

AVAILABLE FOR LEASE | INDUSTRIAL/RETAIL SPACE

# 1825 EAST GETTYSBURG AVENUE, FRESNO, CA 93726



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## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

Located at 1825 East Gettysburg Avenue, this versatile industrial/retail property offers a prime leasing opportunity in the heart of Fresno. Positioned just off Blackstone Avenue—a major thoroughfare with high visibility and traffic—the site provides excellent exposure for a variety of business types. The property features a storefront entrance, ample interior workspace, perfect for any autobody needs. CMX zoning offers flexibility to accommodate automotive or other service-based operations.

Its strategic location also offers quick and convenient access to Freeway 41, making it ideal for businesses that rely on efficient transportation routes. Whether you're looking to expand or establish your presence in a high-demand area, this space delivers both functionality and accessibility.

**Approved CUP for a body shop.**

### PROPERTY INFORMATION

<b>BUILDING SIZE</b>	19,650± SF
<b>PARCEL SIZE</b>	1.23± AC
<b>ZONING</b>	CMX (City of Fresno)
<b>APN</b>	427-171-21
<b>DRIVE-IN DOORS</b>	(3) 11'x15'
<b>CLEAR HEIGHT</b>	18'
<b>CONSTRUCTION</b>	Block
<b>SOLAR</b>	88,000 kWh of Power in 2024
<b>AVAILABLE AREA</b>	19,650± SF
<b>LEASE RATE</b>	\$1.05/SF/Month
<b>LEASE TYPE</b>	NNN







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1825 EAST GETTYSBURG AVENUE  
**PROPERTY LOCATION**

SHAW AVENUE

BLACKSTONE AVENUE



GETTYSBURG AVENUE



1825 EAST GETTYSBURG AVENUE  
**CONTACT**

*Exclusively Offered By*

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