

# INDUSTRIAL FOR LEASE

OFFICE/WAREHOUSE SPACE W/ LARGE YARD IN FRESNO, CA

5741 E Central Ave, Fresno, CA 93725



Lease Rate

**\$0.70  
SF/MONTH**

## OFFERING SUMMARY

Building Size:	25,760 SF
Available SF:	4,230 - 21,530 SF
#A Warehouse:	±12,600 SF
#B Warehouse:	±4,230 SF
Yard Area:	±3.15 Ac
Lot Size:	6.42 Acres
Clear Height:	19'
Year Built:	1940
Zoning:	M1 - Industrial
Market:	Fresno
Submarket:	S Fresno/Hwy 99 Corr

## PROPERTY HIGHLIGHTS

- Industrial Warehouse Space w/ ±3.15 Ac Yard in Fresno, CA
- ±4,230 - 12,600 SF of Warehouse Space
- Multiple Configured Office Spaces (See Page 3)
- Private Offices, Breakroom, & Warehouse
- Clear Height 19' | LED Skylights
- (3) 10' x 11' Ground Level Roll Up Doors | (4) Spot Truck Well
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Office/Warehouse Building + Large Yard Over ±3 Acres
- 120-/480 Volt, 3-Phase Power | Semi Access Available
- Convenient Location w/ Access to CA-99 & Golden State Hwy

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### PROPERTY DESCRIPTION

±21,530 SF clear span freestanding industrial building on ±4 acres located in Fresno, CA with CA-99 exposure. The property offers (2) warehouse spaces (±4,320 or 12,600 SF) & multiple configured office spaces are available. Office #A of ±200 SF (20' x 10'), & office #B of ±4,500 SF can be divisible by either 900, 1800, or 2700 SF. The property has (3) 10' x 11' ground level doors & a (4) spot dock high truck well. This fully insulated building features metal roof, 19' clear height clear-span warehouse, 120/480 volt 3-phase separately metered power, & LED lighting throughout. The site features a ±3.15 acre yard with abundant parking & multiple access points.

### LOCATION DESCRIPTION

Property is located near CA-99 and Clovis Avenue creating convenient access to all nearby major freeways. Subject property is located North of E Malaga Ave, South of E Central Ave, East of S Sunnyside Ave & West of S Fowler Ave. With its strategic position in California's Central Valley, Fresno offers a thriving commercial landscape and excellent transportation connectivity.

