

# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



Lease Rate

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

## OFFERING SUMMARY

Building Size:	19,517 - 22,748 SF
Available SF:	19,517 - 62,560 SF
NNN's:	\$0.10/SF
Lot Size:	3.5 Acres
Number of Units:	5
Year Built:	2024
Zoning:	IH - Heavy Industrial
Clear Height:	24'
Market:	Fresno
Traffic Count:	±219,668 CPD
Cross Streets:	Cherry & Jensen Ave
APN:	328-191-76

## PROPERTY HIGHLIGHTS

- Concrete Tilt Up Dock High Building Available (Quarter 2024)
- Ready For Immediate Occupancy | Concrete Tilt Up
- ±19517, ±20295, ±22748 or ±62560 SF Available
- Excellent Access To All Major Freeways
- BTS Office Space In Each Building | 24' Clear Height
- Dock High Door & Ground Level Doors Per Building
- Large Paved Open Area | Heavy Power Available
- Building Equipped with HVAC In Office | ESFR Sprinklers
- Parking On All Sides Of Building on ±3.5 Acres
- 480/277 Volt, 3-Phase 4-Wire Electric Service
- Offers Prime Jensen Avenue Frontage
- Semi Turn Around & Pull-Through Capability
- Economical High Speed Internet Via Comcast
- Distribution/Manufacturing Space | Quick Freeway Access
- Close Proximity To North Pointe Business Park

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.

### 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

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

# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



## PROPERTY DESCRIPTION

±19517, ±20295, ±22748 or ±62560 SF concrete tilt-up Industrial Manufacturing/Distribution Warehouse on ±3.5 acres located on Cherry Ave between Highway 99 & Freeway 41 in northwest Fresno, CA. The property has excellent access to Hwy. 99 & CA-41 on/off ramps via Jensen Avenue. Features heavy power, semi pull-through capability, dock high and ground level roll up doors, 24' foot clear height, and office/showroom build out with HVAC. Clean warehouse that is fully insulated, fire sprinklers, shop cooler and heaters, and plenty of parking. Easy and convenient access with multiple entrances/exits.

## LOCATION DESCRIPTION

Property is located directly off Freeway 41 & just .5 miles from CA-99 creating convenient access to all parts of Fresno within minutes. Flexible Zoning also allows for many uses allowed in this desired Industrial Park environment. This location is excellent for industrial businesses & distribution. The subject property is located just west of CA-41, east of CA-99, & south of Jensen Ave in west Fresno, CA.

Fresno is the fifth largest city in the State of California, and 35th largest in the nation. San Francisco and Los Angeles are each approximately a three-hour drive from Fresno County's namesake city. Because Fresno sits at the junction of Highways 41 and 99 (SR 41 is Yosemite National Park's southern access road, and SR 99 bypasses Interstate 5 to serve the urban centers of the San Joaquin Valley), the city is a major gateway for Yosemite visitors coming from Los Angeles. The city also serves as an entrance into Sierra National Forest via Highway 168, and Sequoia and Kings Canyon National Parks via Highway.



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.

