

INDUSTRIAL FOR LEASE

LIKE-NEW FREESTANDING $\pm 8,600$ SF BUILDING - CA-41 EXPOSURE + PYLON SIGNAGE



245 M St, Fresno, CA 93721



Lease Rate

**\$1.00
SF/MONTH**

OFFERING SUMMARY

NNN's:	\$0.13/SF
Building SF:	8,600 SF
Retail:	4,200 SF
Warehouse:	4,400 SF
Lot Size:	0.59 Acres
Zoning:	DTN - Downtown Neighborhood
Clear Height:	16'
Market:	Fresno
APN:	468-235-24
Dock:	Yes; 4 Spots

PROPERTY HIGHLIGHTS

- Prime Alternative To New Construction | $\pm 8,600$ SF Flex Building
- Ready For Immediate Occupancy | High End Finishes
- $\pm 8,600$ SF Freestanding Building @ Corner w/ Flexible Zoning
- ± 0.59 Acre Lot: Fully Fenced Paved Yard Area
- Distribution/Manufacturing Space | Quick Freeway Access
- $\pm 50'$ Illuminated Large Pylon Signage Visible From CA-41
- Building Equipped with HVAC In Office
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- Large Paved Open Area | Heavy Power Available
- 10' x 10' Ground Level Door w/ 12'-16' Clear Height
- 240 Volt, 3-Phase 4-Wire 600 Amp Electric Service
- Paved & Fenced Yard | (19) On-Site Parking Stalls + Street Parking
- (3) Private Offices, Large Showroom, Breakroom, & More!
- $\pm 4,200$ SF Warehouse w/ Evaporative Cooler & Reznor Heaters

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PROPERTY DESCRIPTION

Immaculate ±8,600 SF (110' x 115' L-Shape) clear-span freestanding building on ±0.59 acres of land near a high traffic area. This move-in ready deal is like-new offering an ideal configuration with 4,200 SF retail showroom & a clean 4,400 SF warehouse with 2 sections offering direct CA-41 signage & exposure. Building features a functional layout offering large open showroom, rear warehouse, (3) private offices, (1) large breakroom, (4) spot truck dock platform with (1) 10' x 10' dock-high roll up door. Property is gated & offers ample parking as well as street parking. This site also features full insulation, LED lighting, electrical throughout, fresh interior/exterior paint, and fenced paved yard area. Equipped with heavy power (600 Amps 240 Volt 3-Phase), sky lights, insulated ceiling, ADA restrooms, and economical City Utility Services.

LOCATION DESCRIPTION

Direct Monterey Street exposure located within minutes from the CA-41 and Van Ness Avenue Interchange, with close access to freeways 99, 168, & 180. Subject is located in Fresno's most highly accessible downtown Industrial hub due to its close proximity to all major freeways, 41, 99, 180 & I-5. Ideally situated between Freeway 41 and Freeway 99, which are the region's most important transportation corridors, perfect for any industrial supply and or distribution business serving to a wide range of nearby areas including Fresno, Madera, Kings, and Tulare Counties. Nearby national tenants include McDonalds, Starbucks, Burger King, Dutch Bros, Smart & Final, Grocery Outlet, Wendy's, Denny's, Noble Credit Union, Westamerica Bank, Wells Fargo, Dollar Tree, Flaunt Fitness, US Agricultural Marketing Services, G H Granite & Marble, Gordon Industrial Supply, Visa Petroleum, Inc., Trans Parts, Fresno Plywood, & many others!

Located in the major city of Fresno in the San Joaquin Valley, an area known as one of the most productive agricultural regions. 245 M Street is only less than one mile away from the 41 and 99 freeway interchange, connecting drivers to San Jose in the northwest and Los Angeles to the south. The property is only a 14-minute drive from the Fresno Yosemite International Airport, which provides many freight options to industrial users.



