

INDUSTRIAL FOR SALE

±11,500 SF FREESTANDING CLEAR SPAN BUILDING ON 0.58 ACRES

4907 E Lansing Way, Fresno, CA 93727



SALE PRICE:	\$645,000
LOT SIZE:	0.58 Acres
BUILDING SIZE:	11,500 SF
GRADE LEVEL DOORS	2
CEILING HEIGHT:	16 FT
YEAR BUILT:	1978
ZONING:	IL - Light Industrial
MARKET:	Southeast Industrial
SUB MARKET:	Airport
CROSS STREETS:	N Winery Avenue

PROPERTY FEATURES

- ±11,500 SF Clear-Span Freestanding Building
- Fully Fenced/Paved ±0.58 Acre Lot
- Well Located Industrial Building
- ±1,000 SF Air Conditioned/Heated Office
- ±800 SF Showroom and ±9,700 SF Warehouse
- (2) Over-sized Ground Level Doors
- 4 Evaporative Cooler & 3 Reznor Heaters
- Excellent SBA Loan Candidate

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PROPERTY OVERVIEW

Great opportunity for a well located clear-span freestanding industrial building near a high traffic area. Multiple configurations include $\pm 1,000$ SF air conditioned/heated office, a ± 800 SF showroom, larger open shop, and fenced yard area. The space is equipped with 600 Amps 3-phase power, 2 over-sized ground level roll up doors, sky lights, insulated ceiling, air vents and restrooms.

LOCATION OVERVIEW

Located north of E Lansing Way, east of N Winery Avenue, south of Chestnut Diagonal and west of N Ann Ave. Property is located near HWY 168 and HWY 180 with direct access. The Fresno Yosemite International Airport is located 2.6 miles south. Many national tenants in the area including Starbucks, Great Moon Buffet, McDonald's, The Discovery Center, Piccadilly Inn Airport, Quality Inn Fresno Yosemite Airport, Carl's Jr. and many more!!

Fresno is a city in and the county seat of Fresno County, California. United States. It covers about 112 square miles in



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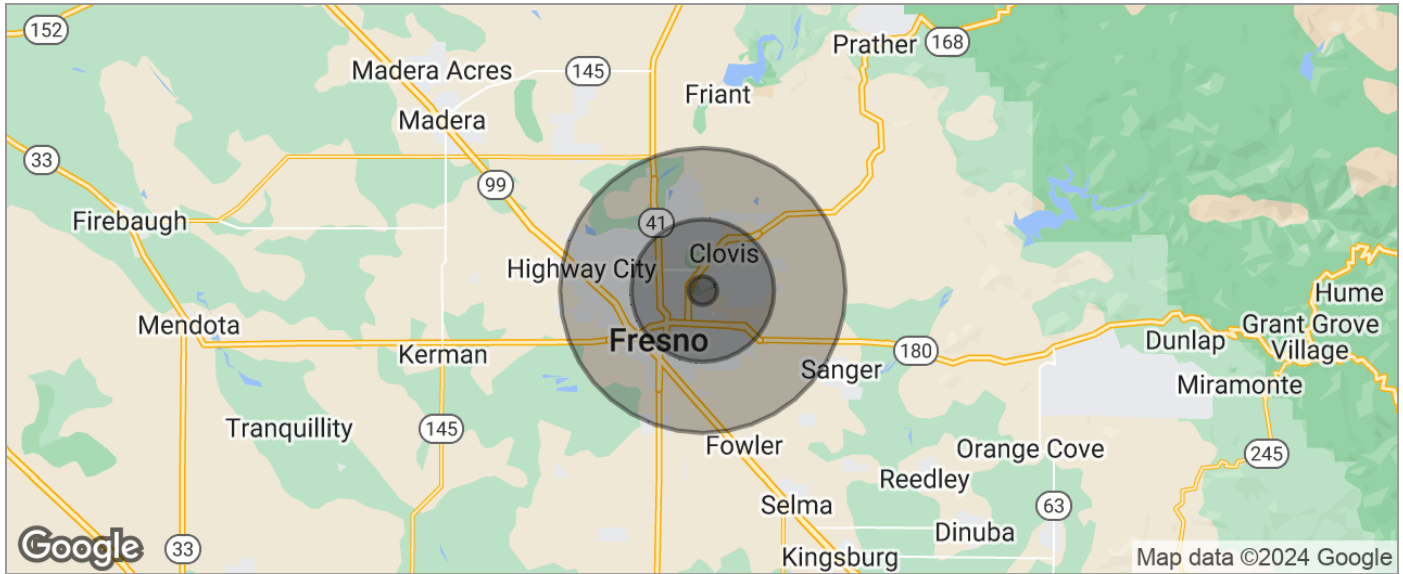
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,991	387,765	744,849
MEDIAN AGE	30.1	30.0	31.6
MEDIAN AGE (MALE)	28.3	28.8	30.5
MEDIAN AGE (FEMALE)	31.4	31.5	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,991	127,000	244,850
# OF PERSONS PER HH	2.8	3.1	3.0
AVERAGE HH INCOME	\$48,572	\$53,543	\$63,783
AVERAGE HOUSE VALUE	\$230,395	\$282,502	\$311,075
RACE	1 MILE	5 MILES	10 MILES
% WHITE	53.5%	54.7%	57.8%
% BLACK	4.4%	5.5%	6.3%
% ASIAN	17.3%	12.5%	11.6%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	1.3%	1.2%	1.0%
% OTHER	18.1%	21.7%	18.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	38.4%	43.6%	41.5%

* Demographic data derived from 2020 ACS - US Census

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