### 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

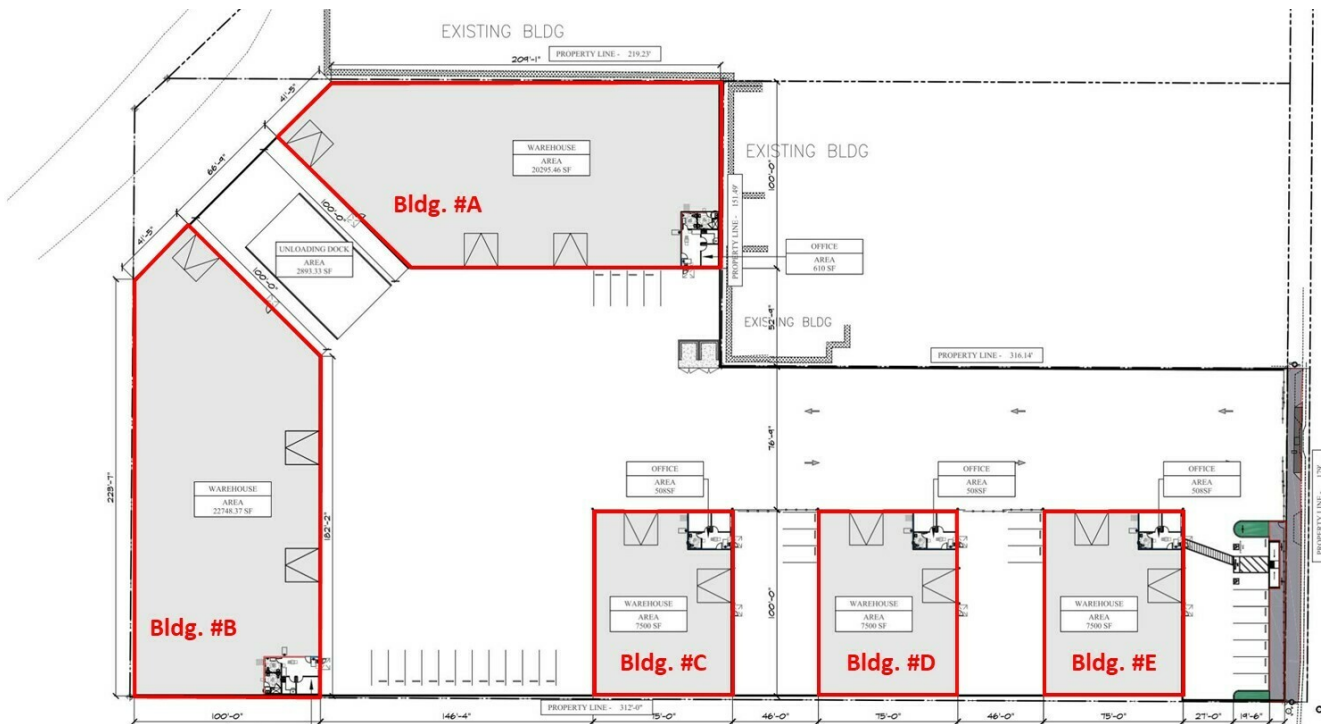
Each Office Independently Owned and Operated **CentralCaCommercial.com**



# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	20,295 SF	\$0.10/SF NNN	\$0.75 SF/month	Clear Span Warehouse Building w/ dock high doors, ground level loading doors & office space build to suit per tenants request.
Building B	22,748 SF	\$0.10/SF NNN	\$0.75 SF/month	Clear Span Warehouse Building w/ dock high doors, ground level loading doors & office space build to suit per tenants request.
Building C	7,500 SF	\$0.10/SF NNN	\$0.75 SF/month	Clear Span Warehouse Building w/ dock high doors, ground level loading doors & office space build to suit per tenants request.
Building D	7,500 SF	\$0.10/SF NNN	\$0.75 SF/month	Clear Span Warehouse Building w/ dock high doors, ground level loading doors & office space build to suit per tenants request.
Building E	7,500 SF	\$0.10/SF NNN	\$0.75 SF/month	Clear Span Warehouse Building w/ dock high doors, ground level loading doors & office space build to suit per tenants request.

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.

