

INDUSTRIAL FOR LEASE

OFFICE, WAREHOUSE & LAND OPPORTUNITIES FOR LEASE IN CENTRAL FRESNO, CA

4665 E Hedges Ave, Fresno, CA 93703



WAREHOUSE:	4,000 SF @ \$2,400/Month
LAND:	±1.423 AC (Call Agent)
OFFICE:	1,200 - 3,500 SF (Call Agent)
ZONING:	IL Commercial
APN:	453-240-07
MARKET:	Central Fresno
SUB MARKET:	CA-41 & CA-180
CROSS STREETS:	N Sierra Vista Avenue

PROPERTY FEATURES

- ±4,000 SF Warehouse w/ Office + Yard
- ±1.42 Acre (±61,970 SF) Fenced Yard
- ±1,200 - 3,500 SF Office Space
- Office + Warehouse + Land Opportunities
- Multiple Configurations For Various Uses
- Flexible Zoning That Allows Many Uses
- Secured w/ Automatic Gates, Cameras & Light Towers
- Located in Central Fresno w/ Easy Freeway Access

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

This parcel consists of office, warehouse and land opportunities on a total of ± 3.057 Acres in central Fresno, California. Unit #4669 consists of a $\pm 4,000$ SF (40' x 100') warehouse building with a $\pm 1,200$ SF office/showroom with a restroom plus a 98' x 100' front yard area. Unit #4665 offers $\pm 3,500$ SF of office divisible into 3 different configurations as small as 1,200 SF. #4667: is a ± 1.42 Acre ($\pm 61,970$ SF) fully fenced yard area perfect for truck parking, equipment storage, etc. The entire property is secured with rod iron automatic gates, multiple security cameras, and multiple tower lights on a timer.

LOCATION OVERVIEW

This property is located north of E Hedges Avenue, east of N Maple Avenue, south of E McKinley Avenue and west of N Sierra Vista Avenue in Fresno, California.



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±1.423 ACRE (±61,970 SF) YARD AREA



±4,000 SF WAREHOUSE + YARD



OFFICE SPACE

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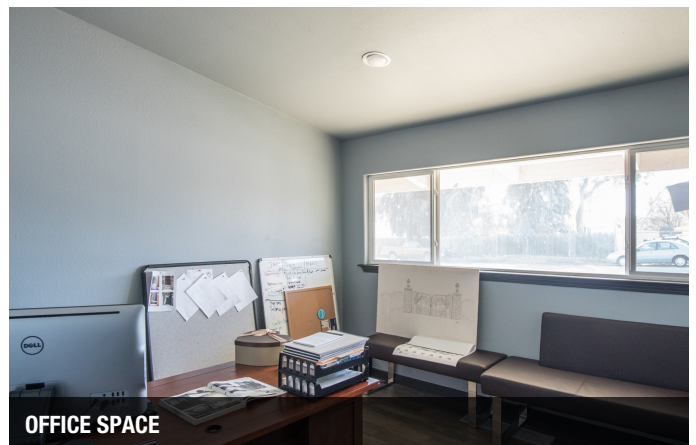
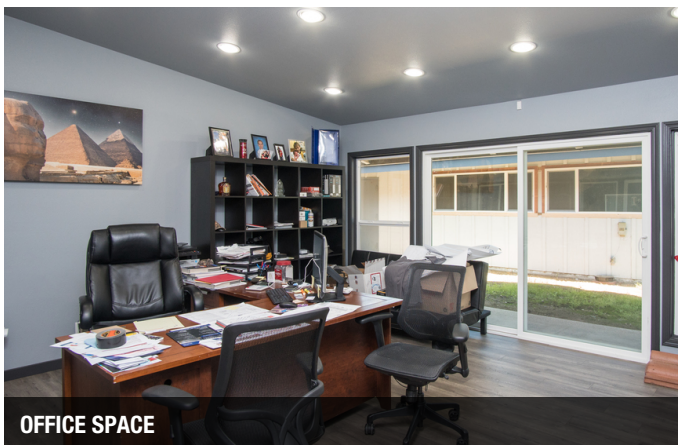
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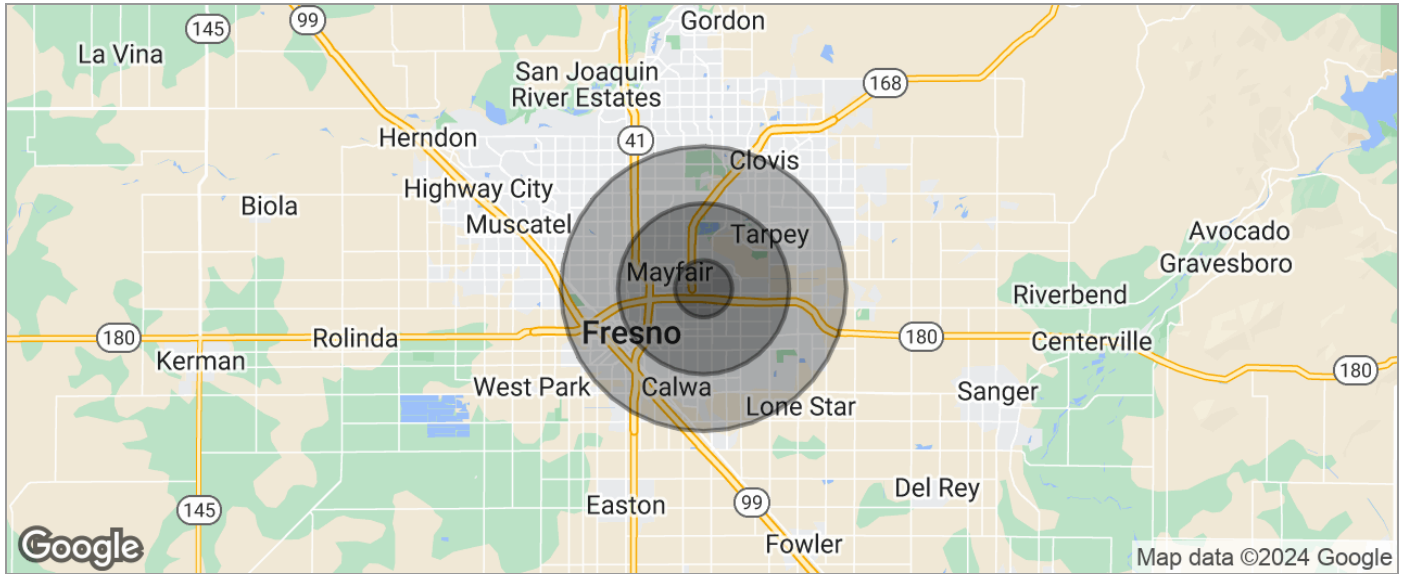
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,964	173,774	371,248
MEDIAN AGE	25.1	26.9	28.3
MEDIAN AGE (MALE)	23.5	26.1	27.4
MEDIAN AGE (FEMALE)	26.6	27.8	29.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,979	50,311	115,618
# OF PERSONS PER HH	3.8	3.5	3.2
AVERAGE HH INCOME	\$38,545	\$40,311	\$45,679
AVERAGE HOUSE VALUE	\$202,257	\$211,912	\$229,710
RACE	1 MILE	3 MILES	5 MILES
% WHITE	35.4%	41.4%	48.2%
% BLACK	8.2%	6.1%	6.6%
% ASIAN	16.4%	16.5%	13.0%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	1.9%	1.2%	1.3%
% OTHER	34.1%	31.5%	26.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	58.2%	57.7%	51.7%

* Demographic data derived from 2020 ACS - US Census

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