

## INDUSTRIAL FOR LEASE

TWO TURN KEY OFFICE/WAREHOUSE BUILDINGS IN NW FRESNO

4617 N Blythe , Fresno, CA 93722



Lease Rate

**\$0.90  
SF/MONTH**

### PROPERTY HIGHLIGHTS

- Clean Industrial Space Located in NW Fresno
- (2) Turn Key Office/Warehouse Buildings
- Open Parking Lot + Ample Street Parking
- (2) Ground Level Roll Up Doors Per Building; (4) Total
- #4617 has 20'x40' Office In South Building w/ Restroom
- #4623 has 40'x22' Office In North Building w/ Restroom
- Flexible Zoning That Allows Many Uses
- #4617 Has 800 AMPS, 240 Volt 3-Phase & Fully Insulated Interior
- #4623 Has 100 AMPS 3 Phase Power
- 14.5' Clearance Height Throughout Both Buildings
- Water & Air Lines Throughout | Paved & Fenced Yard
- Building Equipped with HVAC In Office
- Located Within Minutes from HWY 99 & Golden State HWY

### OFFERING SUMMARY

Building Size:	8,600 SF
Available SF:	4,000 - 8,600 SF
Lot Size:	0.49 Acres
Year Built:	1985
Zoning:	IL - Light Industrial
Market:	Fresno
Submarket:	Northwest Fresno
Traffic Count:	48,747 CPD
APN:	510-050-16
Cross Streets:	N Blythe Ave
Parking:	10 Spaces

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#### 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

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

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#### PROPERTY DESCRIPTION

Two clean industrial buildings totaling  $\pm 8,600$  SF located in northwest Fresno. The South Building (#4617) of  $\pm 4,000$  SF consists of (1)  $\pm 500$  SF office (with air-conditioning and heating) that has a large open front room/reception area, (1) rear office, & (1) private restroom; the warehouse is  $\pm 3,500$  SF which includes (2) rollup doors, 14.5' clear span, & 400 Amps 240 volt 3-Phase. The North Building (#4623) of  $\pm 4,600$  SF consists of (2)  $\pm 400$  SF open rooms, (1)  $\pm 880$  SF former office equipped with HVAC, air lines throughout & 1 restroom; the warehouse is  $\pm 3,320$  SF which includes (2) rollup doors, 14.5' clear span, & 100 Amps 3 Phase Power. Both buildings have easy access to the parking lot with 10 private parking stalls as well as street parking with one main entrance & a completely fenced in paved yard area.

#### LOCATION DESCRIPTION

This property is located north of N Blythe Ave, east of N Bendel Ave, south of N Golden State Blvd and west of W Santa Ana Ave in Fresno, California. This location pulls strong traffic counts exceeding  $\pm 48,747$  CPD & daytime population within a 3-mile radius is  $\pm 125,749$ . This site is in proximity to Central East High School ( $\pm 4,420$  Students), Amazon Hub Lockers ( $\pm 2,800$  Employees) & The Community Regional Medical Center ( $\pm 169$  Beds). Surrounding tenants include McDonald's, Starbucks, Taco Bell, Pizza Hut, Chase, Union Bank, Wells Fargo, Dominos Pizza, Panda Express, Panera, Applebee's, Mountain Mikes, Arsenios, Me n Eds, Wienerschnitzel, Marians, and many others.



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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4623 N Blythe	Available	4,600 - 8,600 SF	Modified Gross	\$0.90 SF/month
4617 N Blythe	Available	4,000 - 8,600 SF	Modified Gross	\$0.90 SF/month

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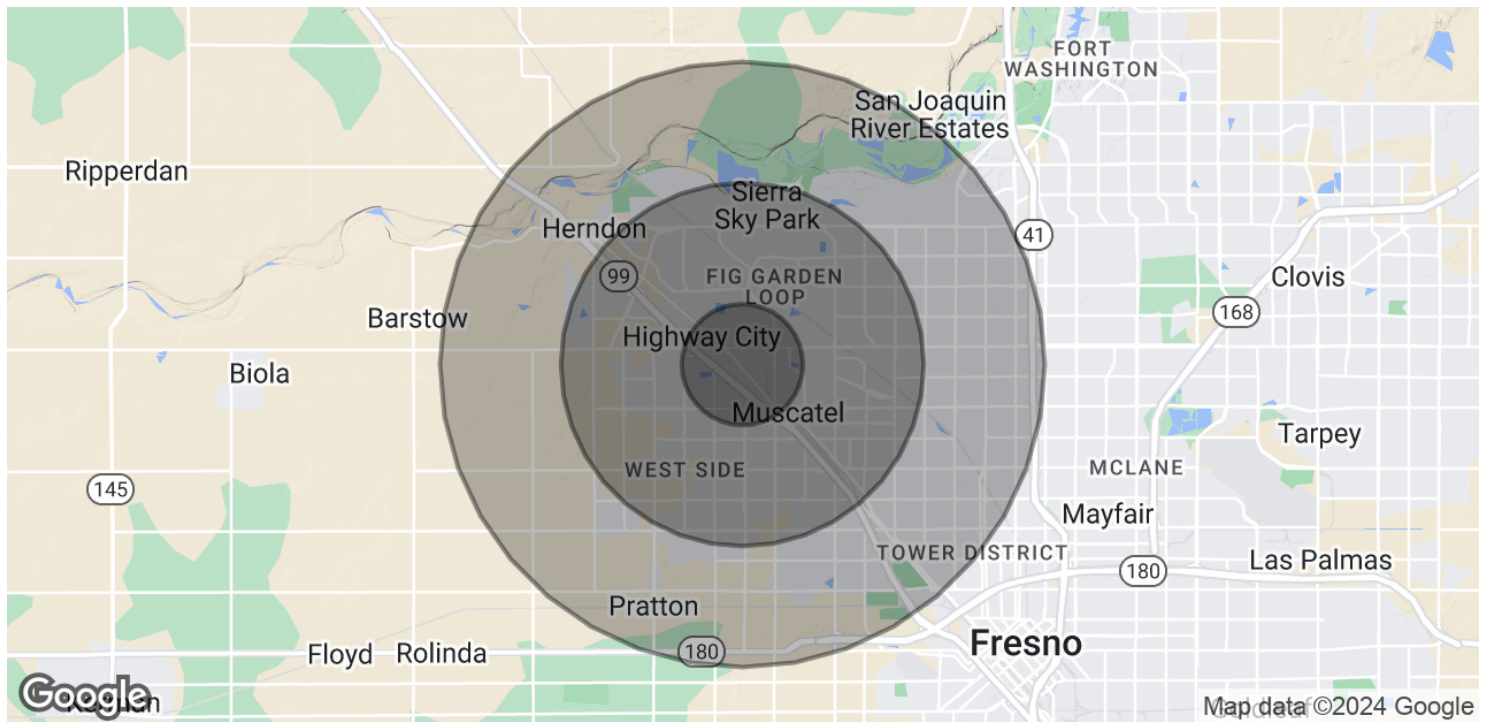
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,662	123,533	219,211
Average Age	33.2	33.7	34.9
Average Age (Male)	31.2	32.9	34.1
Average Age (Female)	33.5	35.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,216	41,871	77,902
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$57,558	\$76,646	\$78,055
Average House Value	\$160,056	\$245,522	\$254,603
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	48.7%	46.0%	46.0%

\* Demographic data derived from 2020 ACS - US Census

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