

INDUSTRIAL FOR LEASE

CLEAR SPAN WAREHOUSE SPACE W/ OFFICE IN FRESNO, CA

4507 N Selland Ave, Fresno, CA 93722



Lease Rate

**\$0.90
SF/MONTH**

OFFERING SUMMARY

Building Size:	16,180 SF
Available SF:	±16,180 SF
Lot Size:	1.51 Acres
Year Built:	2004
Clear Height:	18'
Zoning:	IL - Industrial Light
Market:	Fresno
Submarket:	Northwest Fresno
APN:	424-670-30
Cross Streets:	N Selland & N Marty Ave
Available:	March 1, 2024

PROPERTY HIGHLIGHTS

- ±16,180 SF of Clear Span Industrial Space in Fresno, CA
- ±2,900 SF Office & ±13,280 SF Warehouse on ±1.51 Acres
- Private Offices, Breakroom, & Warehouse
- Clear Height 18' | Fully Fenced Large Yard
- (4) 12' x 14' Ground Level Roll Up Doors | LED Skylights
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Building Equipped with HVAC In Office | Sprinklers
- Office Consists of (5) Private Offices, Conference Area, & Restrooms
- Turn Key Office/Warehouse Building + Yard
- 240 Volt, 3-Phase Power 800 Amps | Semi Access Available
- Convenient Location w/ Access to CA-99 & Golden State Hwy
- Located Within Minutes From Corporate Neighbors
- Do Not Disturb Tenant

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PROPERTY DESCRIPTION

±16,180 SF clear span freestanding industrial building on ±1.51 acres located in Fresno, CA with CA-99 exposure. The space consists of ±2,900 SF of office & ±13,280 SF of warehouse. The office space consists of (5) separate private offices, large conference area, 1 large breakroom, storage & restrooms. This fully insulated building features metal roof, four rollup doors in the warehouse, clear-span warehouse, 240 Volt 3-phase power 800 Amps separately metered power and fire sprinklers. The building features a large fully fenced yard area which is hard to come by in this area. The complex also offers abundant parking in a gated private parking lot & street parking is available.

