

INDUSTRIAL FOR LEASE

QUALITY FREESTANDING INDUSTRIAL SPACE W/ TRUCK DOCK

4339 W Santa Ana Ave, Fresno, CA 93722



AVAILABLE SF:	Fully Leased
LEASE RATE:	Negotiable
LOT SIZE:	1.4 Acres
BUILDING SIZE:	24,000 SF
YEAR BUILT:	1978 (Remodeled 2019)
ZONING:	IL—Light Industrial
APN:	510-440-06
MARKET:	Northwest Fresno
SUB MARKET:	Shaw-Gates Industrial
CROSS STREETS:	N Bendel Avenue

PROPERTY FEATURES

- Price Reduction!!!
- Clean Industrial Space Located in NW Fresno
- ±4,000 SF Shop w/ Roll up Doors | ±800 SF Office
- Office Space Can Be Expanded
- Fenced Yard Area, Dock Access, Common Loading Bay
- 20 Spaces in Parking Lot and ±15 Street Parking Spaces Available
- Flexible Zoning That Allows Many Uses
- Fully Insulated Building Equipped with HVAC In Office
- Clean & Quite Shaw-Gates Park- Semi Access Available
- Well Maintained Building
- Turn Key Office/Warehouse Building + Office
- 480/277 Volt, 3-Phase 4-Wire 200 Amp Electric Service
- Office Consists of Reception Area, 2 Private Office & Restroom
- Located Within Minutes from HWY 99 & Golden State HWY

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

Price Reduction!!! Immaculate $\pm 4,800$ SF office/warehouse space located in northwest Fresno near a high traffic area. Suite #4339 has a ± 800 SF office (with air-conditioning and heating) that consists of a large open front room/reception area, 2 offices, large break room, 1 private restroom, and the balance $\pm 4,000$ SF is all open warehouse. The office space can be expanded. This fully insulated building features one 12' X 20' rear rollup door, open warehouse space with 19' clear span, common truck dock access, fire sprinklers throughout, 200 Amps 3-phase separately metered power, sky lights, air vents, security, and access to a small rear fenced storage yard, and economical City Utility Services. The front of the building offers easy vehicle access and ± 15 street parking spaces available, 20 parking spaces in the parking lot Plus signage.

LOCATION OVERVIEW

Subject is located within the Bullard Industrial Park at the end of the cul-de-sac of N Bendel Avenue, east of Golden State Blvd, and west of El Capitan Ave. Strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties. Within minutes from the CA-99 and Shaw Avenue Interchange, with close access to freeways 41, 168, & 180. Subject is at the entrance of the Blythe/El Capitan/Bendel Industrial park across from Costco and Winco. The Northwest Fresno sunmarket is considered one of the most accessible industrial areas in Fresno.



Located in the center of the heavily traveled San Joaquin Valley, Fresno is the fifth-largest city in California and is the largest city in the Central Valley with 972,297 metro residents. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Fresno is known as the "Gateway to Yosemite". 20.8% population growth from 2006 to 2016. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two major freeways servicing the West Coast; Interstate 5 and Freeway 99.

