

OFFICE FOR LEASE

HIGH QUALITY OFFICE/WAREHOUSE SPACE IN FRESNO, CA

2695 N Fowler Ave, Fresno, CA 93727



Lease Rate

**\$0.75
SF/MONTH
(NNN)**

OFFERING SUMMARY

Building Size:	29,759 SF
Available SF:	±6,600 - 15,600 SF
NNN's:	\$0.15/SF
Suite #108:	±6,600 SF
Lot Size:	2.32 Acres
Year Built:	2006
Zoning:	II - Industrial Light
Market:	Central Tulare
Submarket:	Northeast Fresno
Traffic Count:	21,812
APN:	496-193-02

PROPERTY HIGHLIGHTS

- ±6600 SF of Clear Span Industrial Space in Fresno, CA
- #108: ±6,600 SF Consisting Of ±2,600 SF Office & ±4,000 SF Warehouse
- Suites Have Potential To Be Combined To ±15,600 SF
- Parking On All Sides Of Building on ±3.23 Acres
- Private Offices, Breakroom, & Warehouse
- Clear Height 14' | Heavy Duty Reinforced Concrete
- 12'x12' Ground Level Roll Up Door
- Flexible Zoning That Allows Many Uses
- Building Equipped with HVAC In Office | ESFR Sprinklers
- Turn Key Office/Warehouse Building + Office
- 120/280, 3-Phase Power 200 Amps | Semi Access Available
- Multiple Access Points | Gated Private Parking Lot
- Close Proximity to Fresno Yosemite International Airport
- Convenient Location w/ Access to CA-180, CA-41 & CA-168
- Located Within Minutes From Corporate Neighbors

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PROPERTY DESCRIPTION

±6,600 SF available of office/warehouse suites located in Fresno, CA. Suite #108 ±6,600 SF consisting of ±2,600 SF of office & ±4,000 SF of warehouse. The office space consists of (7) separate private offices, large reception area, conference room, 1 large breakroom, & restrooms. This fully insulated building features metal roof, two rollup doors in the warehouse, clear-span warehouse, 120/280 3-phase power 200 Amps separately metered power and fire sprinklers. The complex offers abundant parking; ratio exceeds 4 Stalls per 1,000 SF.

LOCATION DESCRIPTION

Property is located near CA HWY-180 and Fowler Ave creating convenient access to HWY-168 & HWY-41 interchanges. Located on the Southwest corner of N Fowler Ave and E Princeton Ave. Subject property is located North of E Clinton Ave, South of N Shields Ave, East of N Clovis Ave & West of N Armstrong Ave. National surrounding tenants include McDonald's, Starbucks, Jack In The Box, Taco Bell, Vons, Panda Express, Arsenios, Little Caesars, Mountain Mikes, Subway, Dollar Tree, Wing Stop, & many others.

