

## INDUSTRIAL FOR LEASE

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

4907 E Lansing Way, Fresno, CA 93727



LEASE RATE:	Negotiable
LOT SIZE:	0.58 Acres
BUILDING SIZE:	11,500 SF
CEILING HEIGHT:	18.0 FT
GROUND LEVEL DOORS :	2
GROUND LEVEL DOORS :	24' W X 14' H & 20' W X 14' H
YEAR BUILT:	1978
REMODELED	2019
ZONING:	IL - Light Industrial
APN:	493-052-01
MARKET:	Southeast Industrial
CROSS STREETS:	N Winery Avenue

### PROPERTY FEATURES

- ±11,500 SF Turn Key Clear-Span Freestanding Building
- Clean Industrial Space Located in Airport Sub Market
- 480/277 Volt, 3-Phase 4-Wire 600 Amp Electric Service
- Single Tenant Fully Fenced/Paved ±0.58 Acre Lot
- Clean & Quite Location - Semi Access Available
- ±1,500 SF Air Conditioned/Heated Office
- ±10,000 SF Warehouse w/ Cooler/Reznor Heaters
- (2) Over-sized Ground Level Doors w/ Concrete Apron
- 24' width x 14' height and 20' width x 14' height Ground Level Doors
- Well Maintained Building In Pristine Condition
- Located Near CA 168 and CA 180 With Direct Access
- Flexible Zoning | Building Equipped w/ HVAC In Office

**KW COMMERCIAL**  
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Fresno, CA 93711

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### PROPERTY OVERVIEW

Clean and well located turn key ±11,500 SF clear-span freestanding industrial building near a high traffic area. Ideal configuration including a ±1,500 SF air conditioned/heated showroom/office, a ±10,000 SF open shop area, and fully fenced/paved ±0.58 Acre Lot. Fully remodeled move-in ready space equipped with 480/277 Volt, 3-Phase 4-Wire 600 Amp Electric Service, 2 over-sized ground level roll up doors that are 24' width x 14' height and 20' width x 14' height, sky lights, insulated ceiling, air vents and restrooms. Office is pristine w/ modern hard surface flooring, fresh paint and ADA 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 the center of the San Joaquin Valley, the southern portion of California's Central Valley. The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a census-estimated 2018 population of 530,093, Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.

