### **AVAILABLE FOR SALE** 17,474± SF INDUSTRIAL BUILDING

# **4634 E. WEATHERMAKER AVENUE**

FRESNO, CA





For information, please contact:

### **Craig Holdener, CCIM**

Senior Vice President - Commercial Division t 559-447-6293 choldener@pearsonrealty.com CA RE Lic. #01904352

### Daniel Simon Senior Vice President - Industrial Division m 559-707-4179 dsimon@pearsonrealty.com CA RE Lic. #01895946

### **Troy McKenney**

Senior Vice President - Investment Division t 559-447-6277 tmckenney@pearsonrealty.com CA RE Lic. #00952671

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com | mckenneyinvestmentproperties.com FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200





The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# **4634 E. WEATHERMAKER AVENUE** FRESNO, CA

The 17,474± square foot industrial warehouse is located near Fresno Yosemite International Airport and offers convenient access to both the 168 & 180 highways. Resting on a 1.05± acre parcel the building features four 12'x14' roll up doors and a recessed dock on the property's west side. The wrap around yard is fully paved, privacy fenced and lit with wallpacks on the building exterior.

It is temperature controlled with evaporative coolers, clear height peaks at 20' and the sprinklered building is estimated to have 3 Phase / 600 amps of power. There is potential for electrical expansion as the property has capacity for 3 separate electrical meters, and currently has two meters installed and two separate subpanels.

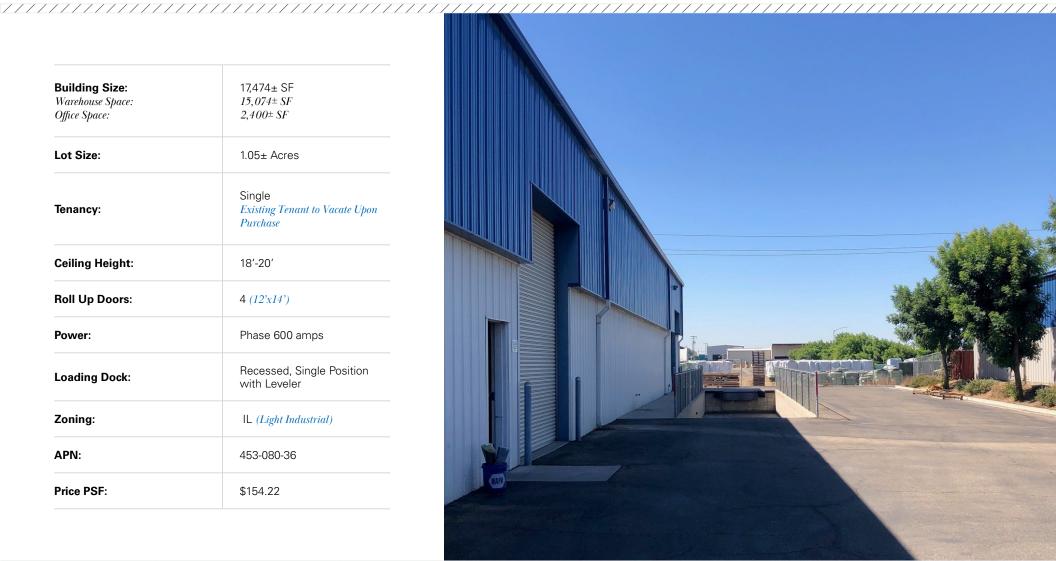
The 2,400± square foot office is comprised of a large reception/ open work area, an additional large open work area or training room, four private offices and an additional foreman office with access from the warehouse, server room, conference room, break room and two single fixture restrooms.



