

INDUSTRIAL FOR LEASE

(5) WAREHOUSE/OFFICE BUILDINGS W/ MULTIPLE CONFIGURATIONS

3269 E North Ave, Fresno, CA 93725



Lease Rate

**\$0.75
SF/MONTH**

OFFERING SUMMARY

Total Size:	38,635 SF
Available SF:	1,125 - 27,900 SF
Building SF:	See Page 3
Land SF:	±27,900 SF
Land Lease Rate:	\$2,500/AC
Lot Size:	4.96 Acres
Clear Height:	18'
Year Built:	1980
Zoning:	M1
Market:	Fresno
APN:	331-071-05
Roll Up Doors:	12' x 14' & 14' x 20'

PROPERTY HIGHLIGHTS

- ±6,000 - 38,625 SF on 4.96 Acres | Various Splits
- Ready For Immediate Occupancy | TI's Available
- (5) Freestanding Buildings + Additional Land w/ Flexible Zoning
- ±4.96 Acre Lot: Fully Fenced Paved Yard Area + Extra Land
- Distribution/Light Industrial Space | Quick Freeway Access
- Building Equipped w/ HVAC In Office | Common Dock
- Fully Insulated | Skylights Throughout | Multiple Rollup Doors
- Excellent Access To All Major Freeways | 1 mi to CA-99
- Large Paved Open Area | Heavy Power Available
- Roll Up Doors, Large Warehouse Areas, & Private Restrooms
- 240 Volt, 3-Phase 4-Wire 600 Amp Electric Service
- Water & Air Lines Throughout | Paved & Fenced Yard
- Private Offices, Large Showroom, Breakrooms, & More!
- Flexible Zoning That Allows Many Uses

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PROPERTY DESCRIPTION

(5) Move-in ready clear-span freestanding buildings totaling $\pm 38,625$ SF with multiple configurations available on ± 4.96 acres of land 1 mile from CA-99. Multiple split opportunities from $\pm 6,000$ SF - 38,625 SF & the ability to lease ± 0.64 AC (155' x 180') of fully fenced land. Each building features a functional layout offering large open showroom, rear warehouse, private offices, large breakrooms, common truck dock platforms & roll up doors. Property is gated & offers ample parking as well as street parking. This site also features (2) large indoor cranes, full insulation, interior lighting, electrical throughout and fenced paved yard area. Equipped with heavy power (400 Amps 240 Volt 3-Phase, sky lights, insulated ceiling, ADA restrooms, and economical Malaga Utility Services.

LOCATION DESCRIPTION

Direct North Avenue exposure located within minutes from the CA-99 and North 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 just east of Freeways 99 & 41, 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.

Located in the major city of Fresno in the San Joaquin Valley, an area known as one of the most productive agricultural regions. 245 N 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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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A	Available	10,500 SF	Modified Gross	\$0.75 SF/month	(4) offices, (2) open rooms, (2) private restrooms w/ (1) shower, (3) large upstairs rooms, (2) large cranes, & (3) roll up doors.
Building B	Available	15,000 SF	Modified Gross	\$0.75 SF/month	() offices, () open rooms, (2) private restrooms, () large upstairs rooms, & (4) roll up doors.
Building C	Available	6,000 SF	Modified Gross	\$0.75 SF/month	() offices, () open rooms, (2) private restrooms, & (2) roll up doors.
Building D	Available	6,000 SF	Modified Gross	\$0.75 SF/month	() offices, () open rooms, (2) private restrooms, & (3) roll up doors.
Building E	Available	1,125 SF	Modified Gross	\$0.75 SF/month	Middle building w double man door.
Additional Land	Available	27,900 SF	Modified Gross	\$2,500/AC	(155' x 180') fenced yard.