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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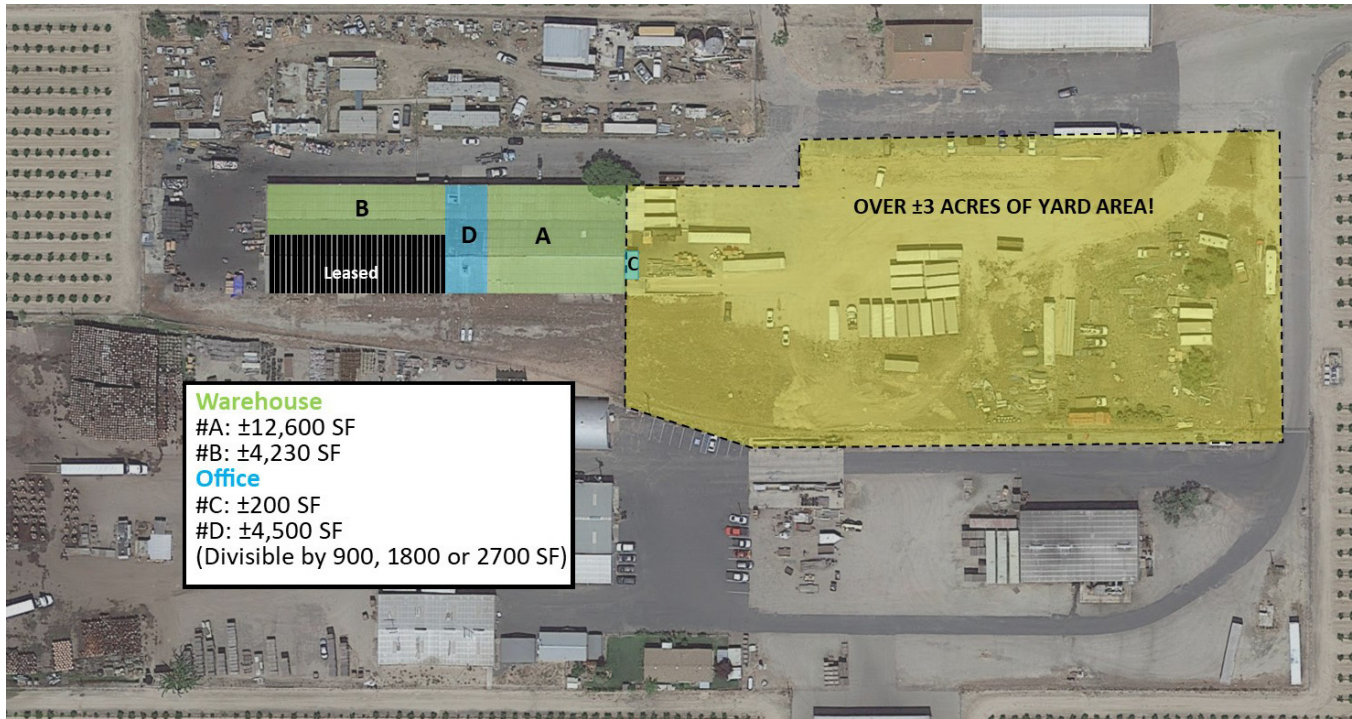
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Warehouse #A	Available	12,600 SF	Modified Gross	\$0.70 SF/month	Open Warehouse with (2) ground level doors & (4) spot truck well.
Warehouse #B	Available	4,230 SF	Modified Gross	\$0.70 SF/month	Open Warehouse with (1) 10' x 11' ground level door.
Office #C	Available	200 SF	Modified Gross	\$0.70 SF/month	Newly Renovated open office space with brand new paint & flooring.
Office #D	Available	900 - 4,500 SF	Modified Gross	\$0.70 SF/month	Consists of (5-7) private offices, conference room, open bullpen area, & can be divisible by 900, 1800, or 2700 SF.