LOCATION DESCRIPTION

Property is located near CA-99 and Shaw Avenue creating convenient access to all nearby major freeways. Subject property is located North of W Gettysburg Ave, South of W Shaw Ave, East of N Marty Ave & West of N Brawley Ave. National surrounding tenants include McDonald's, Starbucks, Target, Texas Roadhouse, Outback Steakhouse, Smart & Final, FedEx, Winco, Foods Co, Kohls, Burger King, Applebee's, Buffalo Wild Wings, Food Maxx, Sonic, Chase, Ross, Red Robin, See's Candies, Panera, & 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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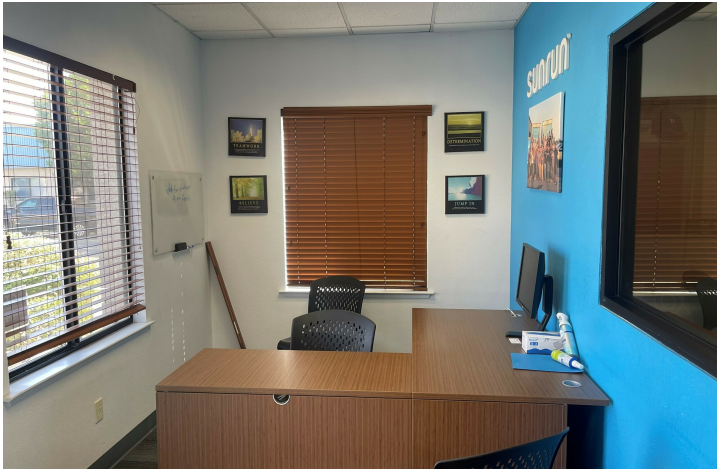
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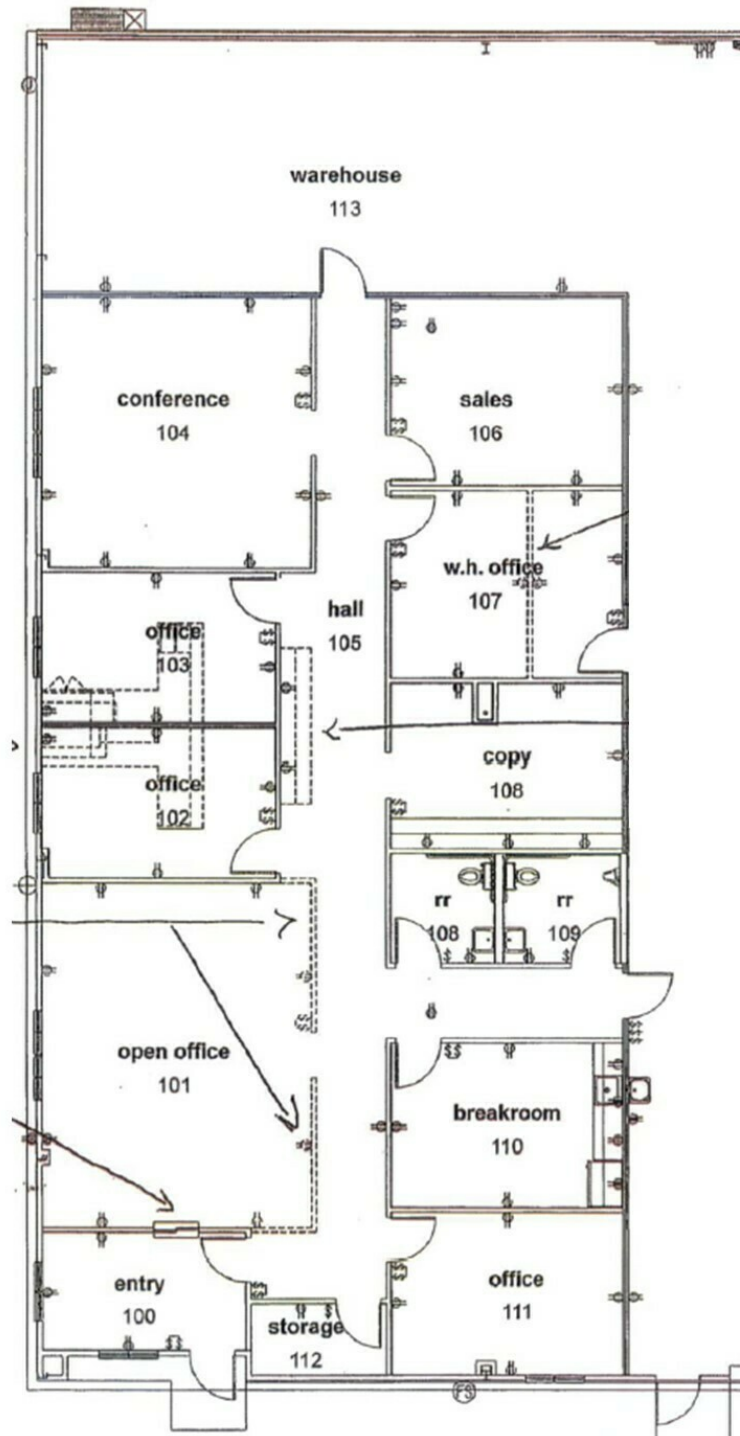
