

AVAILABLE FOR SALE
17,474± SF INDUSTRIAL BUILDING

4634 E. WEATHERMAKER AVENUE

FRESNO, CA

PRICE REDUCTION!
~~\$2,900,000~~ \$2,695,000



For information, please contact:

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NEWMARK
PEARSON COMMERCIAL

MCKENNEY
Investment Properties

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com | mckenneyinvestmentproperties.com
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4634 E. WEATHERMAKER AVENUE

FRESNO, CA

PROPERTY

DESCRIPTION

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.



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FRESNO, CA

PROPERTY
INFORMATION

Building Size: <i>Warehouse Space:</i> <i>Office Space:</i>	17,474± SF 15,074± SF 2,400± SF
Lot Size:	1.05± Acres
Tenancy:	Single <i>Existing Tenant to Vacate Upon Purchase</i>
Ceiling Height:	18'-20'
Roll Up Doors:	4 (12'x14')
Power:	Phase 600 amps
Loading Dock:	Recessed, Single Position with Leveler
Zoning:	IL (<i>Light Industrial</i>)
APN:	453-080-36
Price PSF:	\$154.22



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ASKING PRICE



SITE



4634 E. WEATHERMAKER AVENUE
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INTERIOR WAREHOUSE
IMAGES





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AERIAL

MAP

Location Description

The property is located in a cul-de-sac just southeast of the Maple and McKinley Avenue intersection in the City of Fresno. It has excellent access to Highway 168 via McKinley Avenue, which gives it access to Interstate 99, Highway 41 and 180.



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