

EXCLUSIVE OFFERING

1931 G STREET

Industrial Warehouse | Fresno, California

1931 G Street, Fresno, CA 93706

PROPERTY HIGHLIGHTS

BUILDING SIZE	SITE SIZE	CLEAR HEIGHT	LOADING DOCKS
80,750 SF	3.27 Acres	24 FT	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

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

BUILDING FEATURES

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

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.

Highway Access	State Route 99, Sierra Freeway, Yosemite Freeway
Additional Freeways	Eisenhower Freeway, Kings Canyon Freeway
Submarket	Downtown Fresno Industrial District
Nearby Employers	Sierra Donor Services, USPS, Fresno County Superior Court
Region	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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