

AVAILABLE FOR SALE OR LEASE
INDUSTRIAL WAREHOUSE BUILDINGS

1521 W. NIELSEN AVENUE
FRESNO, CA

PRICE REDUCTION!



SITE

NEWMARK
PEARSON COMMERCIAL

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CA RE Lic. #01487371

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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1521 W. NIELSEN AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Cross Streets:	Hwy 180 and Marks Ave.
Total Available Space <i>Office Space:</i> <i>Combined Warehouse Space:</i>	16,500± SF 1,500± SF 15,000± SF
Lot Size:	1.98± Acres
Tenancy:	Single
Property Subtype:	Truck Terminal/Hub/Transit
Add'l. Property Subtype:	Warehouse/Distribution
Ceiling Height:	15'-25'
Grade Level Doors:	4
Drive in Bays:	4
Year Built:	1945
Zoning:	IL (<i>Light Industrial</i>)
APN:	458-270-05

HIGHLIGHTS

- Fenced yard
- Close to Highways 180 and 99
- Many roll up doors
- Ample electrical power
- Interior and outside parking

Property is located at 1521 Nielsen Avenue on the north side of the Roeding Industrial Park. 1/2 mile north of Highway 180 and 1 mile east of Marks Avenue.

15,000± square feet of metal buildings of various age. Buildings are divided but could easily be combined for larger space. Many roll-up doors for ease of access. Great facility for mechanics or similar. 1,500± square feet of functional office.



\$1,850,000 | **\$1,595,000**
ASKING PRICE

\$5,500 (Monthly)
LEASE RATE

NNN
LEASE TYPE

1521 W. NIELSEN AVENUE
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AERIAL
MAP



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