**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

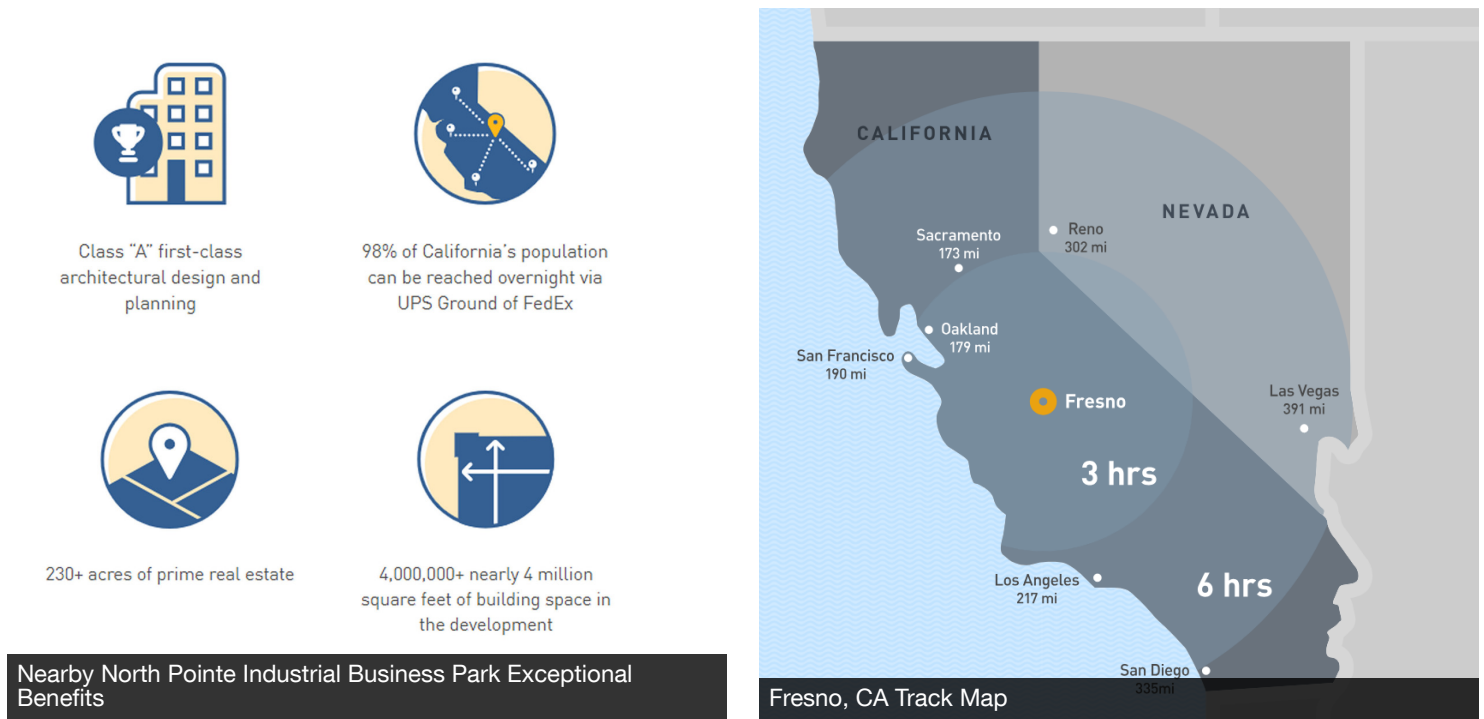
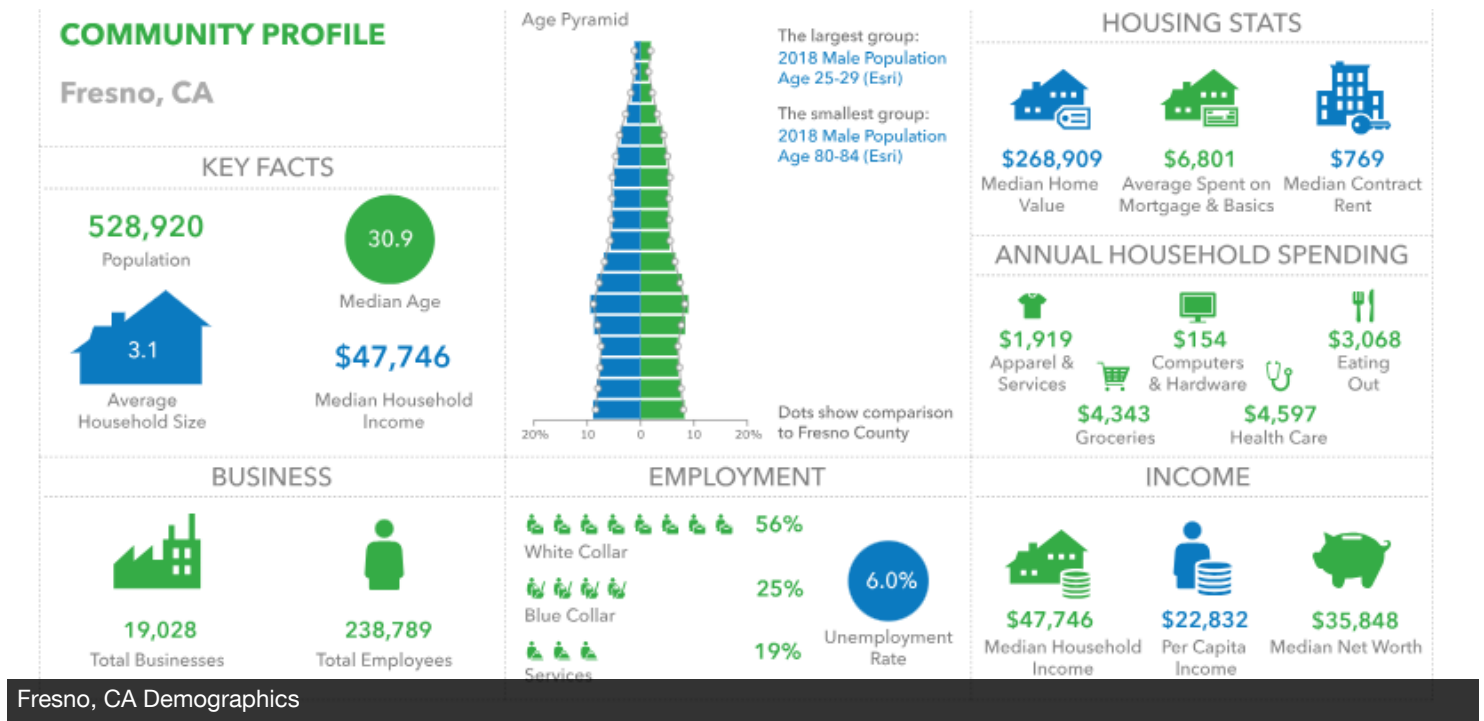
**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

