



±102,000 SF Distribution Building
For Sale or Lease

375 S. West Avenue
Fresno, California

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Property Summary

THE HIGHLIGHTS

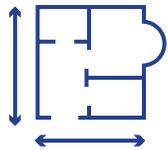
- Located in close proximity to the intersection of Highways 99 and 180
- Fenced yard with electric gate
- Compressed air lines
- Site layout allows for full truck circulation around the building
- Quality office buildout



THE INFORMATION

Total Building Size:	±102,000 SF
Office Space:	±9,300 SF
Lot Size:	±5.4 acres
Zoning:	Light Industrial (City of Fresno)
Property Subtype:	Warehouse/Distribution
APN:	458-071-16
Docks Doors:	11
Grade Level Doors:	7
Sprinklers:	.2 / 2,000 gallons per minute
Ceiling Height:	24' eave
Year Built:	2006
Power:	2,000 amps, 120/208v, 3 phase
Restrooms:	4 whse; 2 office
Gas:	Yes

Quick Facts:



Building Size:

±102,000 SF



Sale Price:

\$10,710,000



Lease Rate:

\$0.65 PSF,
NNN

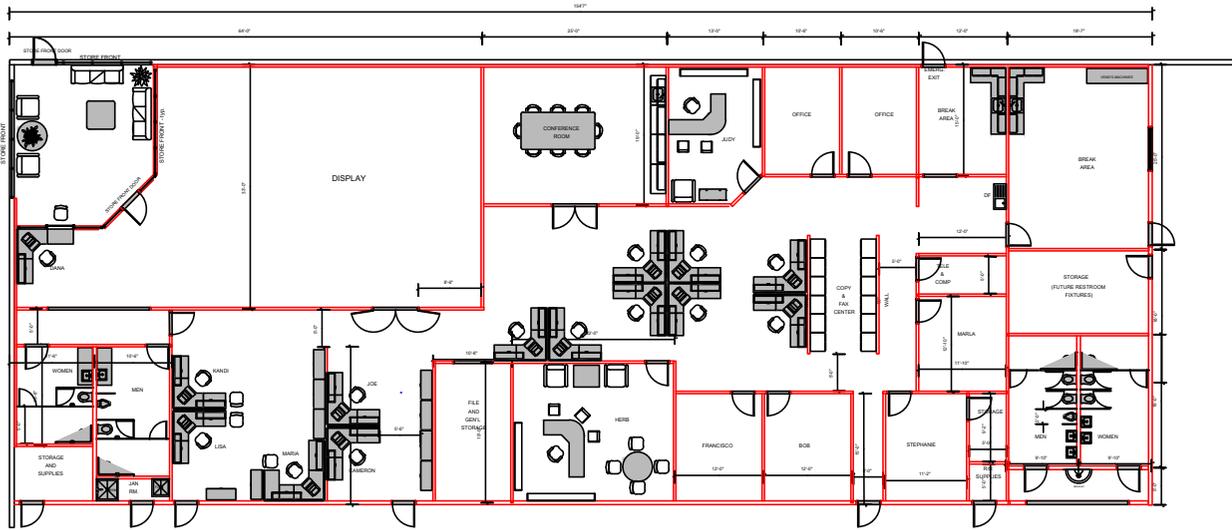


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11

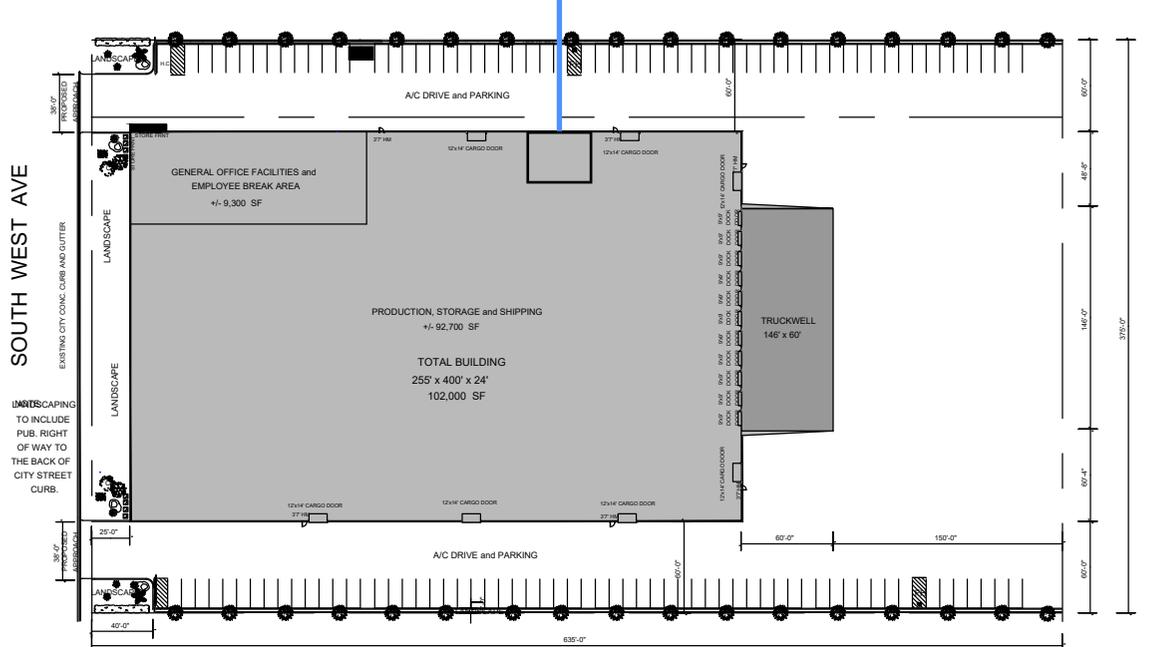
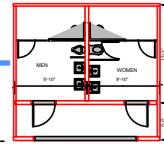
Building Floor & Site Plan

