

## OFFICE FOR LEASE

HIGH QUALITY OFFICE/WAREHOUSE SPACE IN FRESNO, CA

2690 E Byrd Ave, Fresno, CA 93706



Lease Rate

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

### OFFERING SUMMARY

Building Size:	20,000 SF
Available SF:	10,000 SF
Lot Size:	1.08 Acres
Year Built:	1979
Clear Height:	19'
Zoning:	IH - Heavy Industrial
Market:	Fresno
Submarket:	Southeast Fresno
Cross Streets:	E Byrd Ave & Sarah St
APN:	479-320-07

### PROPERTY HIGHLIGHTS

- ±10,000 SF of Clear Span Industrial Space in Fresno, CA
- ±8,750 SF of Open Warehouse & ±1,250 SF of Office/Reception
- Common Dock in Rear | Ample Parking | Easy Access
- Roll Up Doors, Large Warehouse Areas, & Private Restrooms
- Clear Height 19' | Heavy Duty Reinforced Concrete
- Distribution/Light Industrial Space | Quick Freeway Access
- (2) 14' x 10' Ground Level Roll Up Door | LED Lighting
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Building Equipped with HVAC In Office | ESFR Sprinklers
- Turn Key Office/Warehouse Building + Office/Reception Area
- Fully Insulated | Skylights Throughout | Multiple Rollup Doors
- 120/280, 3-Phase Power 200 Amps | Semi Access Available
- Multiple Access Points | Gated Paved Parking Lot
- Close Proximity to Freeway Industrial Park & Downtown Fresno
- Convenient Location w/ Access to CA-99, CA-41 & CA-180

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### PROPERTY DESCRIPTION

±10,000 SF available of office/warehouse suites located in Fresno, CA. The west unit of ±10,000 SF consisting of ±1,250 SF of office/reception & ±8,750 SF of warehouse. The front reception/office space consists of large reception area, kitchenette, breakroom, & private restroom. This fully insulated building features common dock in rear, metal roof, (2) rollup doors in the warehouse, clear-span warehouse, 19' clear height, 120/280 3-phase power 200 Amps separately metered power and fire sprinklers. The complex offers abundant parking; ratio exceeds 4 Stalls per 1,000 SF.