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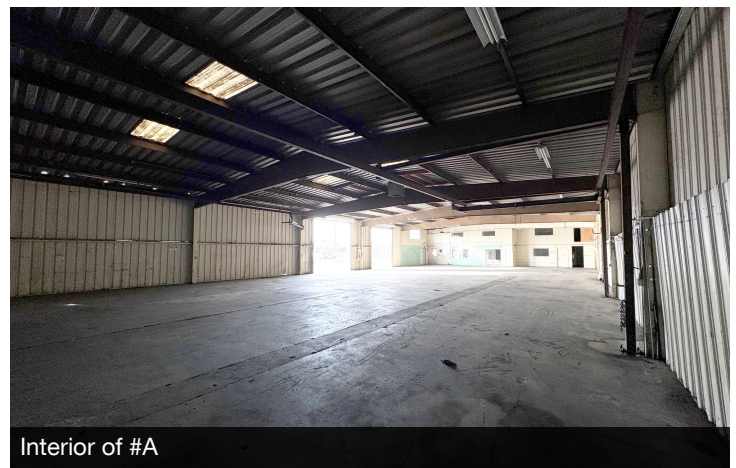
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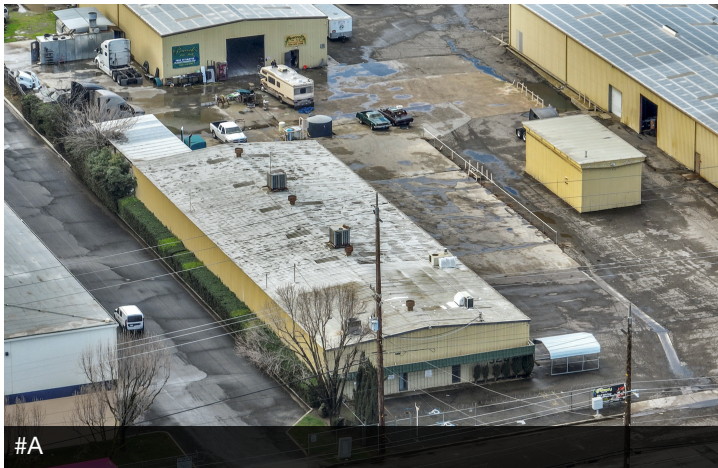
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Common Truck Dock



