

## INDUSTRIAL FOR LEASE

### TURN KEY OFFICE/WAREHOUSE BUILDING IN NW FRESNO

5748 E Shields Ave , Fresno, CA 93727



#### AVAILABLE SF:

LEASE RATE: \$0.60 SF/Month Gross

LOT SIZE: 1.12 Acres

BUILDING SIZE: 8,512 SF

YEAR BUILT: 1980

ZONING: IL—Light Industrial

APN: 509-070-30

MARKET: Northwest Industrial

SUB MARKET: Clovis Ave-Industrial

CROSS STREETS: N Sunnyside Ave

#### PROPERTY FEATURES

- Clean Industrial Space Located in Airport Sub Market
- ±3,756 SF Shop w/ Rollup Doors | ±500 SF Office
- Property Offers Ample Parking
- Flexible Zoning That Allows Many Uses
- Building Equipped with HVAC In Office
- Semi Access Available
- Well Maintained Building
- Turn Key Office/Warehouse Building + Office
- 200 AMPS, 3-Phase & Fully Insulated Interior
- Located Near Clovis Ave With Direct Access to Fwy 180

**KW COMMERCIAL**  
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#### PROPERTY OVERVIEW

±8,512 SF turn-key office/warehouse building located in northwest Fresno.- #103 of ±4,256 SF with 500 SF office and open warehouse consisting of 3,756 SF (1) 12'x14' rollup for \$0.60/SF. Amps 3-phase separately metered power, sky lights, air vents, security. abundance in parking,

#### LOCATION OVERVIEW

This property is located just east of Clovis Ave, South of Shields in between Sunnyside Ave and N Argyle Ave. This building is east of the Fresno Yosemite International Airport in the south east Fresno Industrial District.

#### CITY OF FRESNO

Fresno is a city in California, and the county seat of Fresno County. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.



Fresno is near the geographical center of California. It lies approximately 220 miles (350 km) north of Los Angeles, 170 miles (270 km) south of the state capital, Sacramento, and 185 miles (300 km) southeast of San Francisco. Yosemite National Park is about 60 miles (100 km) to the north, Kings Canyon National Park is 60 miles (100 km) to the east, and Sequoia National Park is 75 miles (120 km) to the southeast. Fresno, California's estimated population is 530,093 according to the most recent United States census estimates. Fresno, California is the 5th largest city in California based on official 2017 estimates from the US Census Bureau.