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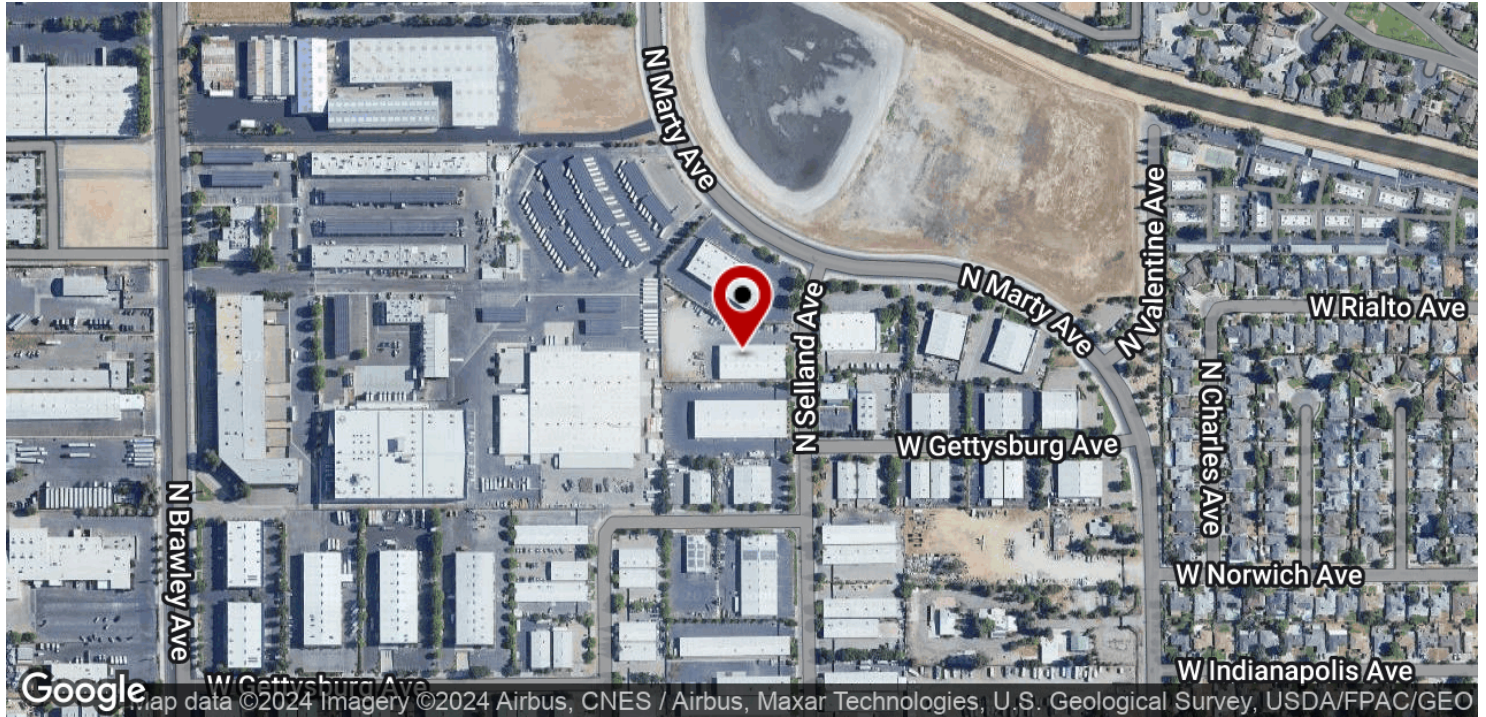
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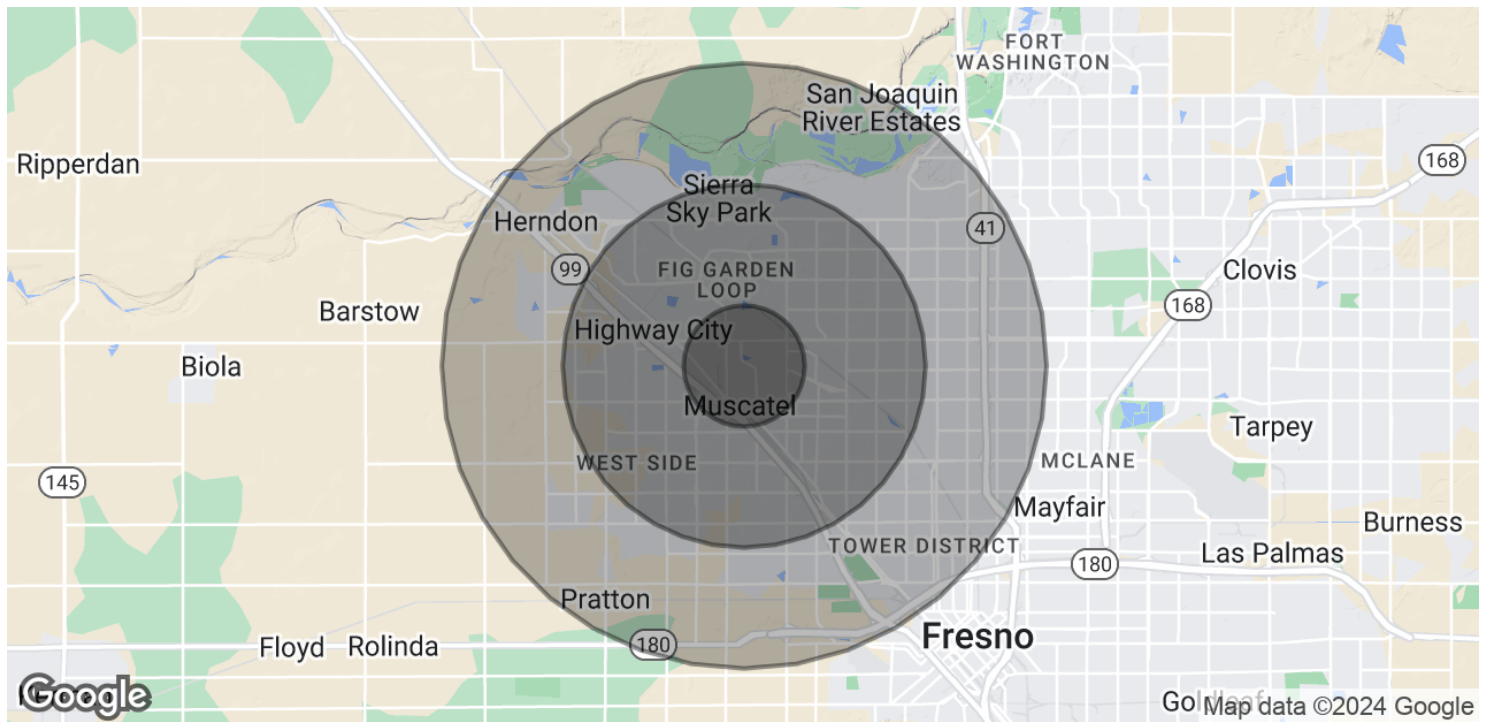
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,049	138,007	256,390
Average Age	33.5	34.0	34.6
Average Age (Male)	32.0	32.9	33.9
Average Age (Female)	34.3	35.4	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,466	48,033	91,880
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$54,774	\$75,801	\$74,627
Average House Value	\$152,394	\$239,435	\$243,780
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	44.2%	46.6%	47.0%

* Demographic data derived from 2020 ACS - US Census

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