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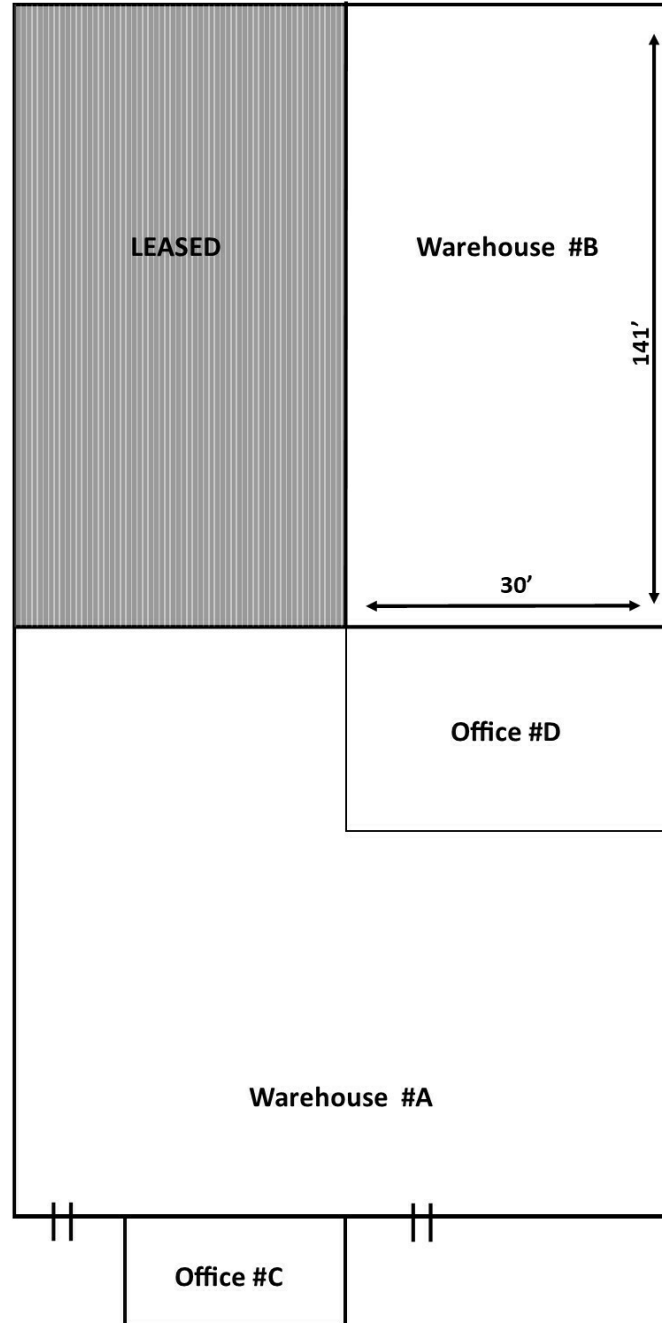
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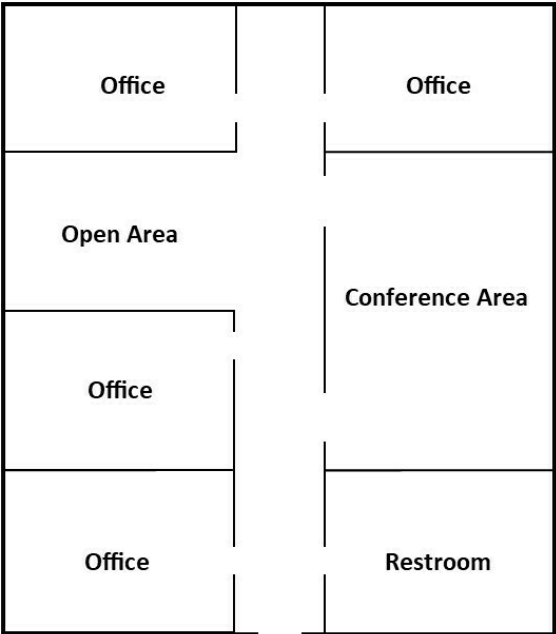
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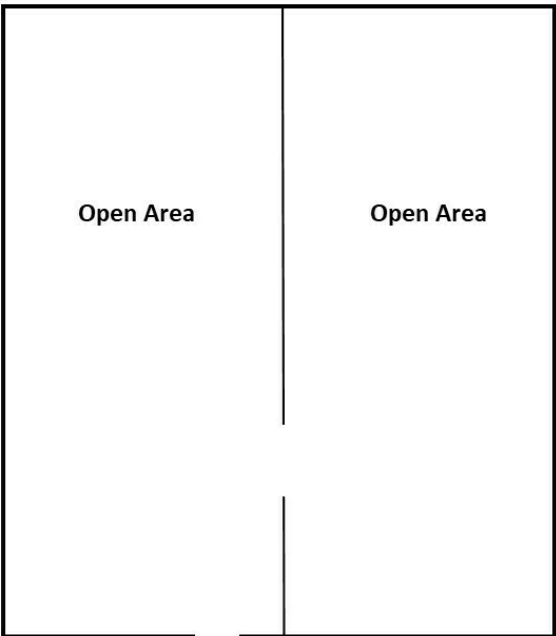
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Top Level Office