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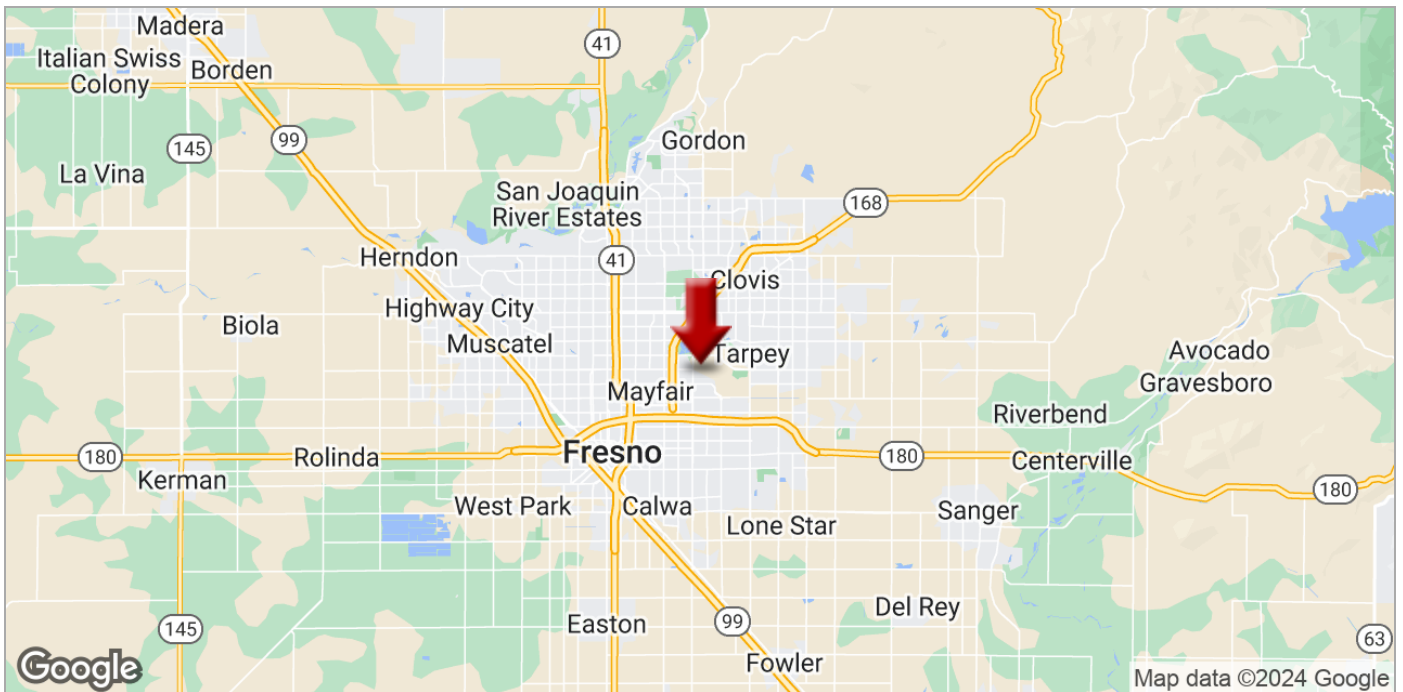
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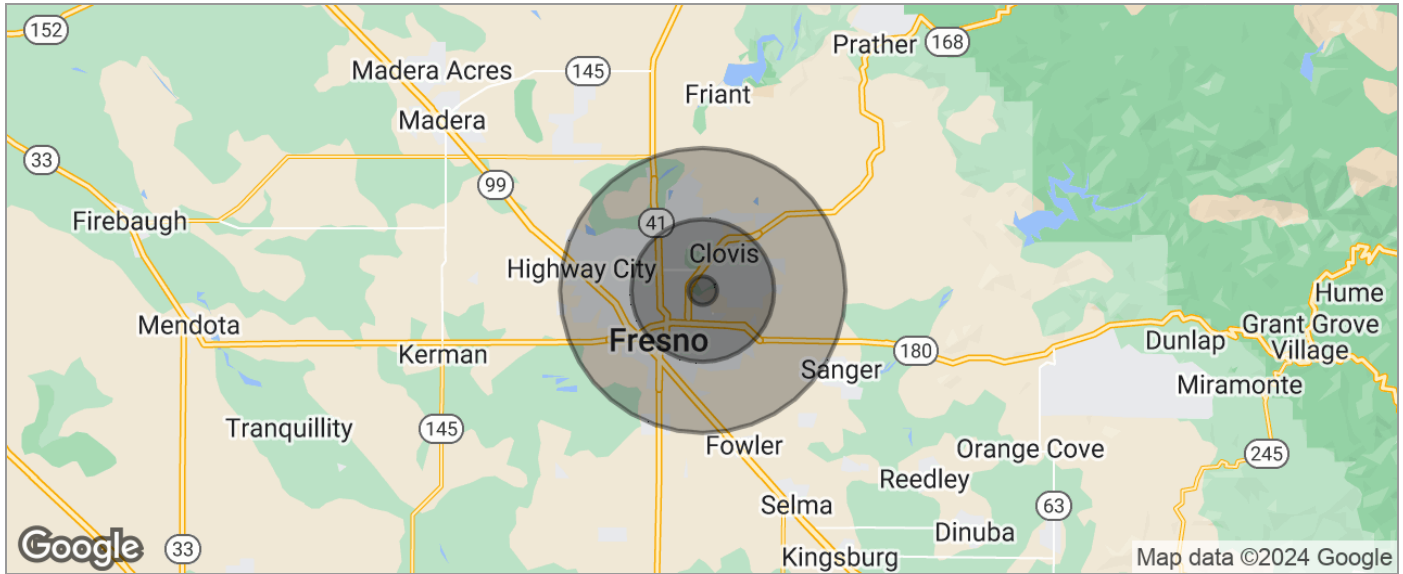
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,991	387,765	744,849
MEDIAN AGE	30.1	30.0	31.6
MEDIAN AGE (MALE)	28.3	28.8	30.5
MEDIAN AGE (FEMALE)	31.4	31.5	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,991	127,000	244,850
# 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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