

INDUSTRIAL FOR LEASE

±7,750 SF AUTOMOTIVE/INDUSTRIAL SPACE ON ±0.86 AC

2304 Monterey St, Fresno, CA 93721



Lease Rate

**\$0.80
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	15,500 SF
Available SF:	7,750 SF
Warehouse:	6,500 SF
Office:	1,250 SF
Lot Size:	0.86 Acres
Zoning:	DTN - Downtown Neighborhood
Market:	Downtown Fresno Industrial
Submarket:	SW Fresno Downtown Industrial
APN:	468-232-04

PROPERTY HIGHLIGHTS

- ±7,750 SF Former Automotive Building on ±0.86 Acres
- ±6,500 SF Warehouse & ±1,250 SF Office + Fenced Yard
- City Utility Services & Large Fully Fenced Paved Yard Area
- 12 Ground Level Doors W/ 16' Clear Height
- 6 Pull Through Truck Bays | Heavy 600 AMPS, 3 Phase Power
- Superior Location w/ Limited Competition | Strategic Trade Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Quality Construction | Well Maintained | Economical Spaces
- Excellent Access To All Major Freeways
- Clear Span Building w/ Small Office + Parts Room
- Close Proximity to Major Traffic Generators

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PROPERTY DESCRIPTION

±7,750 SF clear span freestanding industrial space on ±0.86 acres located in Fresno, CA with CA-41 exposure. The space consists of ±1,250 SF of office & ±6,500 SF of warehouse with (6) pull-through truck bays (12 ground level rollup doors total). This site offers an additional parts room, fenced yard, 600 Amps 3-Phase power, 16' clear height, with economical City Utility Services. The building features a large fully fenced yard area which is hard to come by in this area. The complex also offers abundant parking & street parking is available.

LOCATION DESCRIPTION

Located in the commercial service Enterprise Zone in downtown Fresno, between Freeways 99, 41, & 180, considered the most accessible industrial submarket in Fresno. Subject is directly off CA-41 with easy access and great visibility located south of the "M" Street entrance/exit, north of Van Ness Ave, west of Los Angeles Street, and east of CA-99. Strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties.

Located in the center of the heavily traveled San Joaquin Valley, Fresno is the fifth-largest city in California and is the largest city in the Central Valley with 972,297 metro residents. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Fresno is known as the "Gateway to Yosemite". 20.8% population growth from 2006 to 2016. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two major freeways servicing the West Coast; Interstate 5 and Freeway 99.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	7,750 SF	Lease Rate:	\$0.80 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2304 Monterey Street	Available	7,750 SF	Modified Gross	\$0.80 SF/month