FRESNO, CA

### PROPERTY INFORMATION

**Building Size:** 17,474± SF Warehouse Space: 15.074± SF Office Space: 2,400±SF Lot Size: 1.05± Acres Single Existing Tenant to Vacate Upon Tenancy: Purchase **Ceiling Height:** 18'-20' **Roll Up Doors:** 4 *(12'x14')* Power: Phase 600 amps Recessed, Single Position Loading Dock: with Leveler Zoning: IL (Light Industrial) APN: 453-080-36 Price PSF: \$154.22



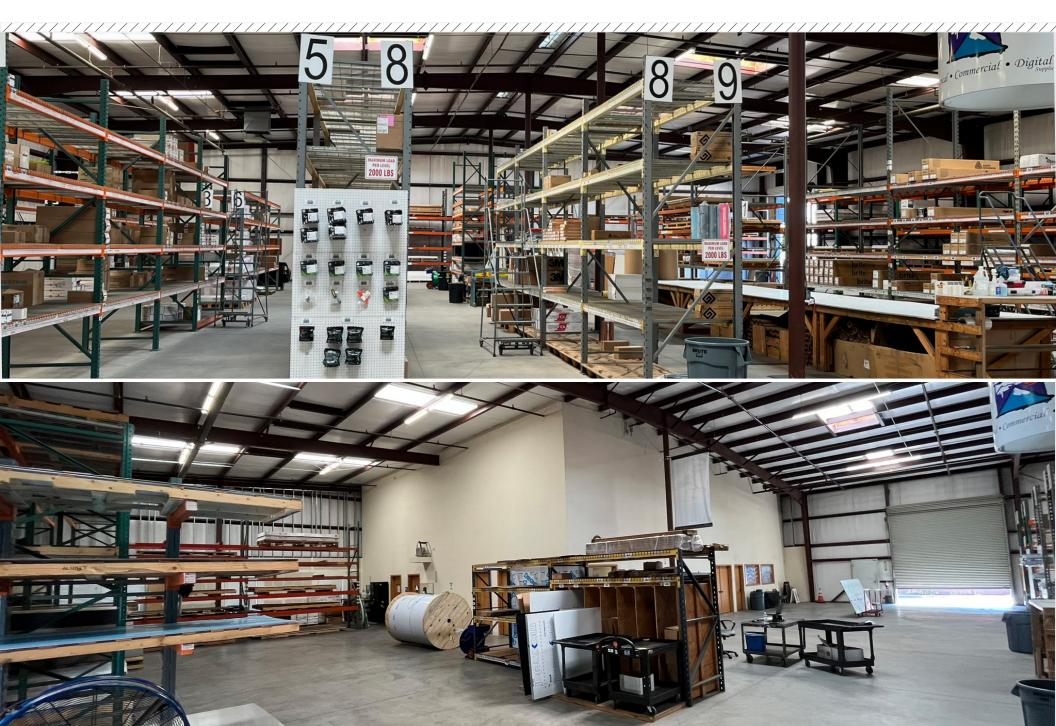
<del>\$2,900,000</del> \$2,695,000 ASKING PRICE