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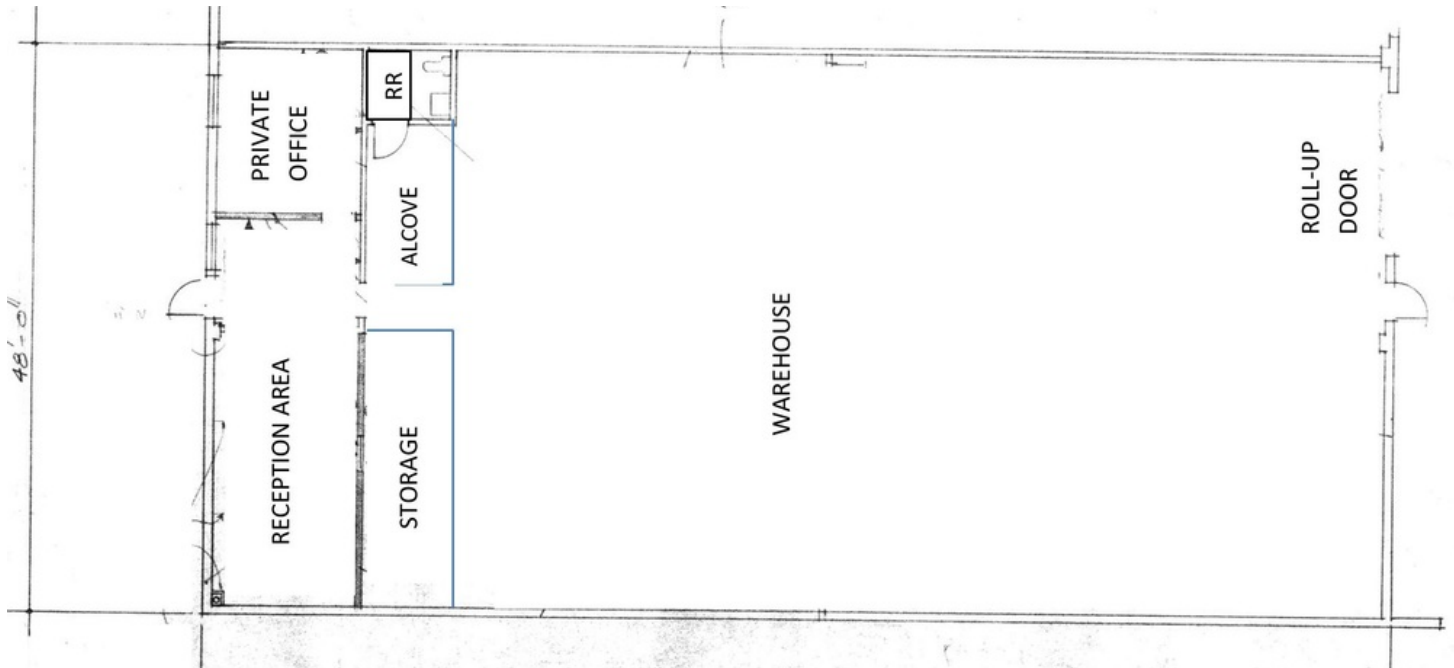
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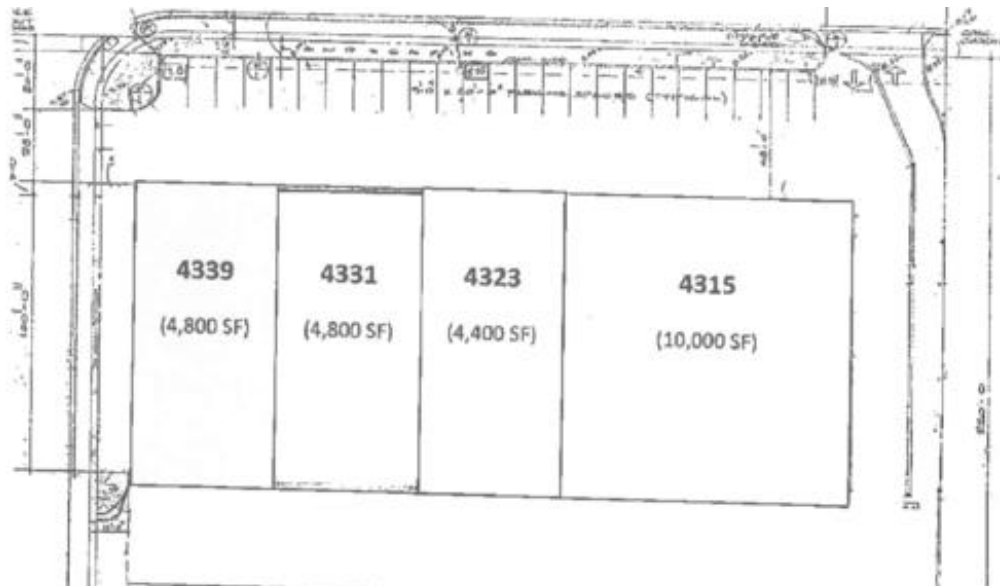
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1 SUITE #4339 OFFICE PLAN

2 offices (wall has been added in "Reception Area"), Reception Area Storage/Break Room, Storage Room, and Restroom