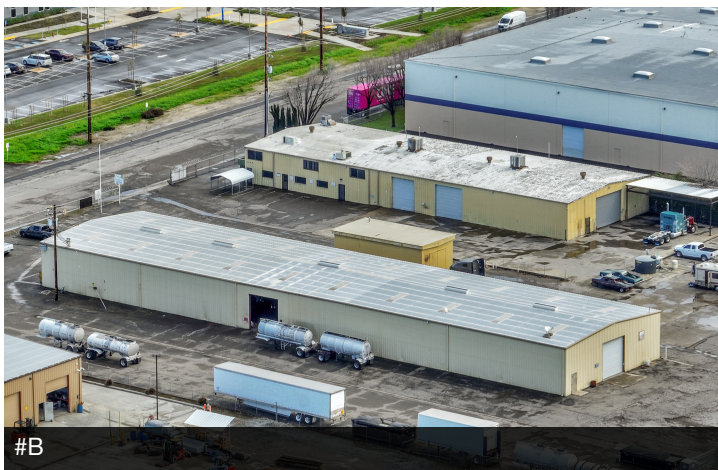
Additional Land



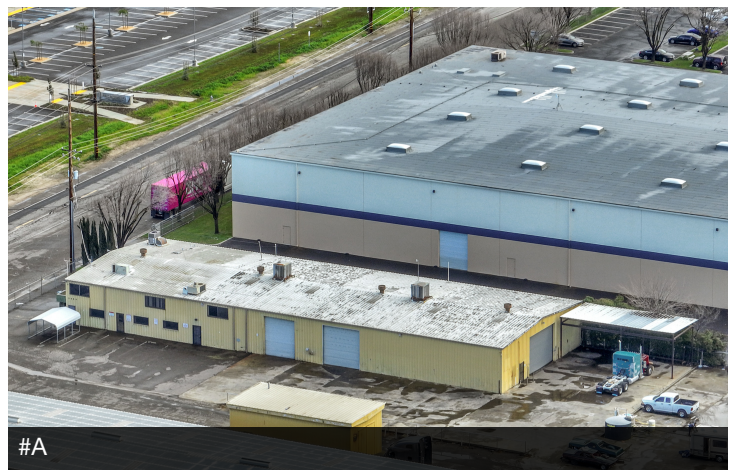
#A



#C & #D



#B



#A

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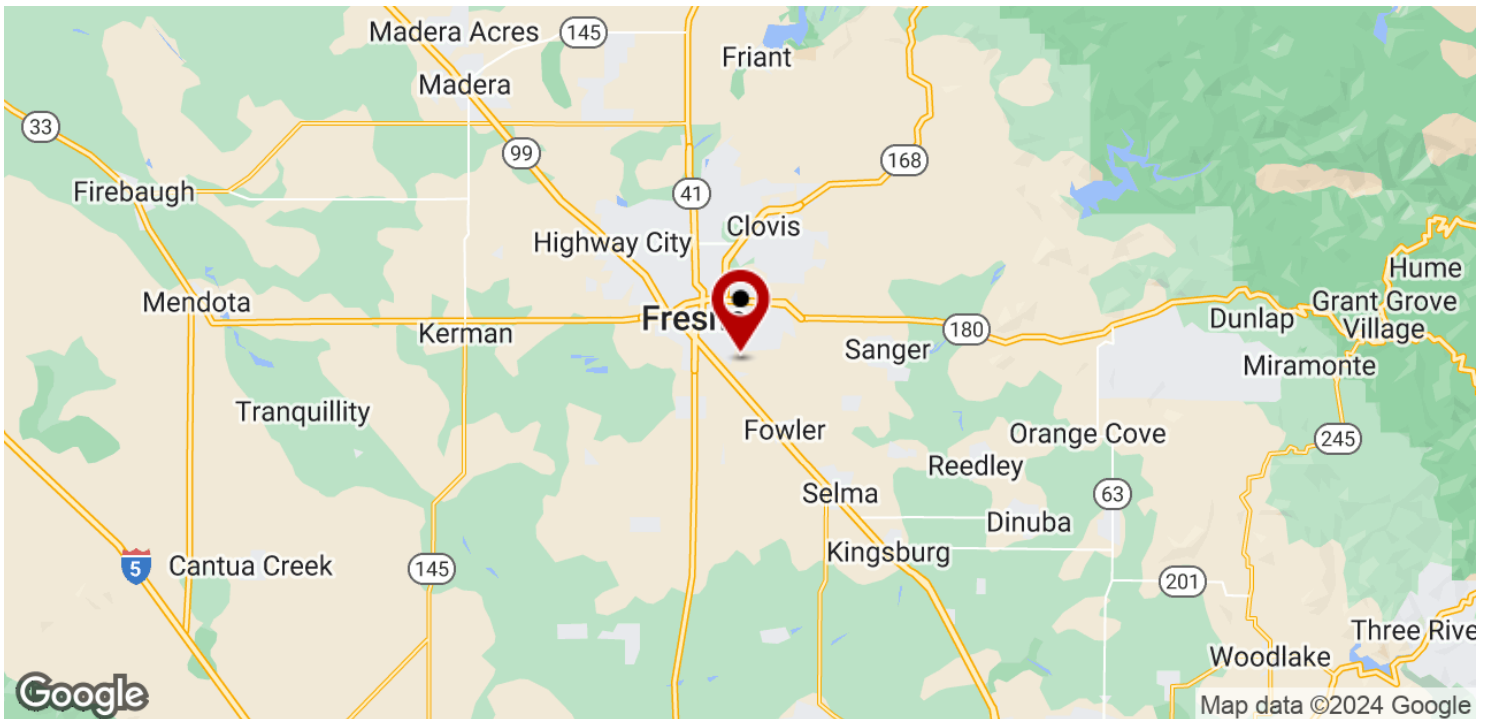
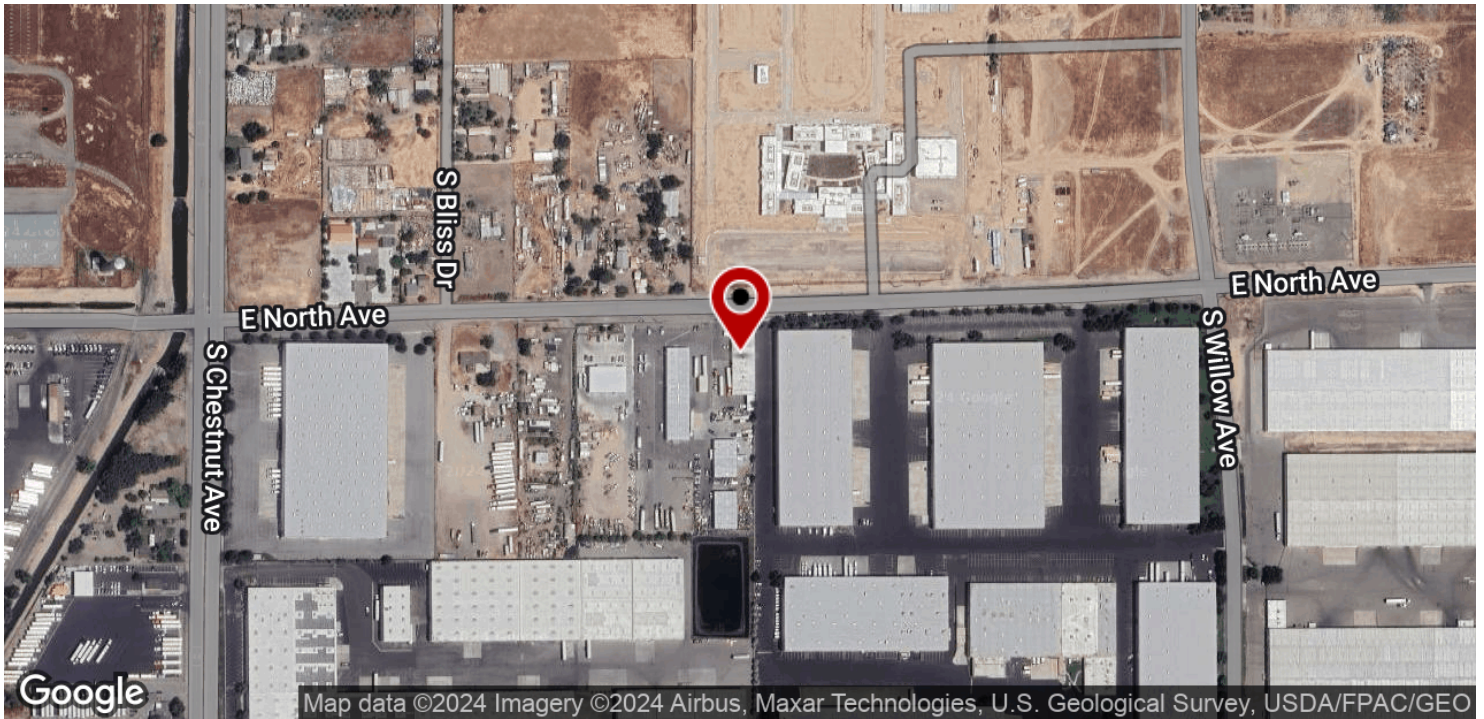
