

## INDUSTRIAL FOR SALE & LEASE

# ±21,375 SF FREESTANDING INDUSTRIAL BUILDING

2010 E Tyler Ave, Fresno, CA 93701



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,150,000
<b>LEASE RATE:</b>	\$5,500.00 per month (MG)
<b>LOT SIZE:</b>	0.522 Acres
<b>YEAR BUILT:</b>	1959
<b>BUILDING SIZE:</b>	21,375 SF

### PROPERTY HIGHLIGHTS

- Turn Key Clear-Span Warehouse Building
- ±20,000 SF Industrial Warehouse Building
- Clean Industrial Space Located in Fresno, CA
- 120/208 Volt, 3-Phase Electric Service
- Prime Alternative To New Construction
- Excellent Presence Surrounded with Quality Tenants
- Located Near CA 180 & CA 41 With Nearby Access
- Close Proximity to Major Traffic Generators
- Large Sliding Door 70' W x 18' H

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### PROPERTY OVERVIEW

±21,375 SF clear-span freestanding Industrial building on ±0.522 acres of land. This building is in move in ready condition is clear span metal and steel construction with 20' clear height. Site offers Two ground level roll up doors (1) 10 x 12 and (1) large sliding door 70' W by 18' H. Remodeled open office area +/- 400 SF open office area with restroom and mezzanine storage. Building offers 3 phase power. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs.

### LOCATION OVERVIEW

Subject property is off Tyler Ave & Clark St in Fresno, CA. The property is located within minutes from the CA-180 and CA-41 Interchange. Subject is North of Belmont Ave, South of Olive Ave, East of Abby St and West of Fresno St.

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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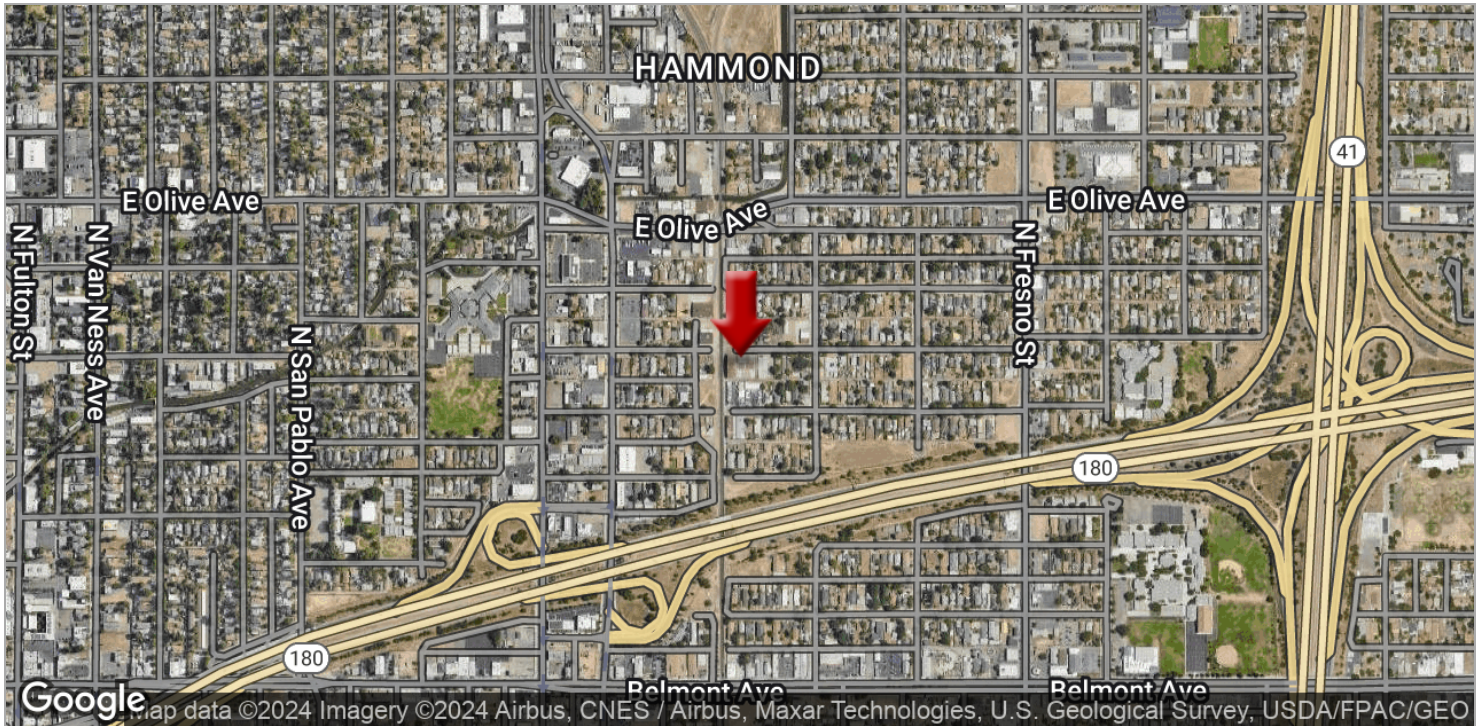
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,029	75,565	230,630
Median age	26.2	29.0	28.6
Median age (male)	25.0	28.3	27.7
Median age (Female)	28.1	30.0	29.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,157	23,149	70,237
# of persons per HH	3.5	3.3	3.3
Average HH income	\$38,892	\$38,341	\$43,297
Average house value		\$196,421	\$223,978
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	62.2%	58.2%	58.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	34.4%	46.3%	50.3%
Black	31.4%	13.5%	9.2%
Asian	1.1%	8.7%	9.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	1.3%	1.1%
Other	29.6%	26.2%	25.5%

\* Demographic data derived from 2020 ACS - US Census

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