Mid Level Office



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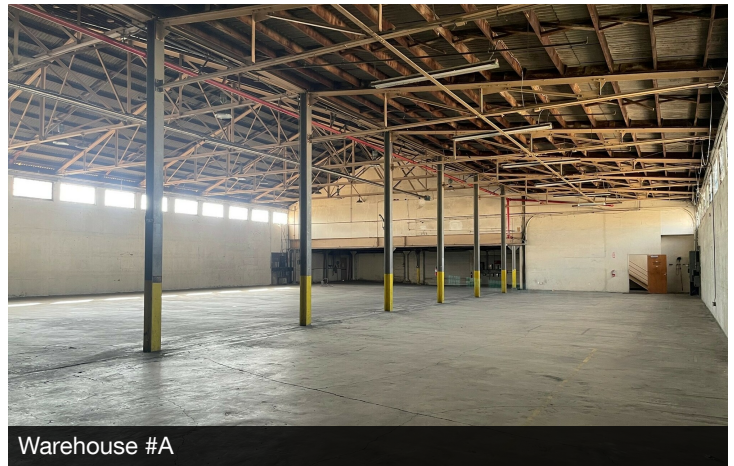
Exterior of Warehouse



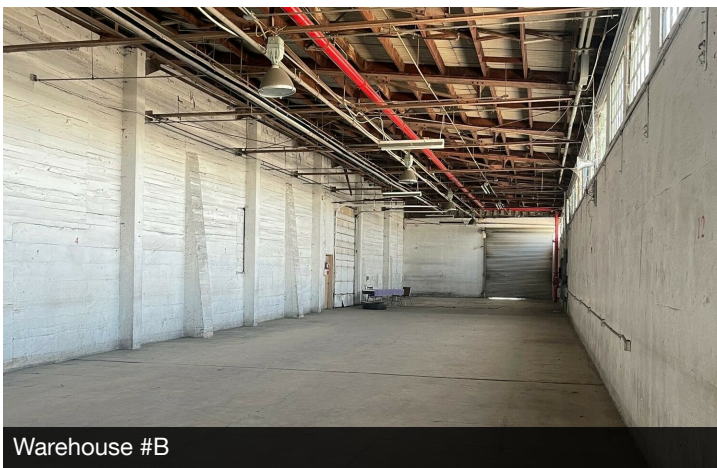
Exterior of Warehouse



Warehouse #A



Warehouse #A



Warehouse #B