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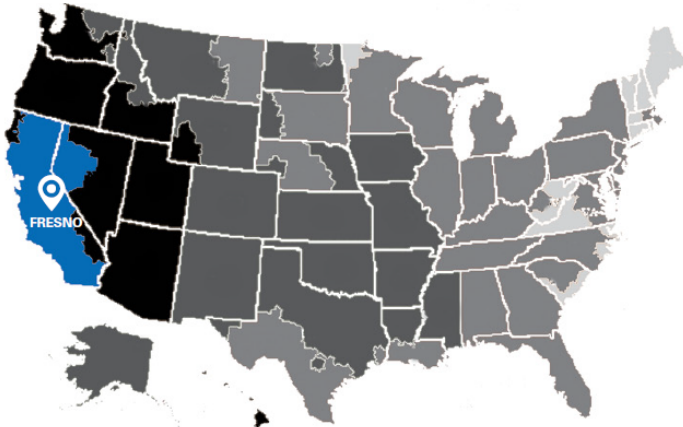
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UPS Ground Map



TRANSIT DAYS



1 DAY

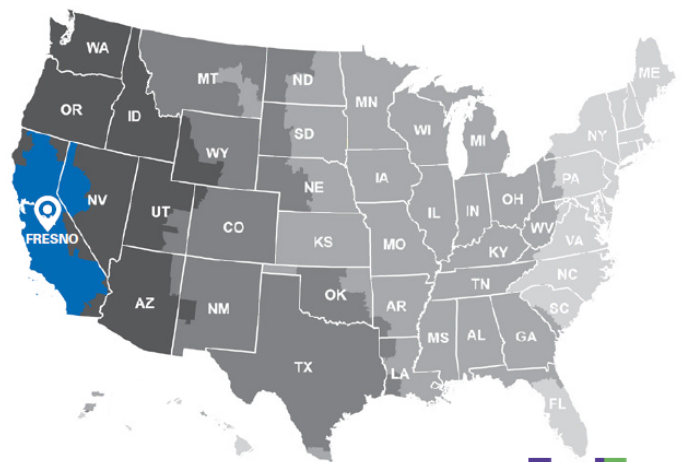
2 DAYS

3 DAYS

4 DAYS

5 DAYS

FedEx Map



TRANSIT DAYS



1 DAY

2 DAYS

3 DAYS

4 DAYS

5 DAYS



14.3%

TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2016-2026)

6.57%

FRESNO MSA % GROWTH (2019-2025)