2 SITE PLAN

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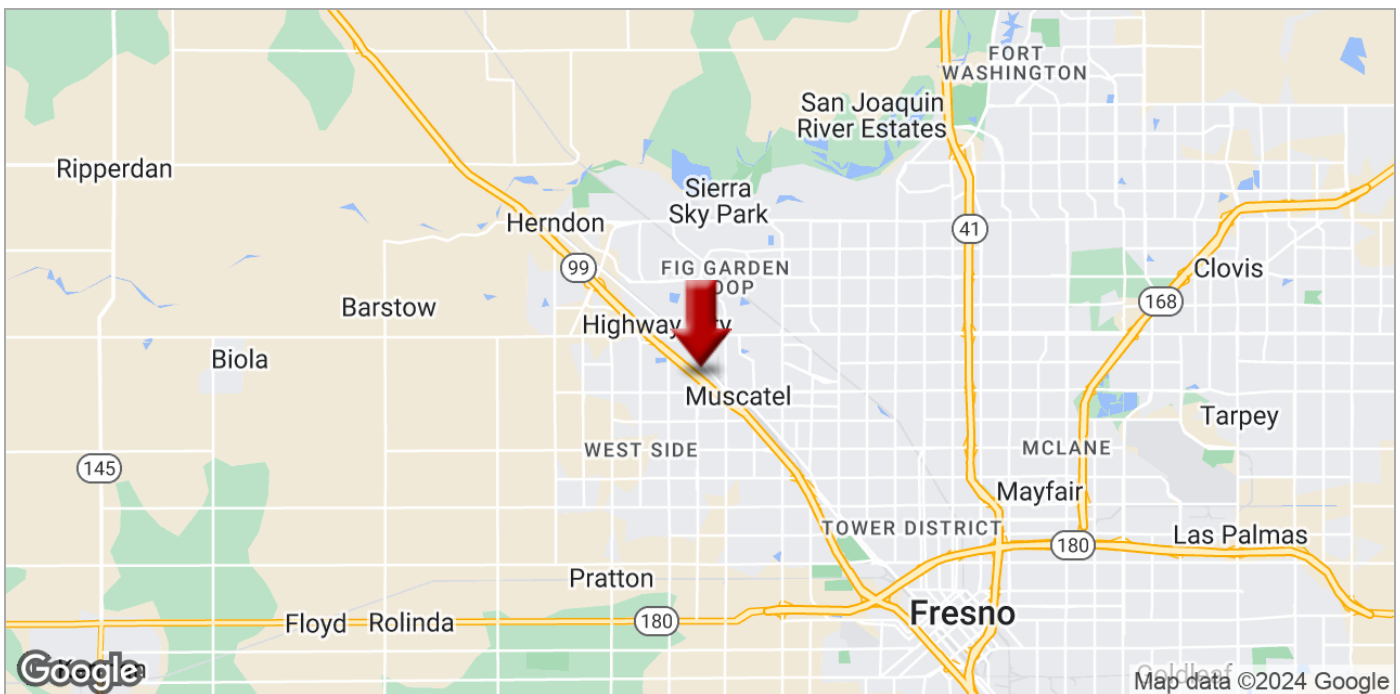
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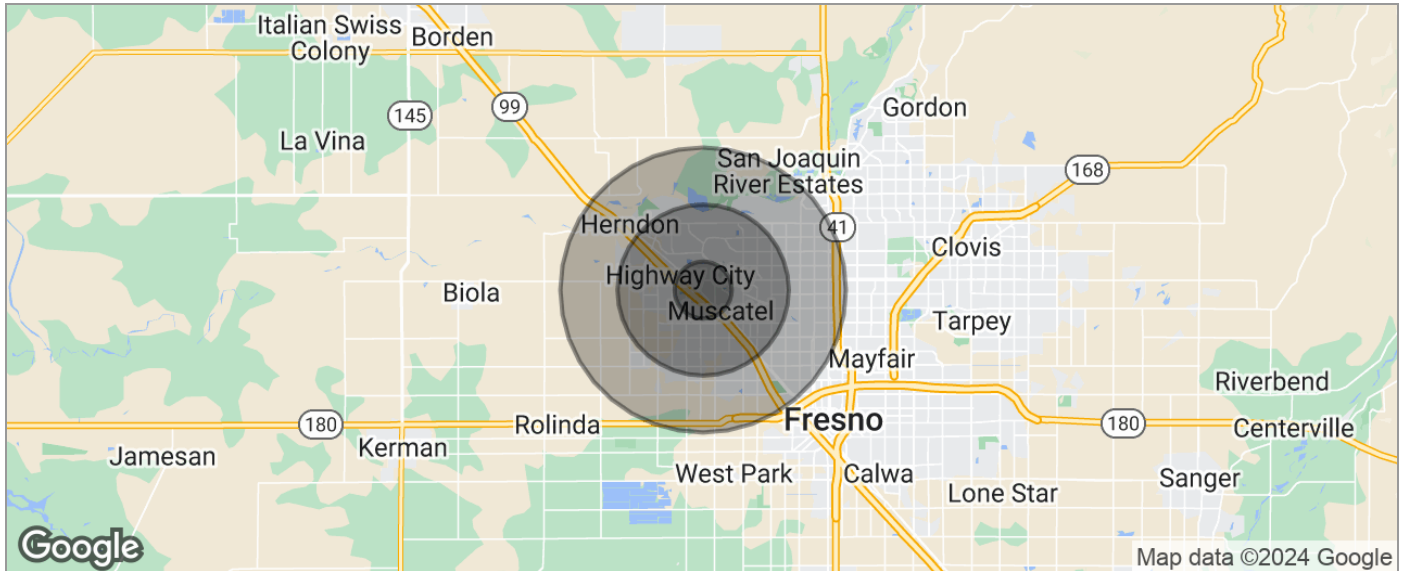
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,968	96,353	188,122
MEDIAN AGE	28.7	31.3	33.2
MEDIAN AGE (MALE)	27.9	30.1	31.8
MEDIAN AGE (FEMALE)	29.8	32.5	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,263	32,182	63,637
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$61,375	\$72,172	\$71,031
AVERAGE HOUSE VALUE	\$286,832	\$284,233	\$298,091
RACE	1 MILE	3 MILES	5 MILES
% WHITE	59.4%	59.5%	62.7%
% BLACK	11.0%	8.7%	8.0%
% ASIAN	10.3%	11.5%	9.9%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.6%	0.7%	0.8%
% OTHER	12.5%	14.5%	14.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	39.2%	39.8%	41.7%

* Demographic data derived from 2020 ACS - US Census

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