Distribution Building
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Factory Restrooms

ADDNL.
FACTORY
RESTROOMS



APN:

458-071-16

375 S. Avenue
Fresno, California





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Fresno, California





Approx. 4 Hour Drive Time Radius

Subject Property
375 S. West Avenue

Property Distribution Area



Distance to Major Markets

Los Angeles:	221 miles
Sacramento:	168 miles
San Diego:	341 miles
Silicon Valley:	158 miles
Las Vegas:	397 miles
Reno:	297 miles
Portland:	747 miles
Seattle:	920 miles



Distance to Water Ports

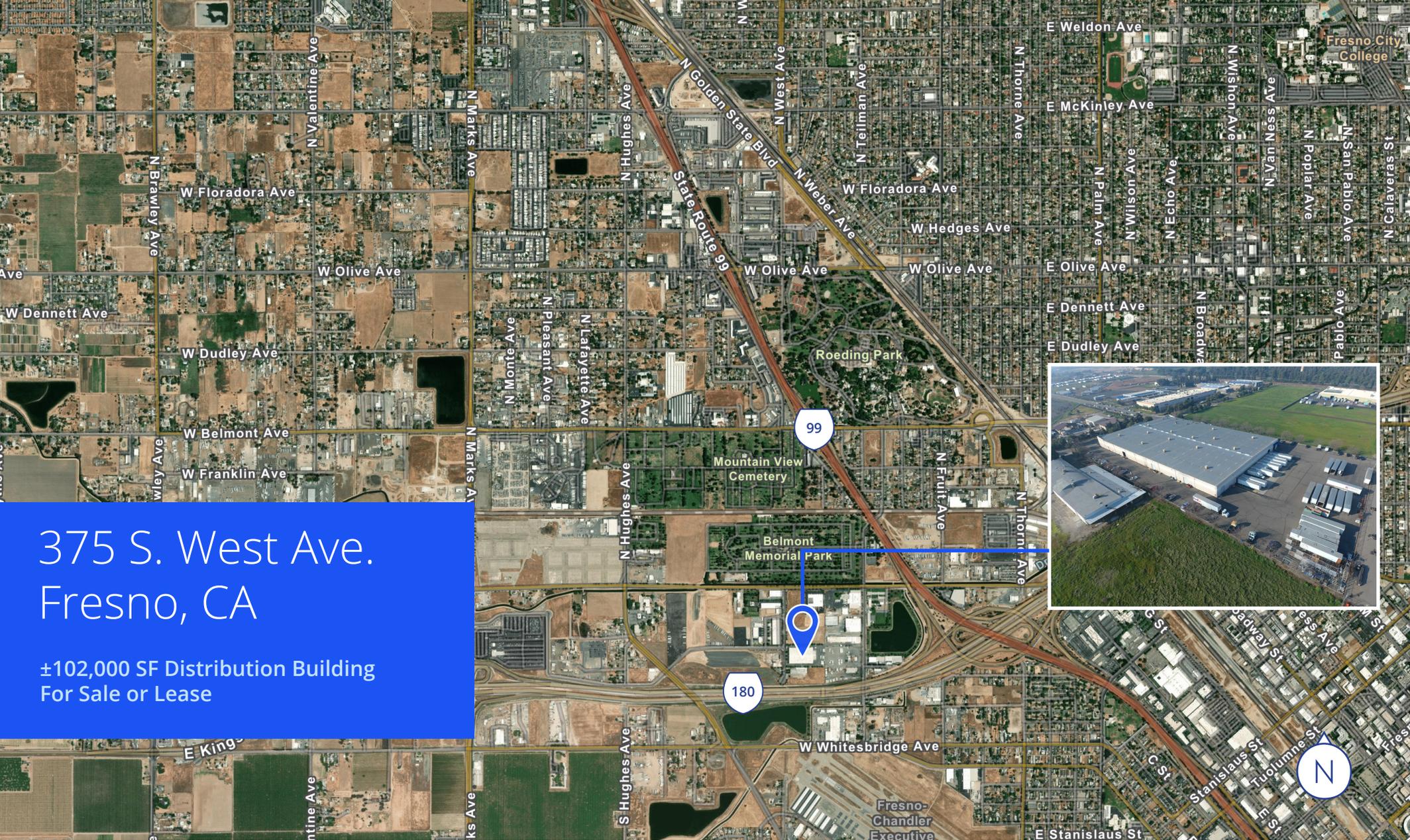
Stockton:	128 miles
Oakland:	173 miles
LA/Long Beach:	247 miles



375 S. West Avenue
Fresno, California

— Caltrans Impact Freight Routes (Tier 3)
— California Freight Railway Systems

Source Data and Mapping Courtesy of:
Colliers ATLAS, Esri, HERE, Garmin, SafeGraph, METI/
NASA, USGS, Bureau of Land Management, EPA, NPS,
USDA | Caltrans, Division of Transportation Planning.



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