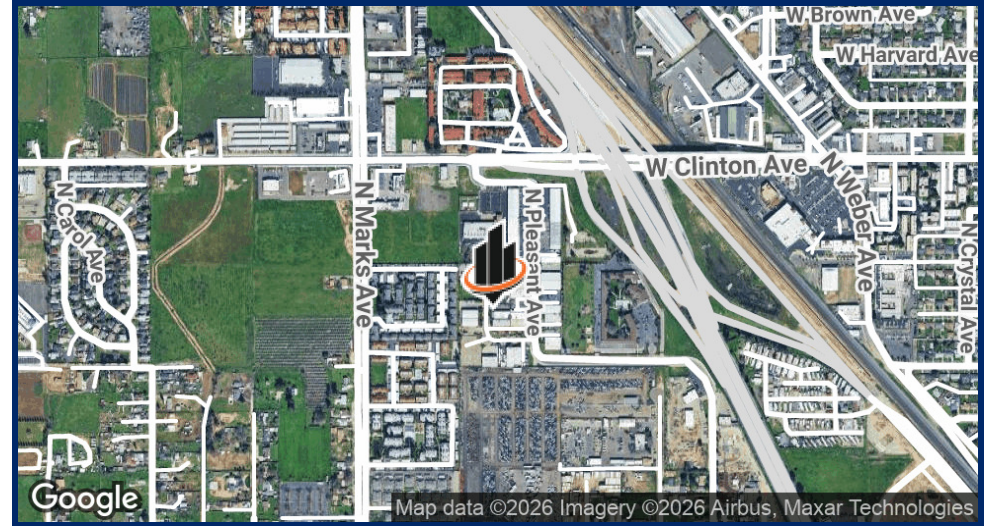


SALE
2152 N. Briarwood Ave
FRESNO, CA 93705

PRESENTED BY:

CAMERON GRAHAM
Phone: 559.400.0830
cameron.graham@svn.com
CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$775,000
NUMBER OF UNITS:	2 Suites (2,800 SF + 2,175 SF)
LOT SIZE:	11,834 SF
BUILDING SIZE:	4,926 SF
ROLL UP DOORS:	3 Ground level roll up doors
PARKING:	8 Parking stalls

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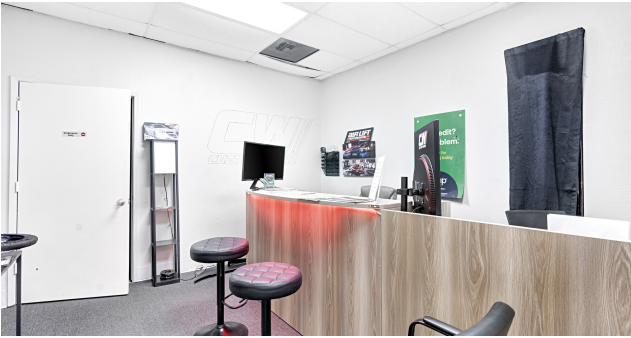
PROPERTY DESCRIPTION

Introducing a prime industrial opportunity at 2152 N Briarwood Ave, Fresno, CA, 93705. This 4,926 SF building, constructed in 2002, offers a modern and versatile space for industrial, warehouse, or distribution operations. Featuring a strategic location in the heart of Fresno, this property provides seamless access to key transportation routes and business hubs. With ample space for storage, manufacturing, and logistics, this well-maintained facility is poised to support a wide range of business needs. Property includes a 48' permanent storage container, 2 restrooms and is a great Owner-User Opportunity. Don't miss the chance to invest in this exceptional commercial asset.

PROPERTY HIGHLIGHTS

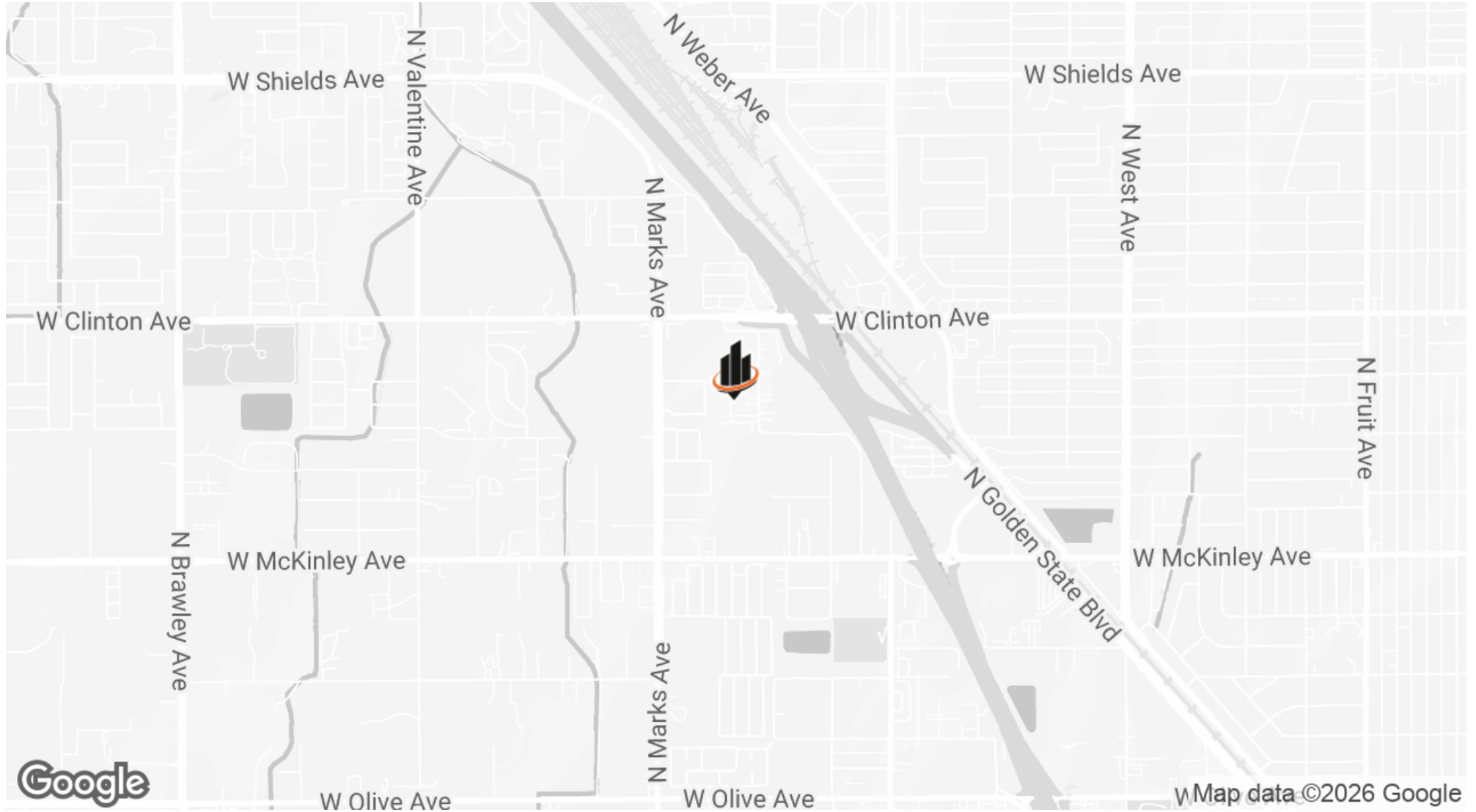
- Zoned CM
- Ideal for industrial/warehouse/distribution
- Easy access to transportation routes

ADDITIONAL PHOTOS



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LOCATION MAP



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