FRESNO, CA



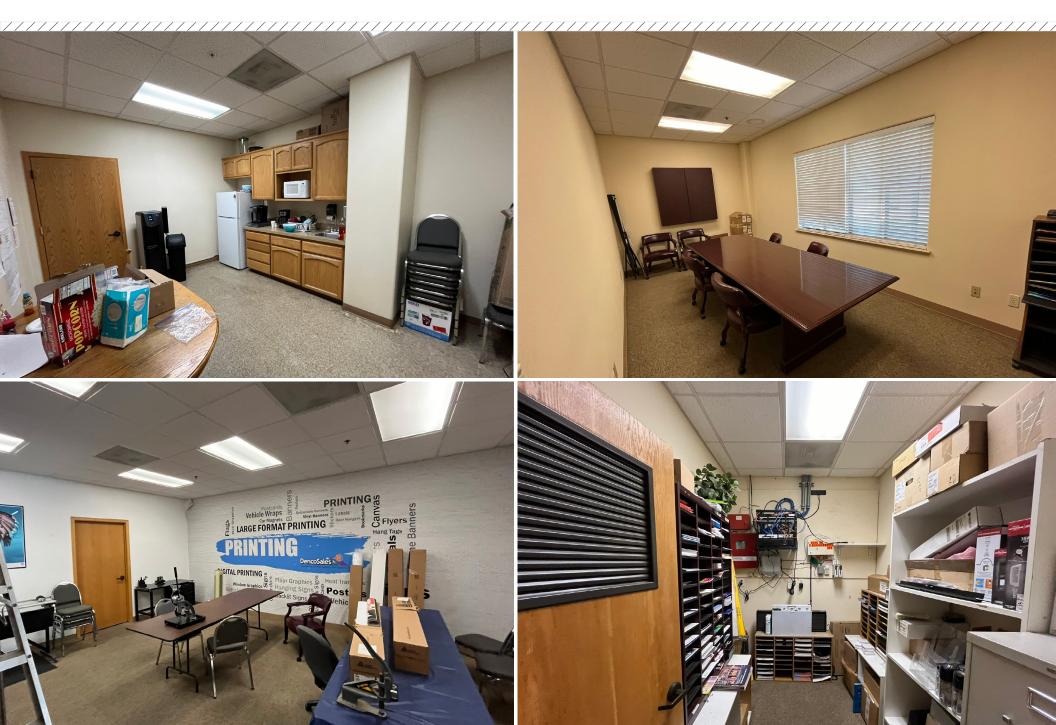
# INTERIOR WAREHOUSE

FRESNO, CA



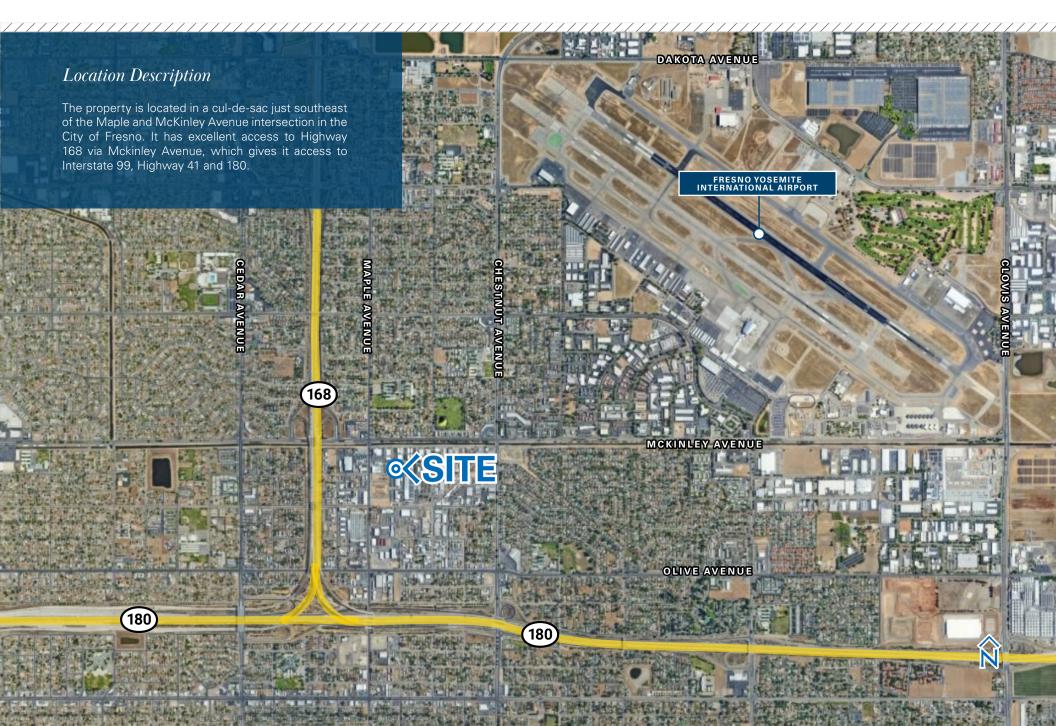
FRESNO, CA





FRESNO, CA

### AERIAL MAP



### **AVAILABLE FOR SALE** 17,474± SF INDUSTRIAL BUILDING

# **4634 E. WEATHERMAKER AVENUE**

FRESNO, CA

For information, please contact:

### **Craig Holdener, CCIM**

Senior Vice President - Commercial Division t 559-447-6293 choldener@pearsonrealty.com CA RE Lic. #01904352

### Daniel Simon

Senior Vice President - Industrial Division m 559-707-4179 dsimon@pearsonrealty.com CA RE Lic. #01895946

#### **Troy McKenney**

Senior Vice President - Investment Division t 559-447-6277 tmckenney@pearsonrealty.com CA RE Lic. #00952671

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com | mckenneyinvestmentproperties.com FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