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

# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



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.

**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

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

# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



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.

**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

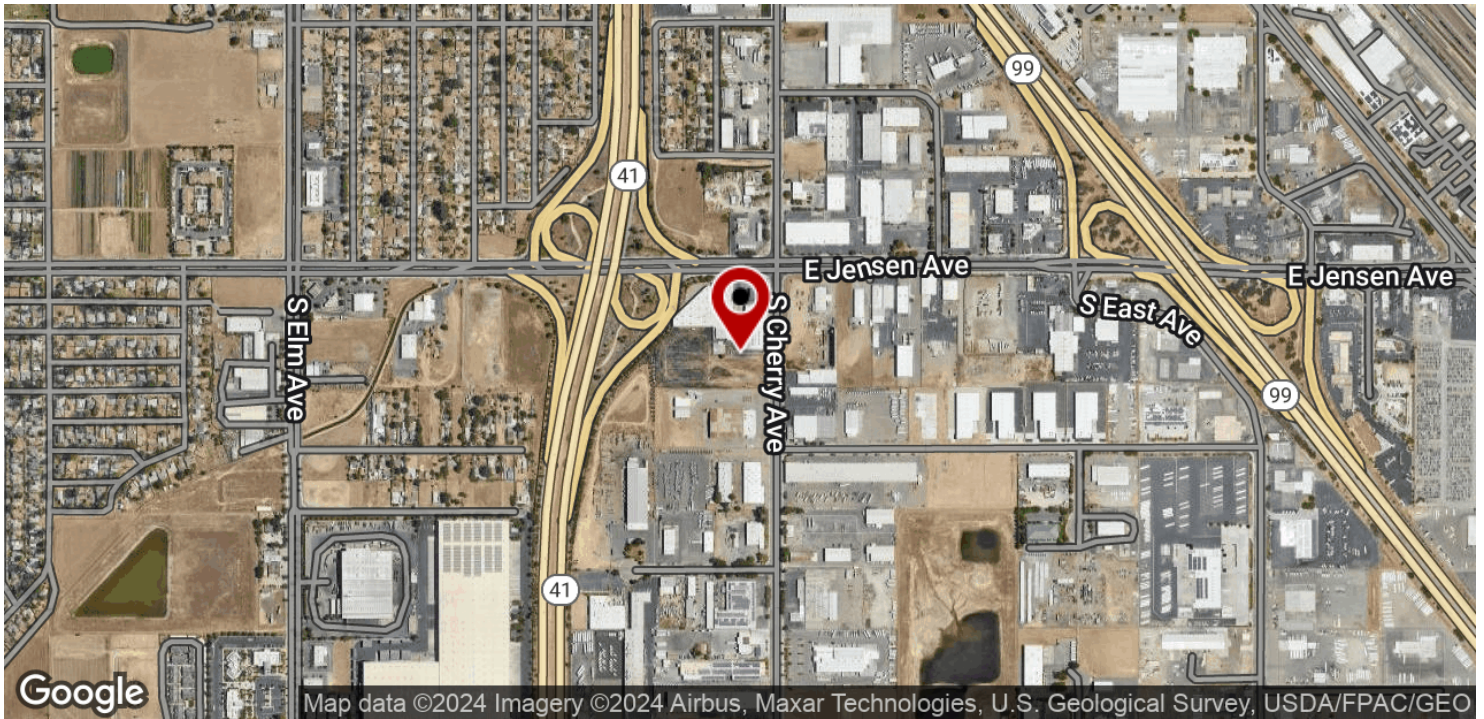
Each Office Independently Owned and Operated **CentralCaCommercial.com**



# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



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.