Office #C

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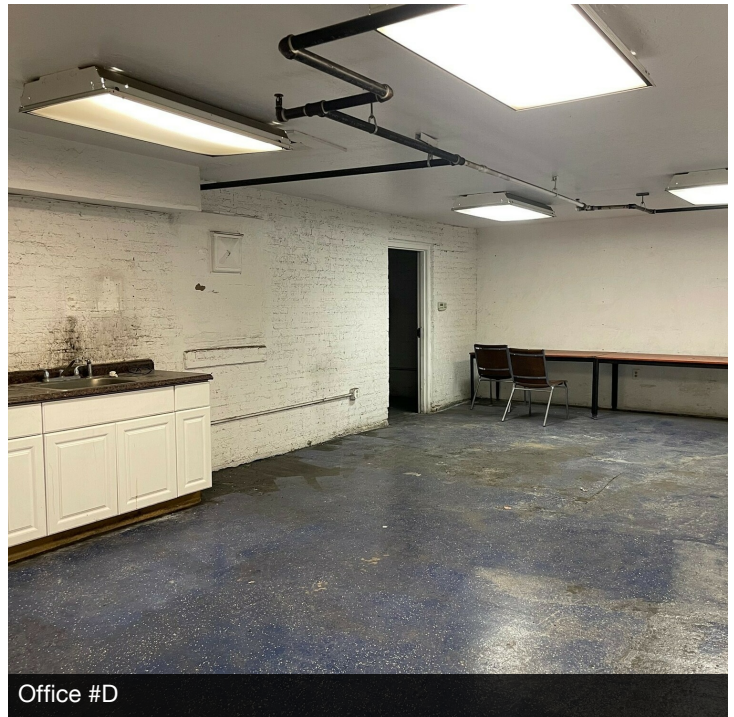
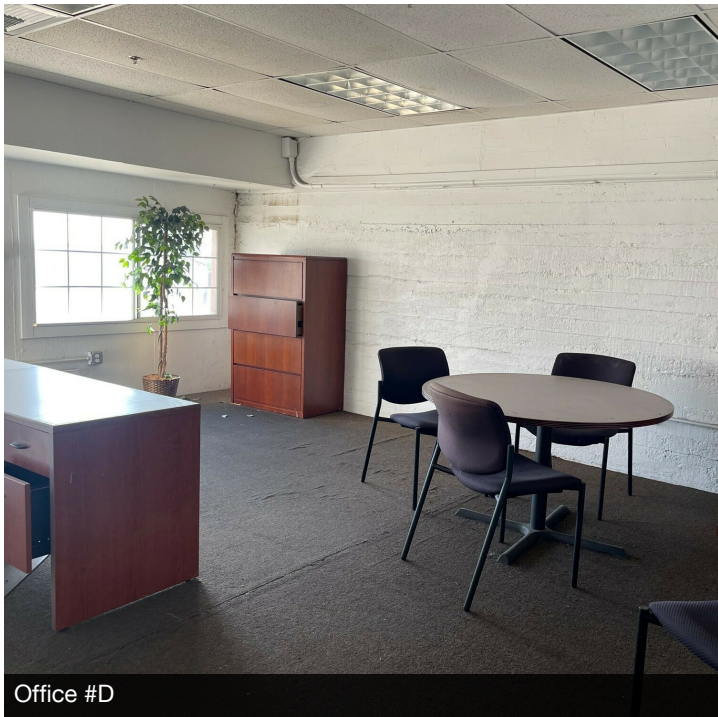
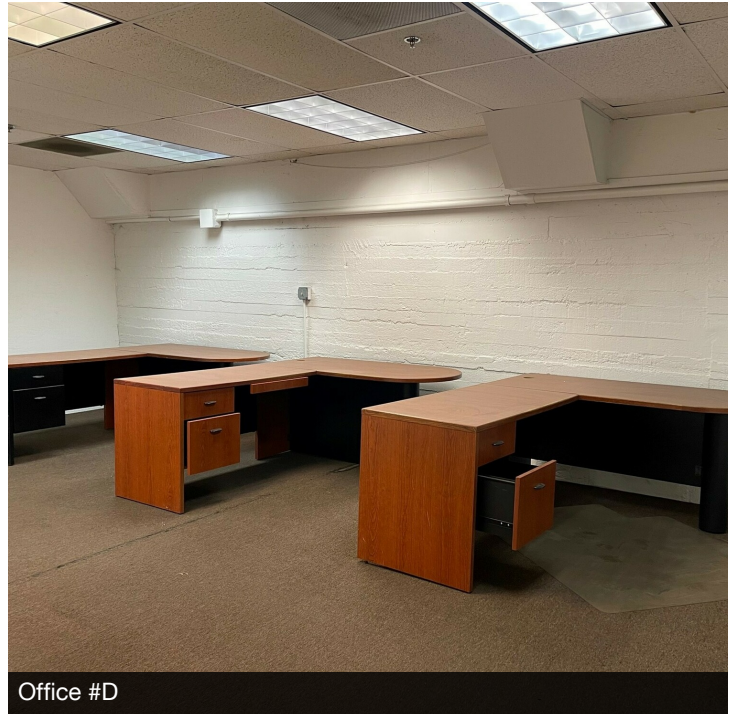
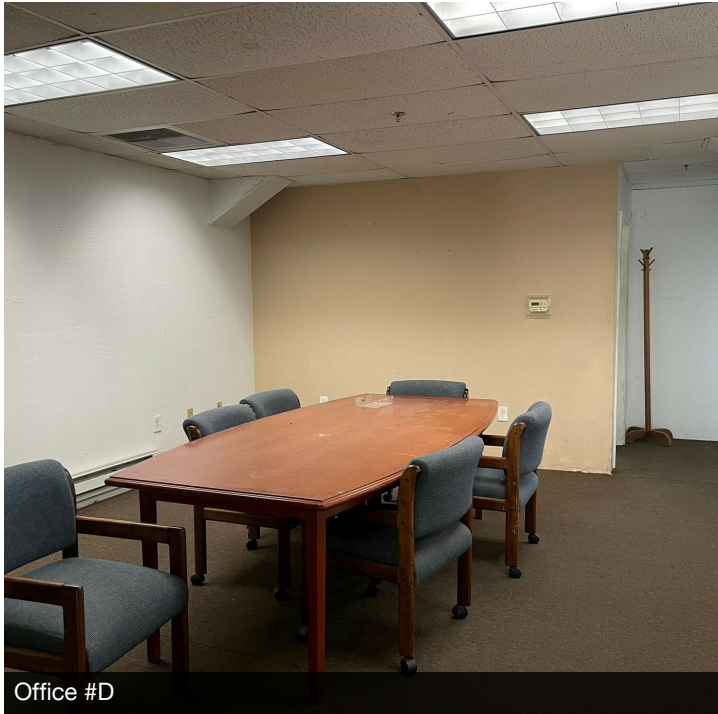