31,524

BUSINESS WITHIN 20 MILES

931,847
POPULATION

31.8%

COLLEGE GRADUATES

32.1

MEDIAN AGE

\$75,795

AVERAGE HOUSEHOLD INCOME

451,800

FRESNO MSA TOTAL LABOR FORCE

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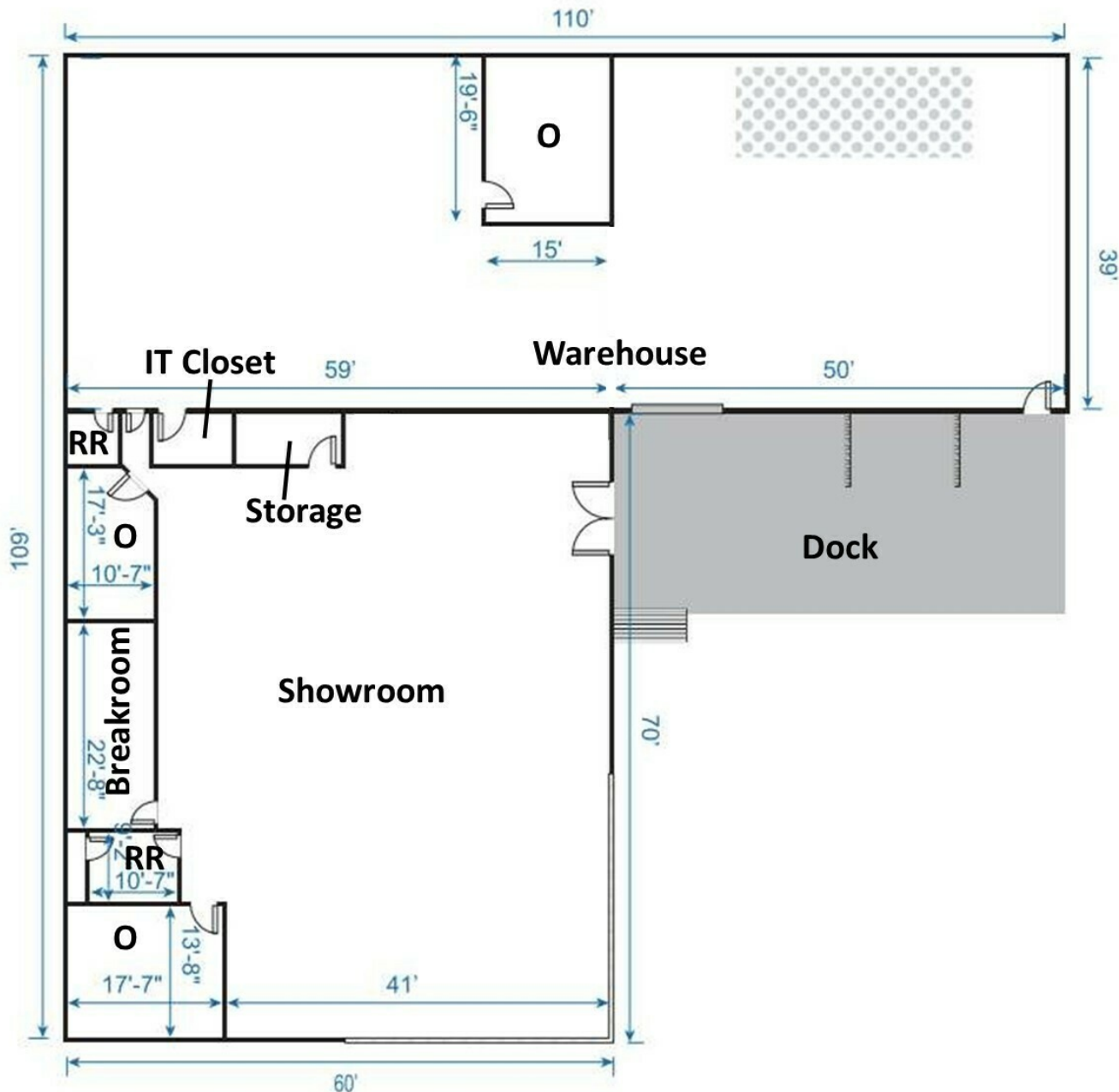
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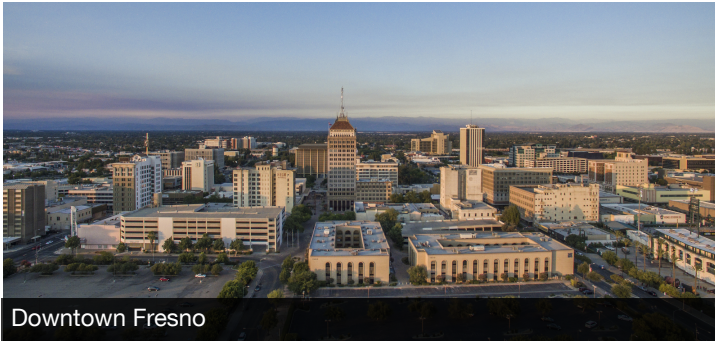
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Downtown Fresno



California State University, Fresno



Fresno County

FRESNO AREA ADVANTAGES

The Fresno area boasts numerous advantages, including Fresno Yosemite International Airport, Fresno State University (26,000 Students), & it is located just 1 hour from Yosemite, the Central Coast & other California locations. Fresno offers access to 40 million customers (guaranteed one day ground shipping), there are about 47,297 manufacturing jobs (3.3% increase over the last 5 years), & constant new employment opportunities. The County of Fresno Department of Social Services (DSS) is committed to developing employment opportunities for County residents through a number of strategies including the County's New Employment Opportunities Program (NEO). Fresno also offers 25% enhanced rate reduction on monthly electricity cost for PG&E.