### LOCATION DESCRIPTION

Property is located between CA-41 & CA-99 on/off ramps in Fresno, CA. This location is excellent for industrial businesses & distribution. Subject property is located North of E Jensen Ave, South of E Bryd Ave, East of S Cherry Ave & West of CA-99. National surrounding tenants include McDonalds, Taco Bell, In n Out, Denny's, Napa Auto Parts, Frontier Fastener, Ryder Truck Rental, Barnes Specialty Gases, Pioneer Equipment, Grocery Outlet, Fresno Fire Department, & 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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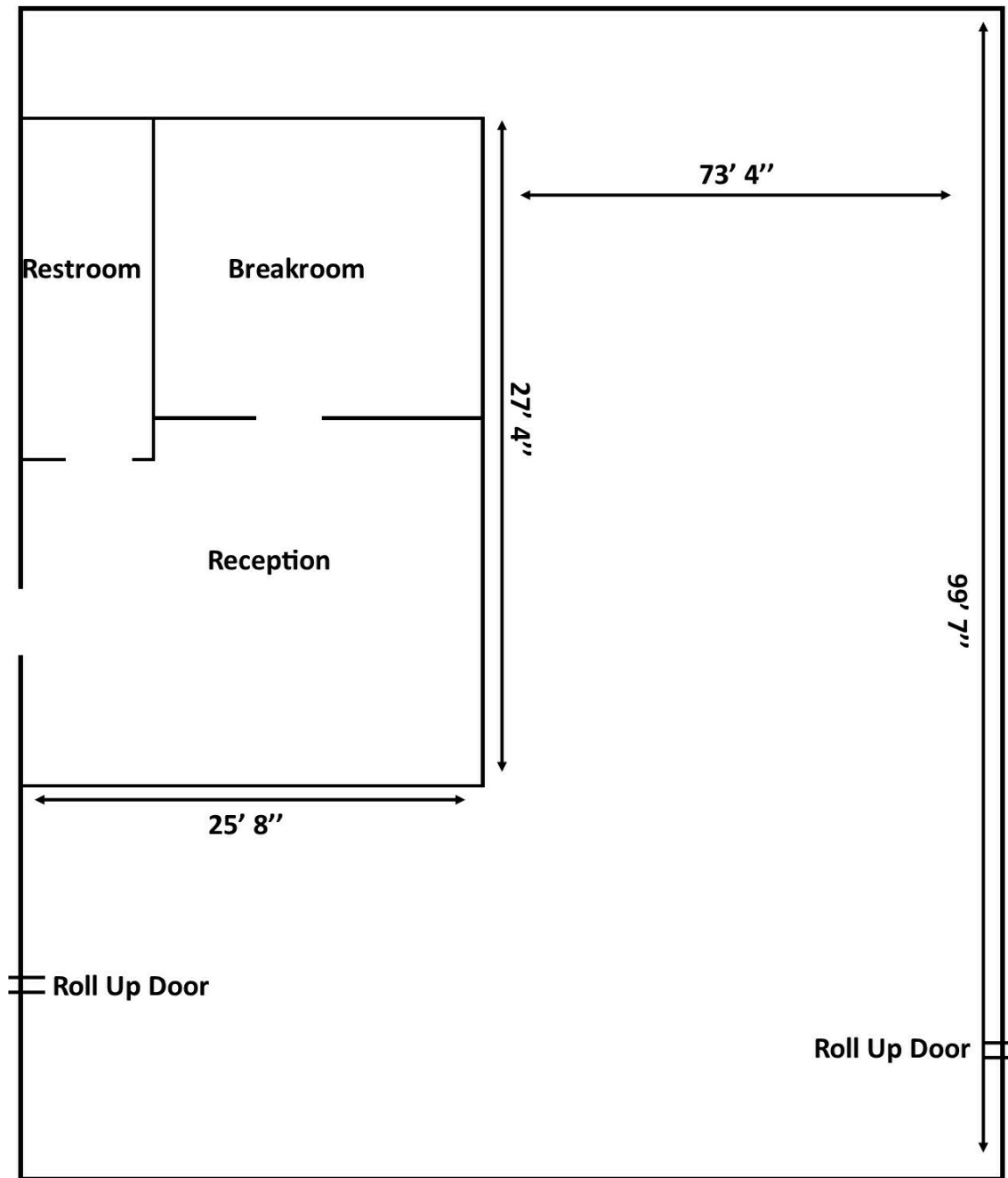
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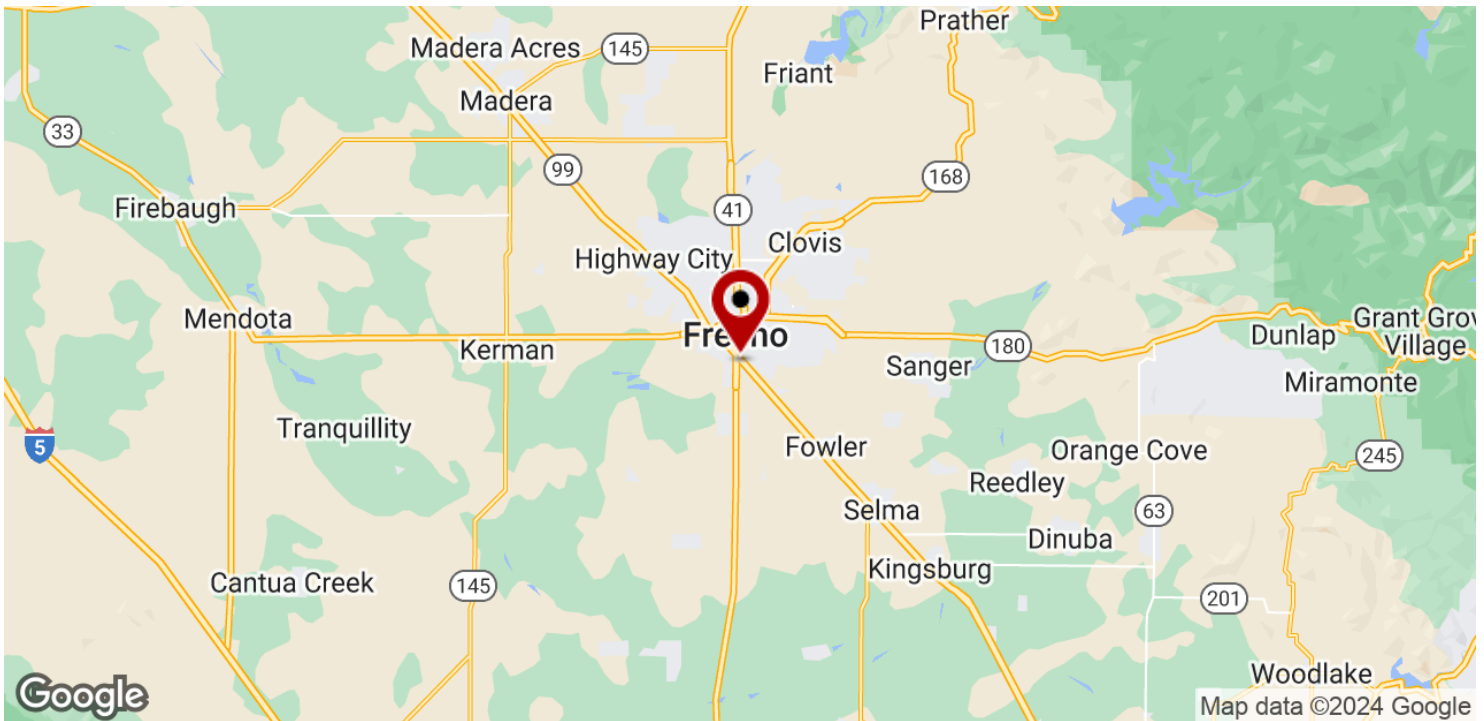
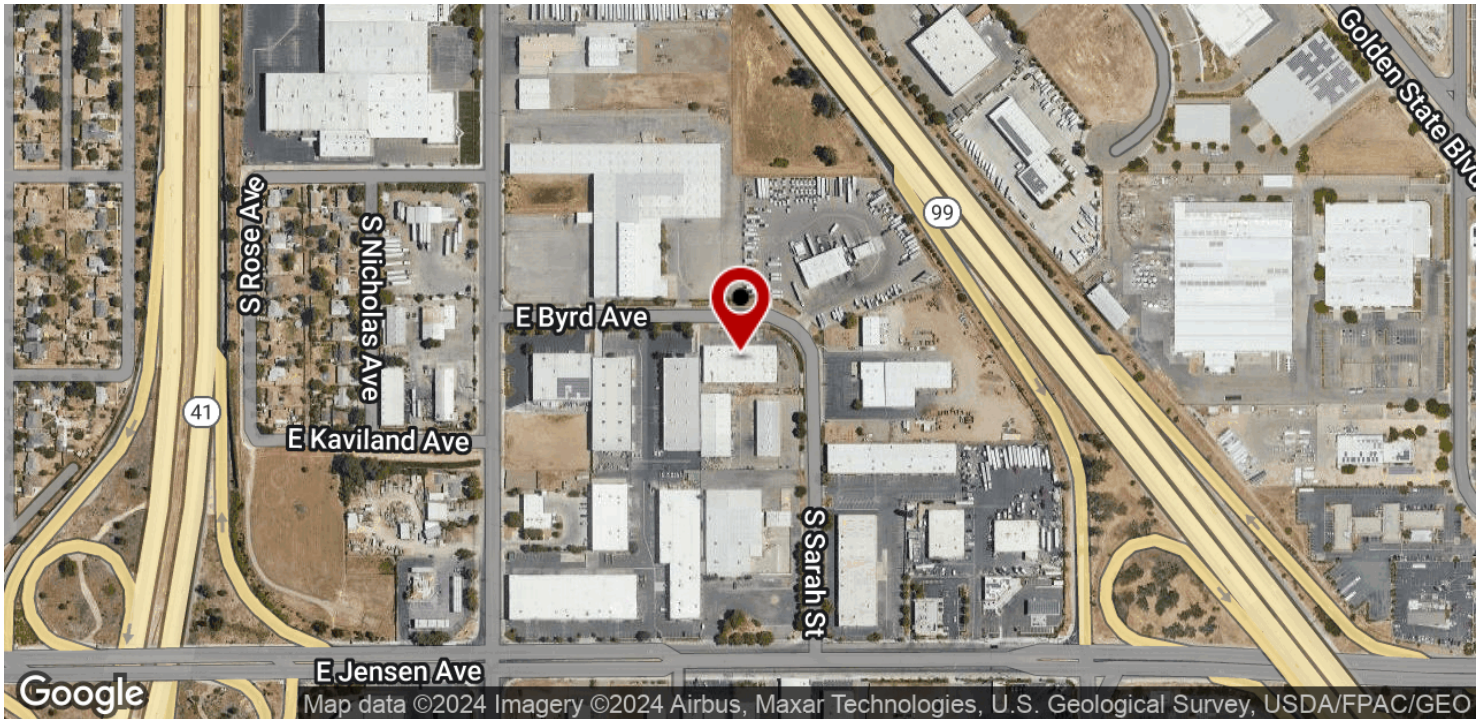
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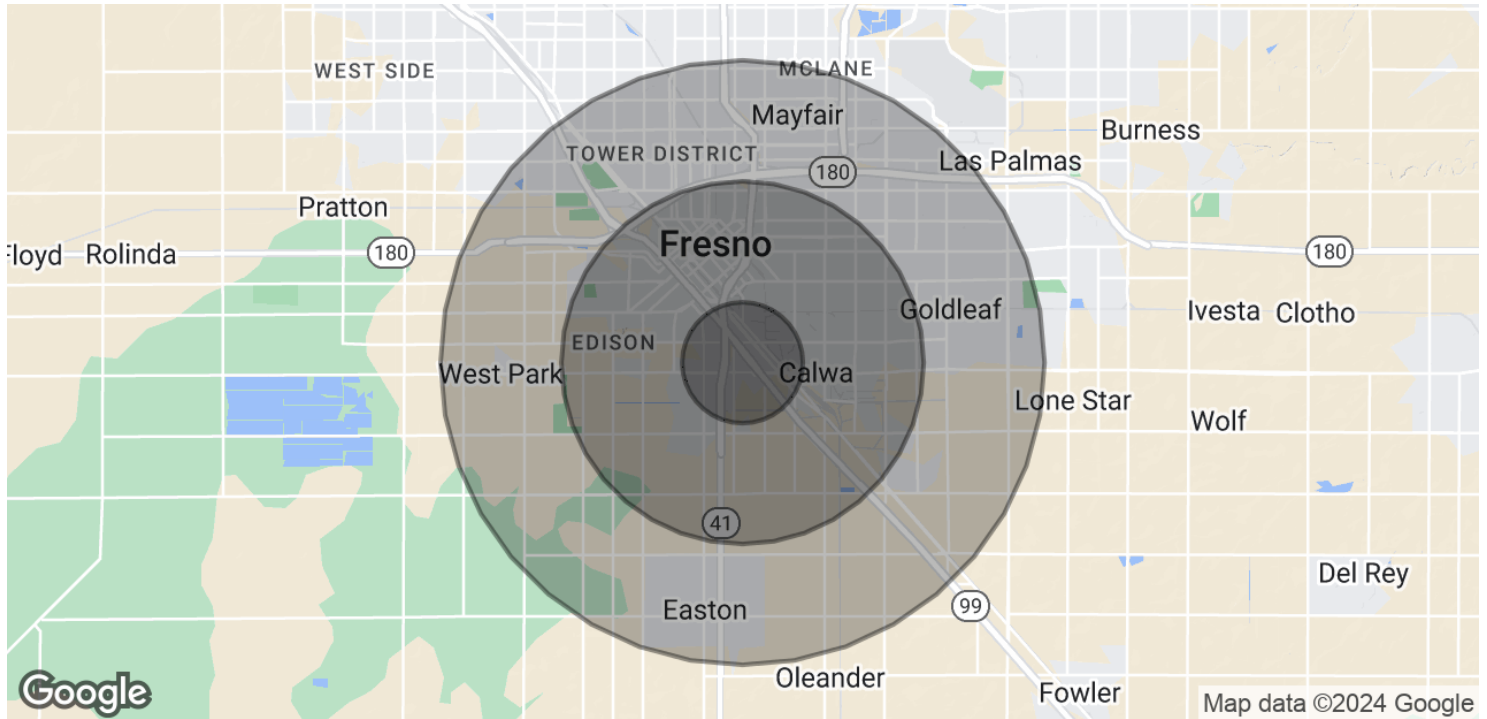
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,800	91,047	214,828
Average Age	27.5	29.8	30.5
Average Age (Male)	29.3	29.1	30.0
Average Age (Female)	28.5	30.5	31.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,917	27,208	68,974
# of Persons per HH	3.5	3.3	3.1
Average HH Income	\$31,644	\$39,384	\$47,666
Average House Value	\$123,889	\$120,842	\$151,827
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	69.4%	71.0%	64.1%

\* Demographic data derived from 2020 ACS - US Census

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