

FOR LEASE

1321 RAILROAD AVE
CLOVIS, CA



FOR LEASE | \$0.75 PSF NNN

6,747 square feet of office/show room and
20,241 square feet of warehouse



1321 RAILROAD
CLOVIS, CA



\$0.75 PSF
NNN



26,988 SQFT
1.17 ACRES



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CoSol Commercial Real Estate License: 00713735



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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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Overview:

Located in Clovis, CA, within Fresno County, 1321 Railroad Ave sits in the heart of the Central Valley. Positioned conveniently near Fresno, this location offers easy access to major highways and local amenities. The property is just a short drive from downtown Clovis and is situated near the intersection of Railroad Ave and Clovis Ave, making it a prime spot for accessibility and convenience.

- Showroom / Warehouse Property
- 6,747 SF Office / Show Room
- 20,241 SF Warehouse
- 1 Loading Dock – 20' Clear Height

PROPERTY OVERVIEW

ADDRESS:	1321 Railroad Ave. Clovis, CA
SIZE:	+26,988 SF
PRICE:	\$0.75 PSF NNN
COUNTY:	Fresno County
ZONING:	C-M Service Commercial light manufacturing City Of Clovis
APN: YEAR BUILT:	498-120-48 1976

Aerial View



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Clovis, California

The Gateway to the Sierra! Nestled in the heart of California's Central Valley, Clovis is a charming and vibrant city known for its strong community spirit, exceptional schools, and small-town feel with big-city amenities. Just minutes from Fresno and a short drive to Yosemite, Kings Canyon, and Sequoia National Parks, Clovis offers the perfect blend of urban convenience and outdoor adventure. With a rich western heritage, Clovis celebrates its roots through events like the annual Clovis Rodeo and Old Town Clovis street fairs. The city boasts beautiful parks, top-notch recreational facilities, and a thriving local economy. Whether you're exploring the boutiques and eateries of Old Town or enjoying the miles of biking and hiking trails, Clovis is a place where tradition meets progress—and where families, professionals, and retirees alike find their perfect place to call home.



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