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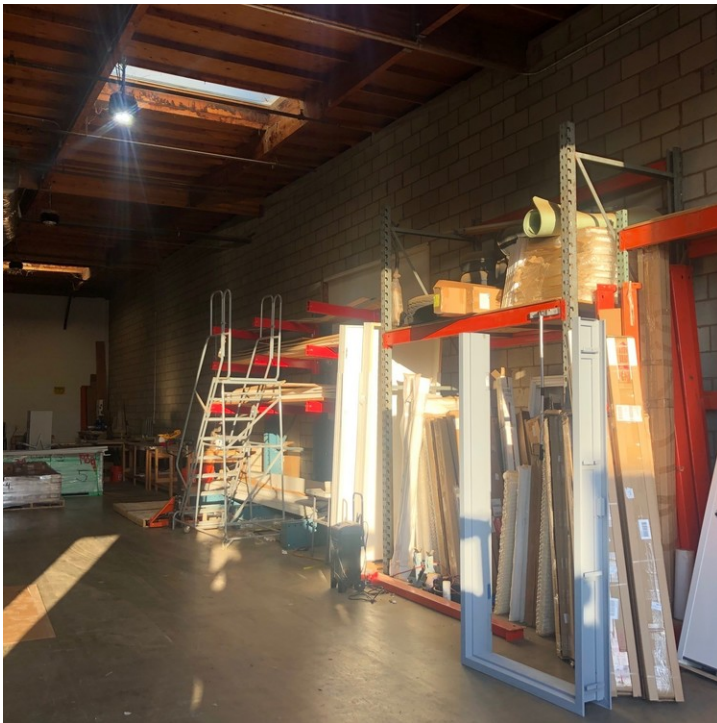
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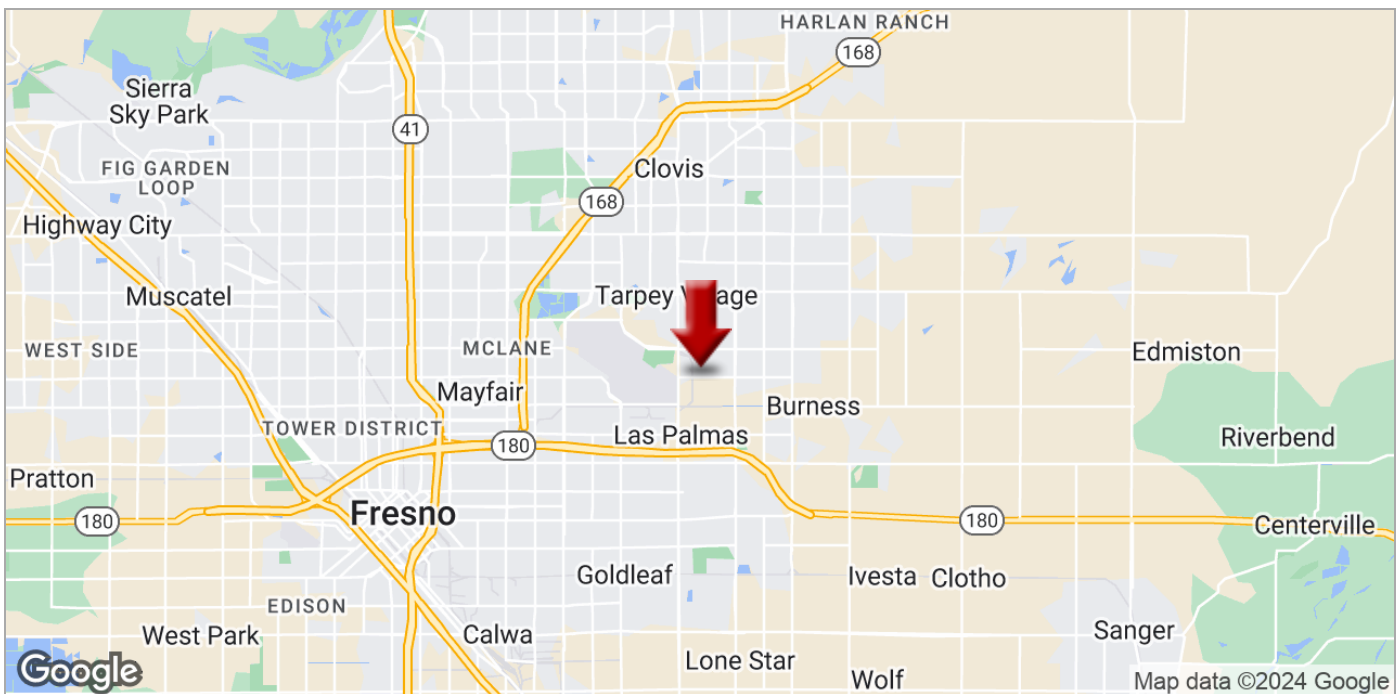
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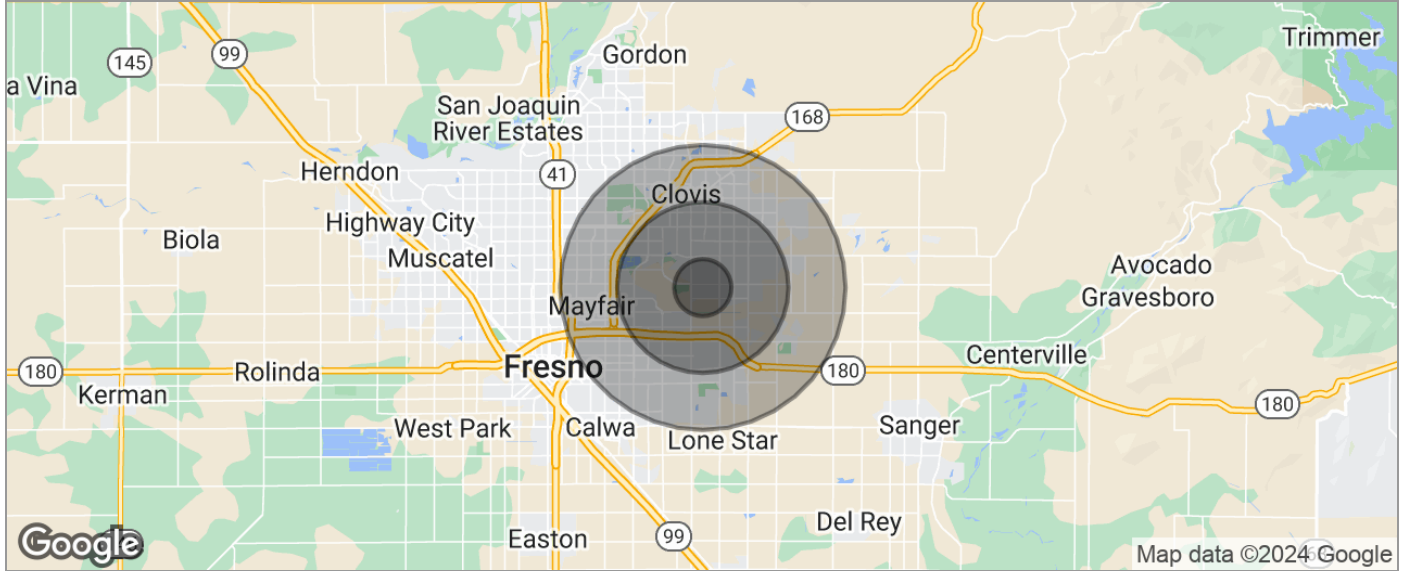
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,968	96,353	188,122
MEDIAN AGE	28.7	31.3	33.2
MEDIAN AGE (MALE)	27.9	30.1	31.8
MEDIAN AGE (FEMALE)	29.8	32.5	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,263	32,182	63,637
# 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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