## 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

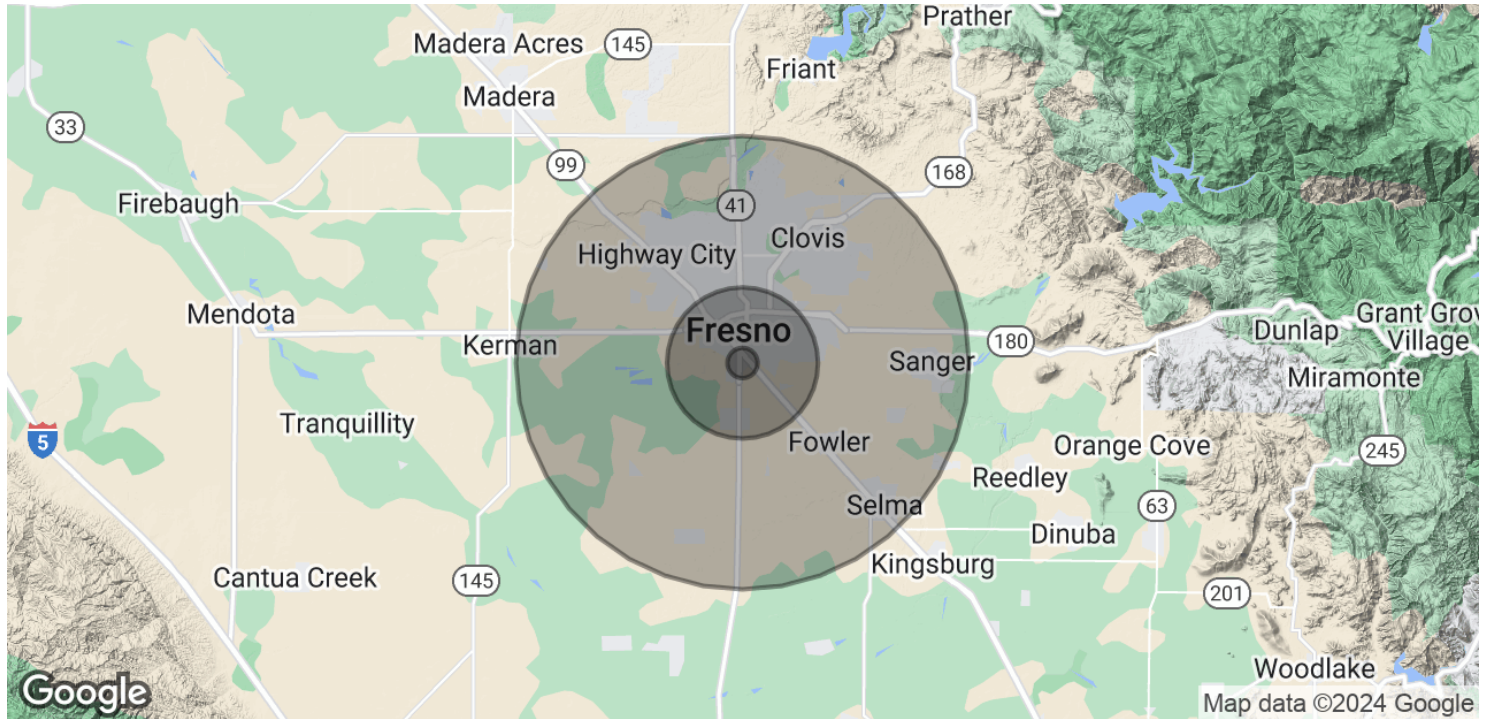
7520 N. Palm Ave #102  
Fresno, CA 93711

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

# INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING OFF JENSEN AVE

2640 S Cherry Ave, Fresno, CA 93706



POPULATION	1 MILE	5 MILES	15 MILES
Total Population	6,838	198,511	823,426
Average Age	27.8	30.3	33.7
Average Age (Male)	29.1	29.9	32.7
Average Age (Female)	28.9	31.0	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	1,994	63,104	278,526
# of Persons per HH	3.4	3.1	3.0
Average HH Income	\$31,222	\$46,796	\$76,052
Average House Value	\$115,933	\$147,052	\$253,355
ETHNICITY (%)	1 MILE	5 MILES	15 MILES
Hispanic	69.2%	65.2%	50.0%

\* Demographic data derived from 2020 ACS - US Census

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.

**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

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