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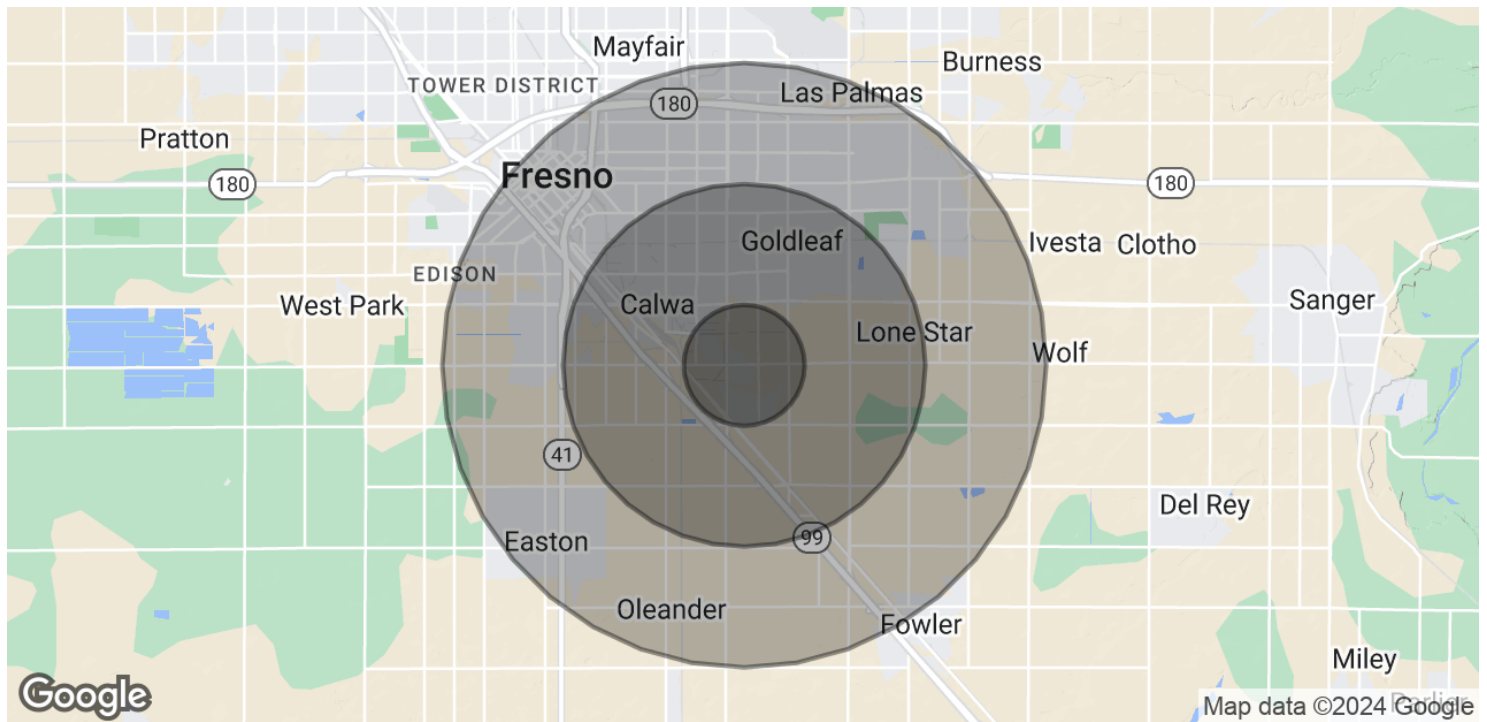
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,763	51,375	168,132
Average Age	27.8	30.5	30.0
Average Age (Male)	25.6	29.2	29.4
Average Age (Female)	31.7	31.3	30.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	973	14,281	49,506
# of Persons per HH	3.9	3.6	3.4
Average HH Income	\$57,466	\$62,425	\$54,273
Average House Value	\$182,397	\$159,772	\$164,480

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.6%	60.6%	62.8%

* Demographic data derived from 2020 ACS - US Census

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