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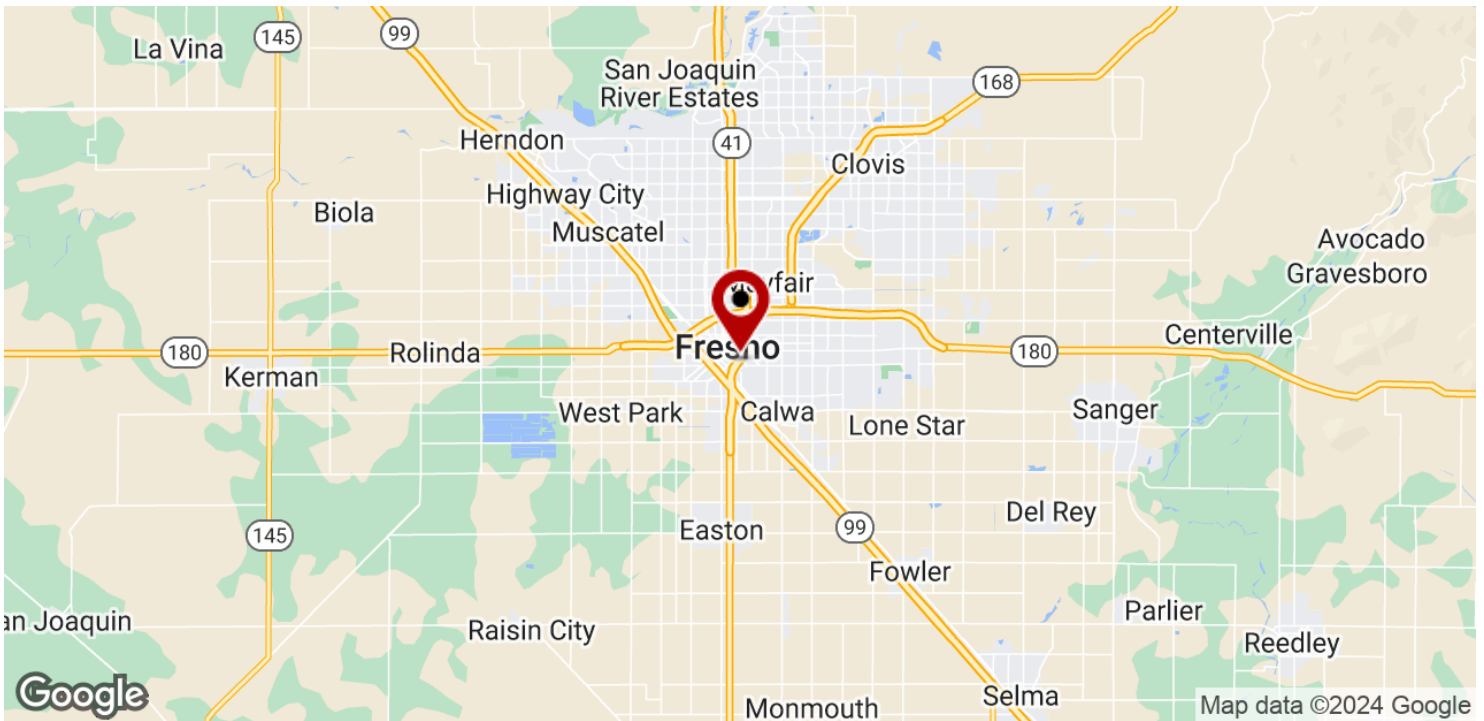
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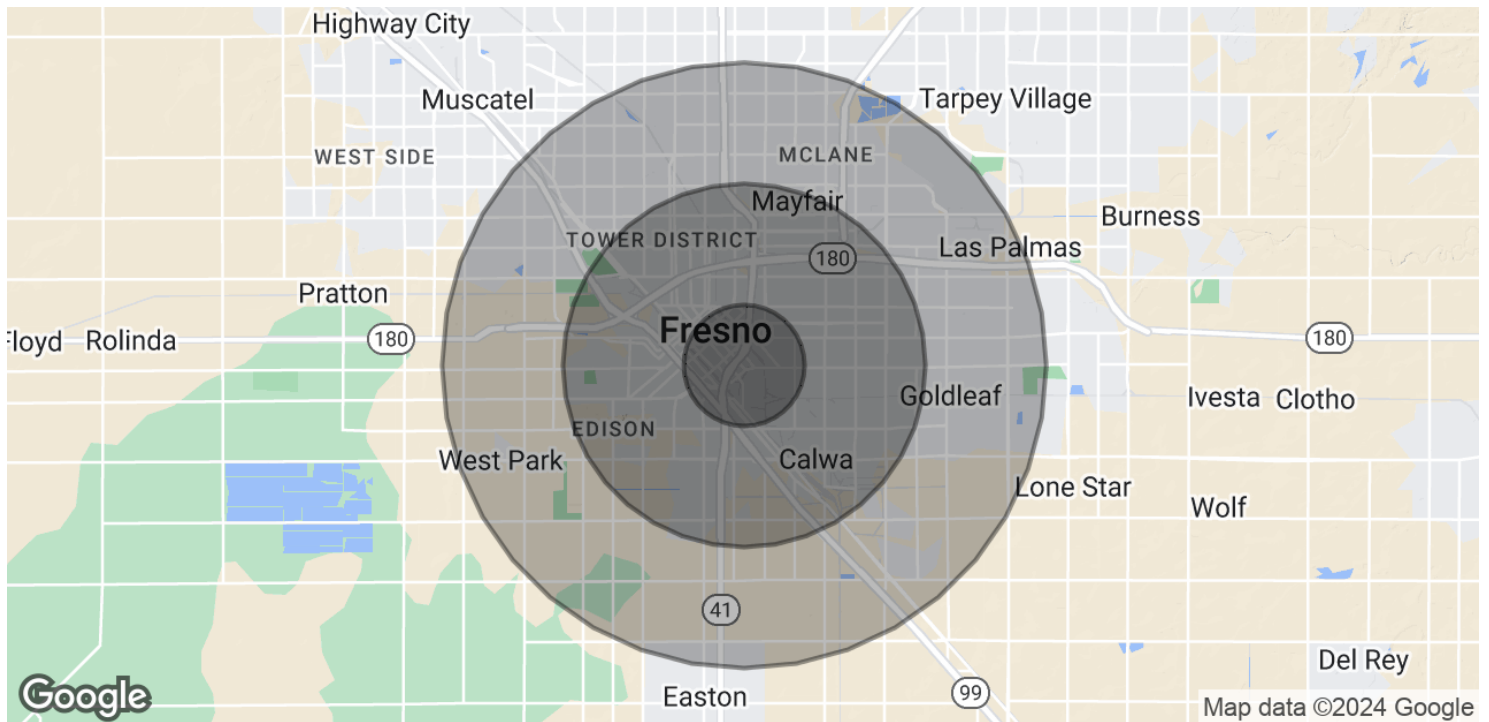
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,592	135,919	279,478
Average Age	30.9	29.8	30.8
Average Age (Male)	32.1	29.4	30.3
Average Age (Female)	29.9	30.3	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,566	43,039	91,710
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$38,709	\$40,204	\$49,566
Average House Value	\$121,242	\$121,837	\$161,422
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	69.9%	68.9%	62.3%

* Demographic data derived from 2020 ACS - US Census

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