

# INDUSTRIAL FOR SALE

FREESTANDING  $\pm 7,120$  SF INDUSTRIAL BUILDING - SHAW EXPOSURE

4642 N Bendel Ave, Fresno, CA 93722



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>LOT SIZE:</b>	0.44 Acres
<b>BUILDING SIZE:</b>	7,120 SF
<b>ZONING:</b>	IL
<b>APN:</b>	510-050-22
<b>GROUND LEVEL DOORS:</b>	(2) @ 12' x 14'
<b>MARKET:</b>	West Fresno
<b>SUBMARKET:</b>	NW Industrial

## PROPERTY HIGHLIGHTS

- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Fire Sprinklers in Warehouse
- $\pm 7,120$  SF Freestanding Building
- $\pm 6,000$  SF Warehouse,  $\pm 1,120$  SF Office
- $\pm 0.44$  Acre Lot: Fully Fenced Paved Yard Area
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- 2 Ground Level Doors 12' x 14'
- 480/277 Volt, 3-Phase
- Flexible Zoning That Allows Many Uses
- Close Proximity to HWY 99

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

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# INDUSTRIAL FOR SALE

## FREESTANDING $\pm 7,120$ SF INDUSTRIAL BUILDING - SHAW EXPOSURE

4642 N Bendel Ave, Fresno, CA 93722



### PROPERTY OVERVIEW

$\pm 7,120$  SF clear-span freestanding Industrial building on  $\pm 0.44$  acres of land near a high traffic area. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. This move-in ready deal is offering an ideal configuration offering direct Shaw Avenue exposure. Building features a functional layout, two 12'x14' ground level roll up doors that open into the fenced yard that allows for good circulation of warehouse. The warehouse portion is metal and concrete block construction and the separate office is wood frame stucco exterior. The office is  $\pm 1,120$  square feet. There are fire sprinklers throughout, full insulation, LED lighting, electrical throughout, parking lot seal/stripe, and fenced paved yard area (automatic iron gate). Equipped with heavy power (1,000 Amps existing expandable to 1,200 Amps), over-sized ground level roll up doors, sky lights, insulated ceiling, ADA restrooms, and economical City Utility Services.



### LOCATION OVERVIEW

This property is located in Northwest Fresno just south of Shaw Avenue. Located 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 submarket is considered one of the most accessible industrial areas in Fresno. Subject is directly off Shaw Ave with easy access and great visibility located on the Shaw Ave entrance entrance/exit, east of Golden State Blvd, strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties.

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.



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

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**



## INDUSTRIAL FOR SALE

FREESTANDING ±7,120 SF INDUSTRIAL BUILDING - SHAW EXPOSURE

4642 N Bendel Ave, Fresno, CA 93722



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

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## INDUSTRIAL FOR SALE

FREESTANDING  $\pm 7,120$  SF INDUSTRIAL BUILDING - SHAW EXPOSURE

4642 N Bendel Ave, Fresno, CA 93722



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

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

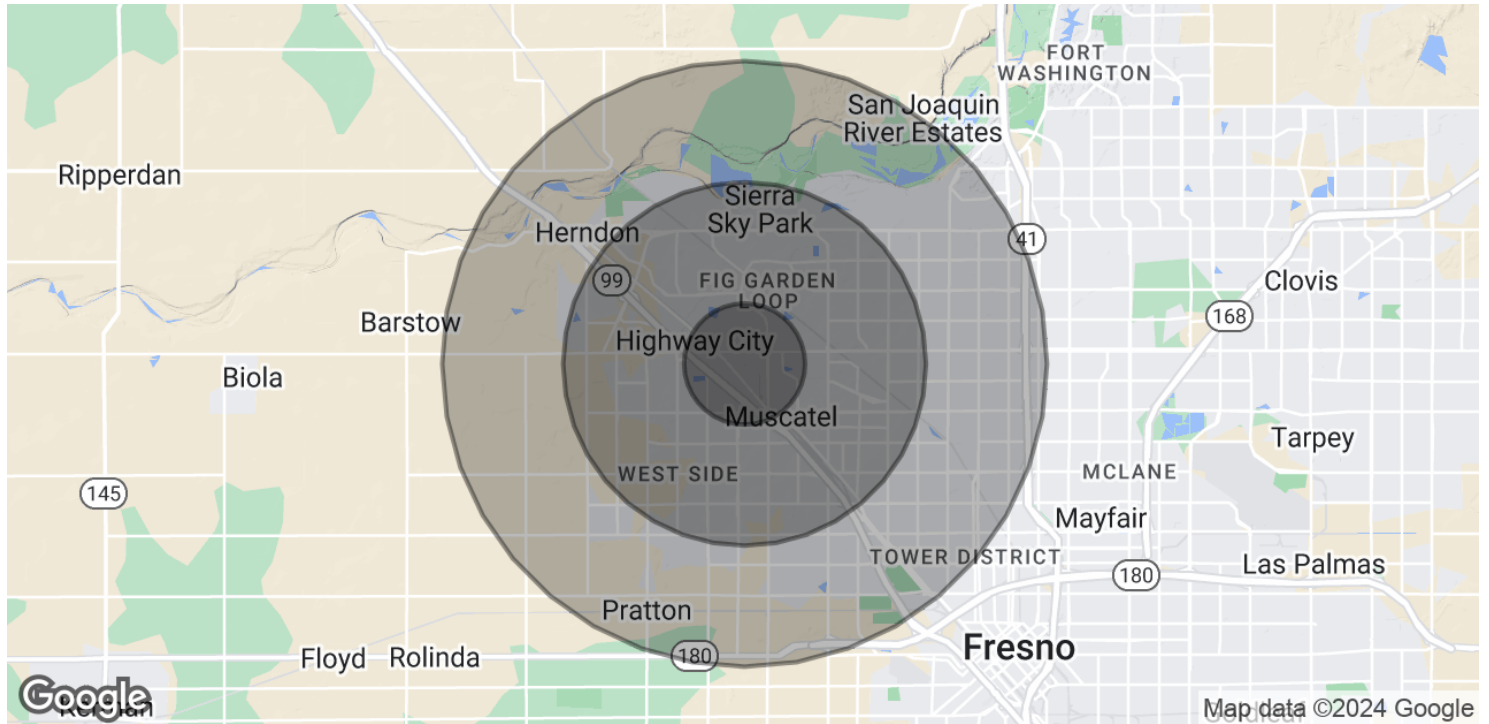
Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)



## INDUSTRIAL FOR SALE

FREESTANDING ±7,120 SF INDUSTRIAL BUILDING - SHAW EXPOSURE

4642 N Bendel Ave, Fresno, CA 93722



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,127	109,351	206,170
Average age	28.7	31.4	33.5
Average age (Male)	27.2	30.1	32.1
Average age (Female)	29.9	32.8	34.7
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	7,263	65,703	131,232
Total Population - Black	1,186	10,069	15,801
Total Population - Asian	1,255	11,215	19,550
Total Population - Hawaiian	7	65	134
Total Population - American Indian	78	882	1,704
Total Population - Other	1,702	16,040	28,323

\* Demographic data derived from 2020 ACS - US Census

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

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.centralcacommercial.com)