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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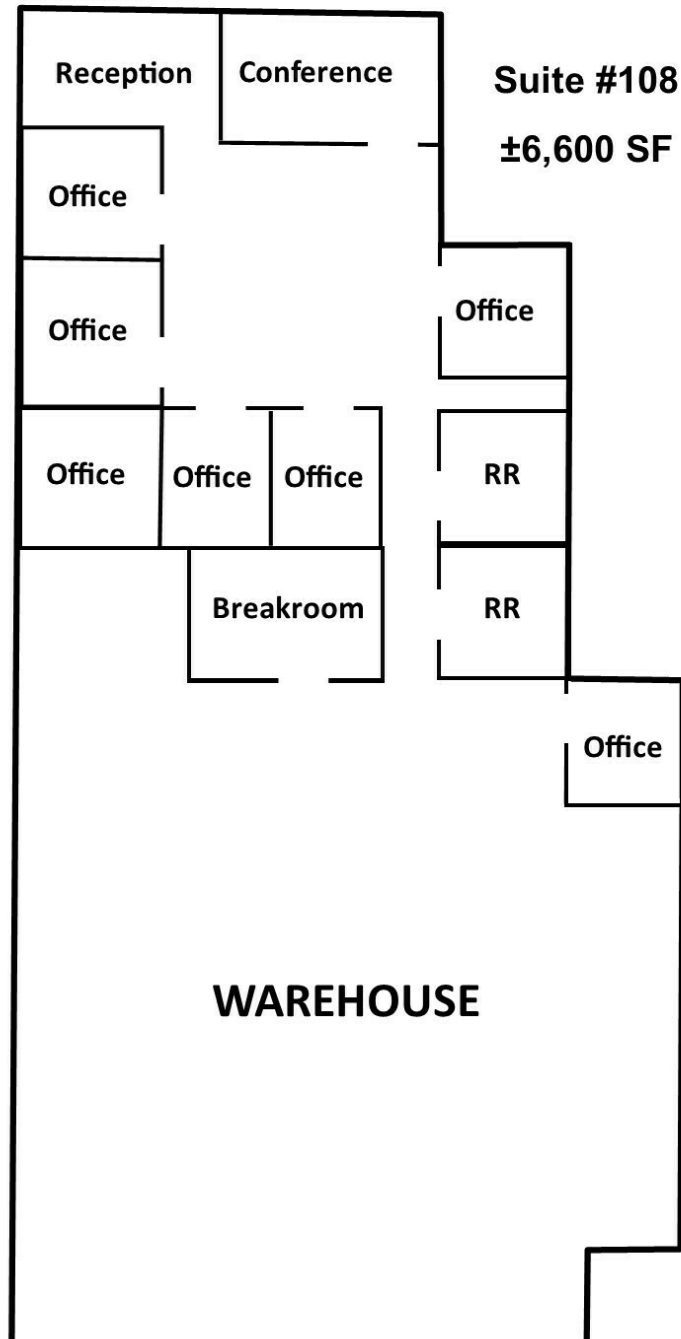
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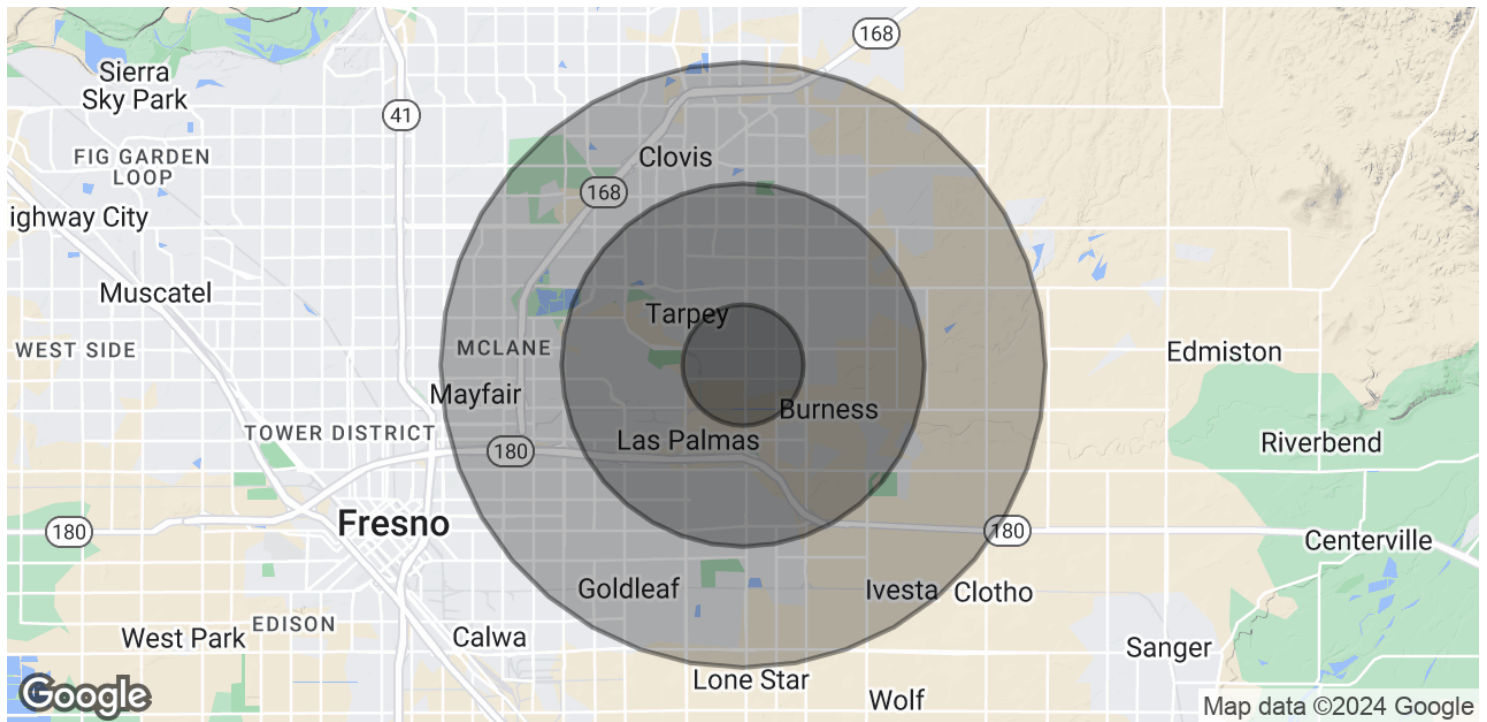
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,065	69,998	217,906
Average Age	28.4	30.9	30.6
Average Age (Male)	31.6	29.5	29.2
Average Age (Female)	28.6	32.9	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,563	22,766	70,011
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$66,862	\$63,800	\$59,475
Average House Value		\$312,342	\$303,978
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	35.1%	34.9%	39.1%

* Demographic data derived from 2020 ACS - US Census

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