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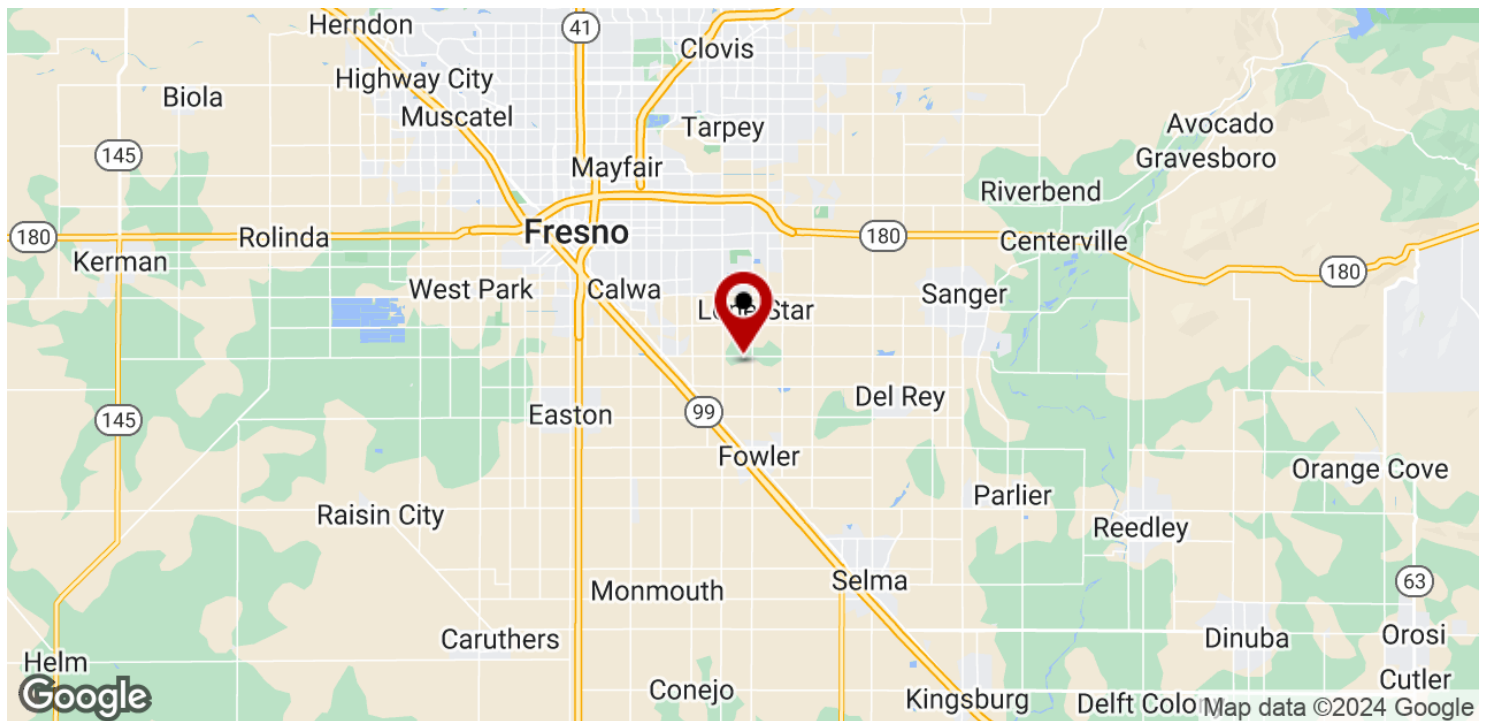
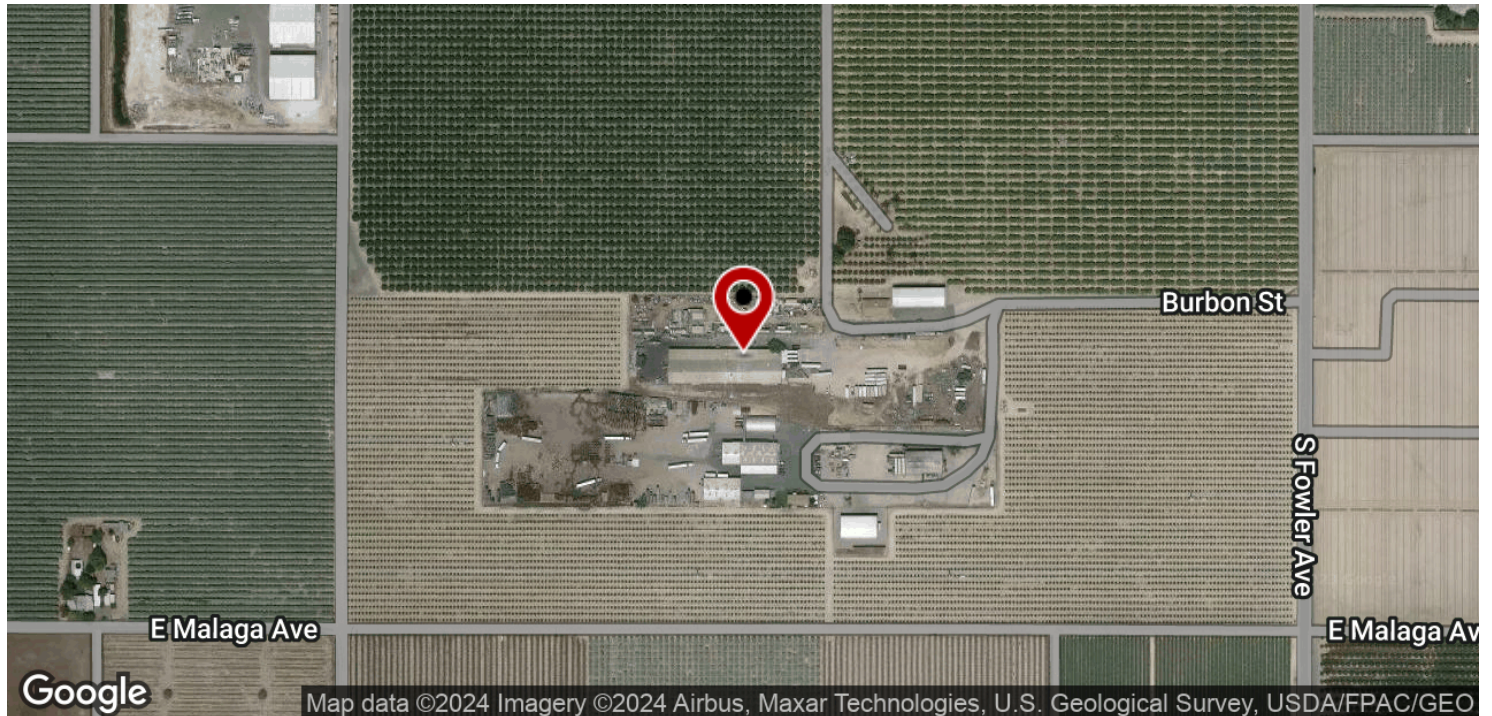
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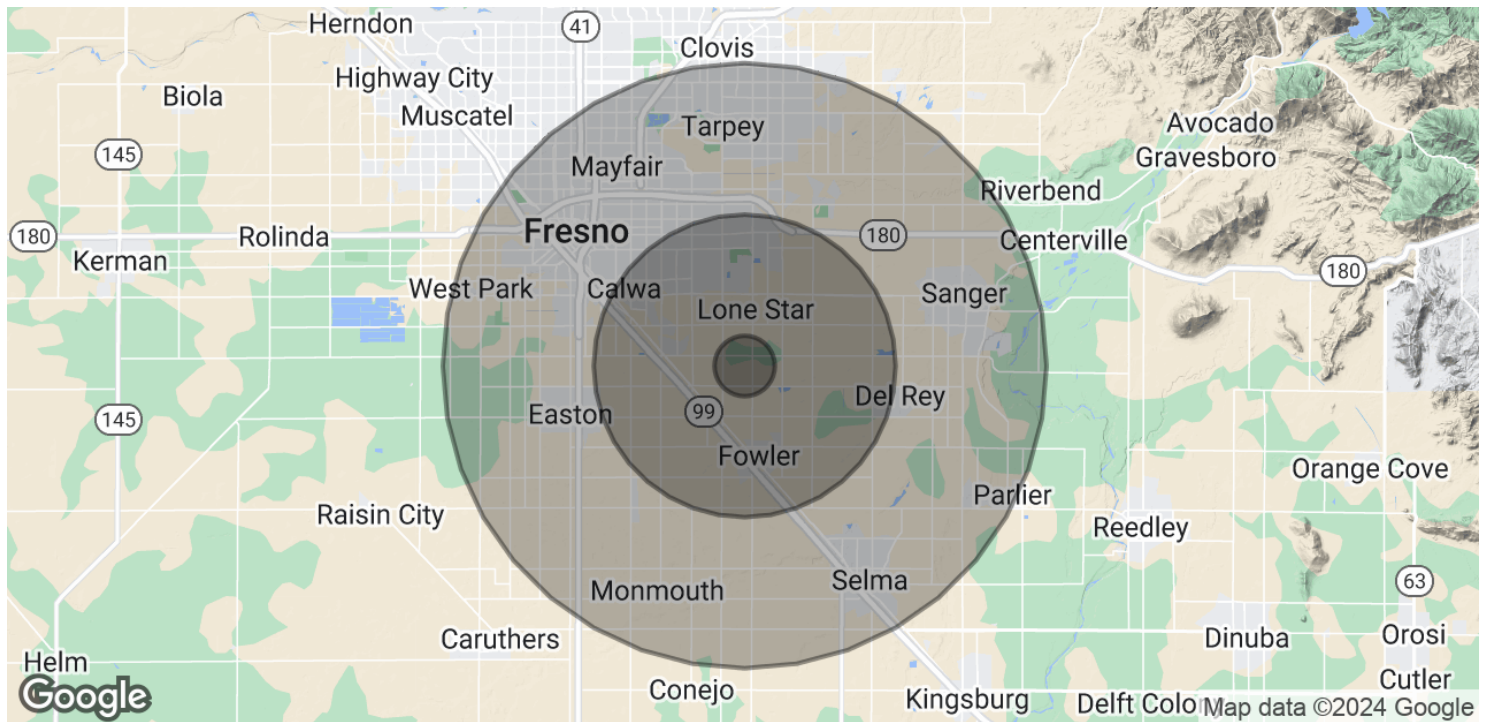
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	491	75,202	435,842
Average Age	36.8	32.0	31.7
Average Age (Male)	37.3	30.6	30.9
Average Age (Female)	35.8	33.1	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	154	22,081	140,644
# of Persons per HH	3.2	3.4	3.1
Average HH Income	\$66,324	\$72,404	\$60,405
Average House Value	\$230,864	\$215,351	\$204,123
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	76.4%	55.6%	60.9%

\* Demographic data derived from 2020 ACS - US Census

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