agricultural & Industrial Hub

## PRICING

## Contact for Details

80,750 SF on 3.27 Acres | Exceptional Central Valley Location

**FOR MORE INFORMATION, PLEASE CONTACT:**

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