FRESNO, CA

- Fresno is located in Fresno County which has a population of 1.032 Million.
- Thanks to its ideal climate for grape-growing, Fresno produces a significant portion of the world's raisins, making it the designated Raisin Capital.
- The university, commonly known as Fresno State, offers a wide range of academic programs and is a hub for higher education in Central California.
- Located just a short drive away from Fresno, you can explore Yosemite National Park, Sequoia National Park, and Kings Canyon National Park.
- Fresno is located in an incredibly important agricultural region—one frequently referred to as the "Raisin Capital of The World". In fact, the Sun-Maid raisin company is based in Fresno. But raisins aren't all we have to offer! More than 300 different crops are raised in the greater Fresno County area.

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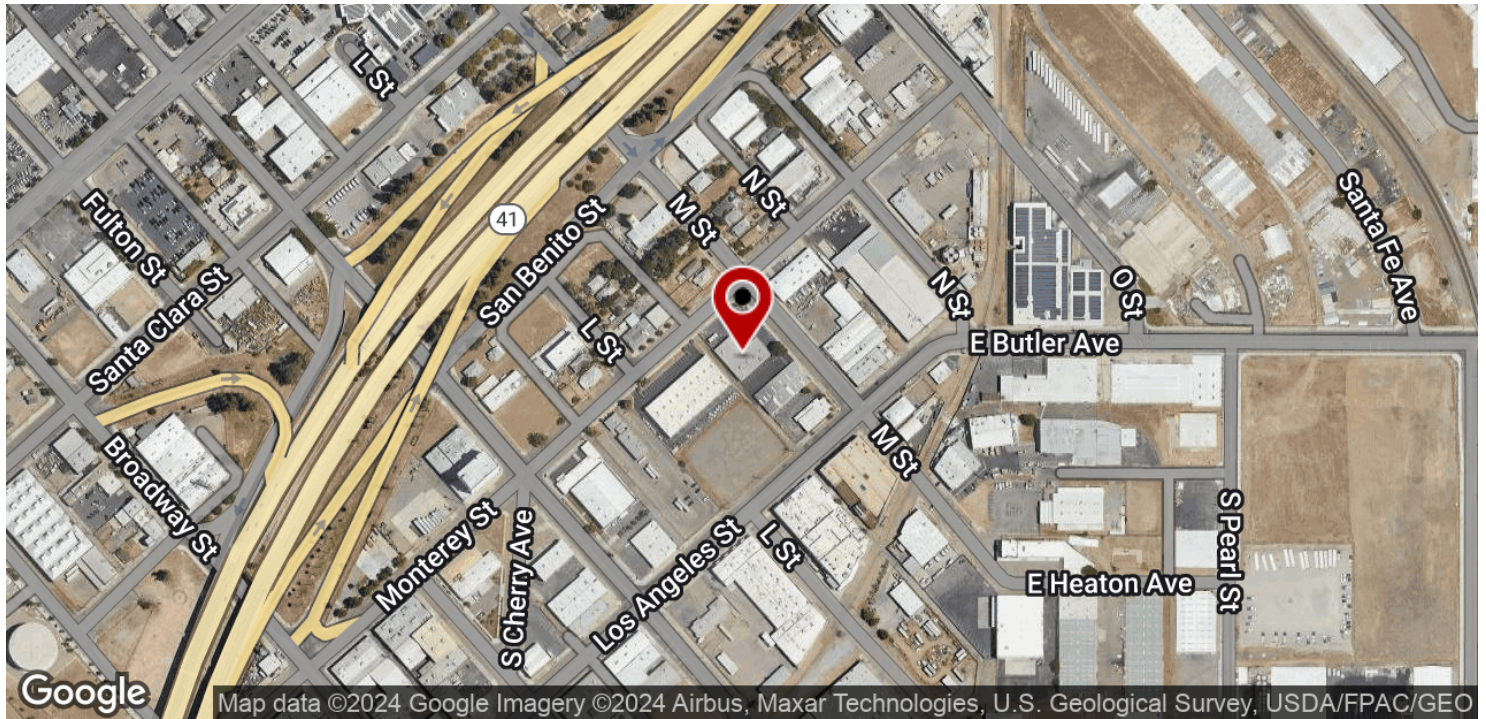
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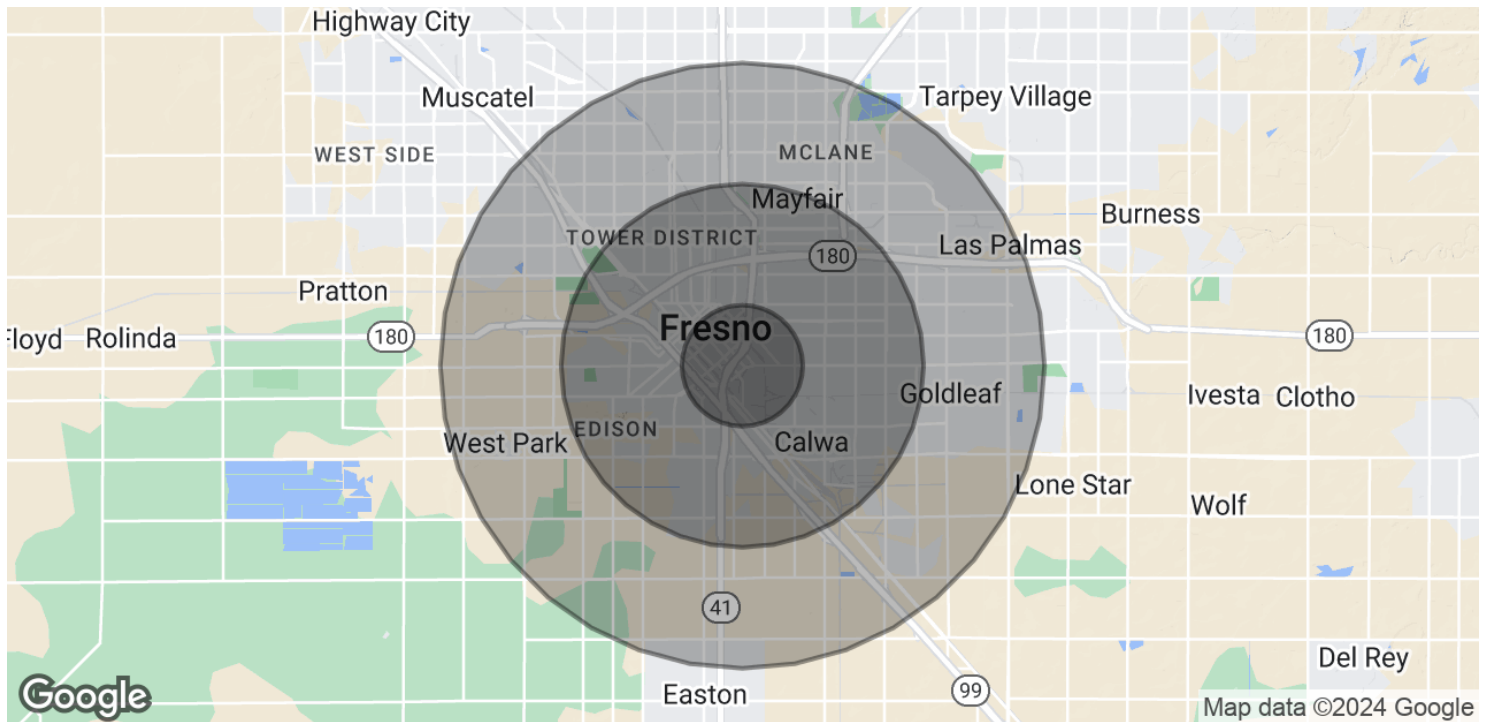
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,317	133,951	277,588
Average Age	30.9	29.8	30.8
Average Age (Male)	32.3	29.4	30.3
Average Age (Female)	29.7	30.4	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,460	42,357	91,076
# of Persons per HH	3.7	3.2	3.0
Average HH Income	\$38,196	\$40,128	\$49,425
Average House Value	\$120,774	\$121,787	\$160,939
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	69.4%	69.1%	62.4%

* Demographic data derived from 2020 ACS - US Census

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