

INDUSTRIAL FOR LEASE

GREAT OWNER USER OPPORTUNITY: 2 FREESTANDING BUILDINGS

2304 Monterey St, Fresno, CA 93721



OFFERING SUMMARY

TOTAL BUILDING SF:	15,500 SF
LEASE RATE:	\$0.55 SF/Month (NN)
LOT SIZE:	0.86 Acres
ZONING:	DTN - Downtown Neighborhood
APN:	468-232-04
MARKET:	Downtown Fresno Industrial
SUBMARKET:	SW Fresno Downtown Industrial

PROPERTY HIGHLIGHTS

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

JARED ENNIS
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KEVIN LAND
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PROPERTY OVERVIEW

This ± 0.86 acre parcel consists of two, freestanding industrial buildings totaling $\pm 15,500$ SF. One building is $\pm 10,000$ SF and includes thirteen (13) ground level doors with 16' clear height, six (6) pull through truck bays, 600 amps, 3 phase power and has fire sprinklers throughout. The second building is $\pm 5,000$ SF and consists of five (5) ground level loading doors, clear span building, small office and parts room.

LOCATION OVERVIEW

This property is located in Downtown Fresno near Freeway 41 and Freeway 180 on the SEC of "M" Street and Monterey Street in Fresno, CA.



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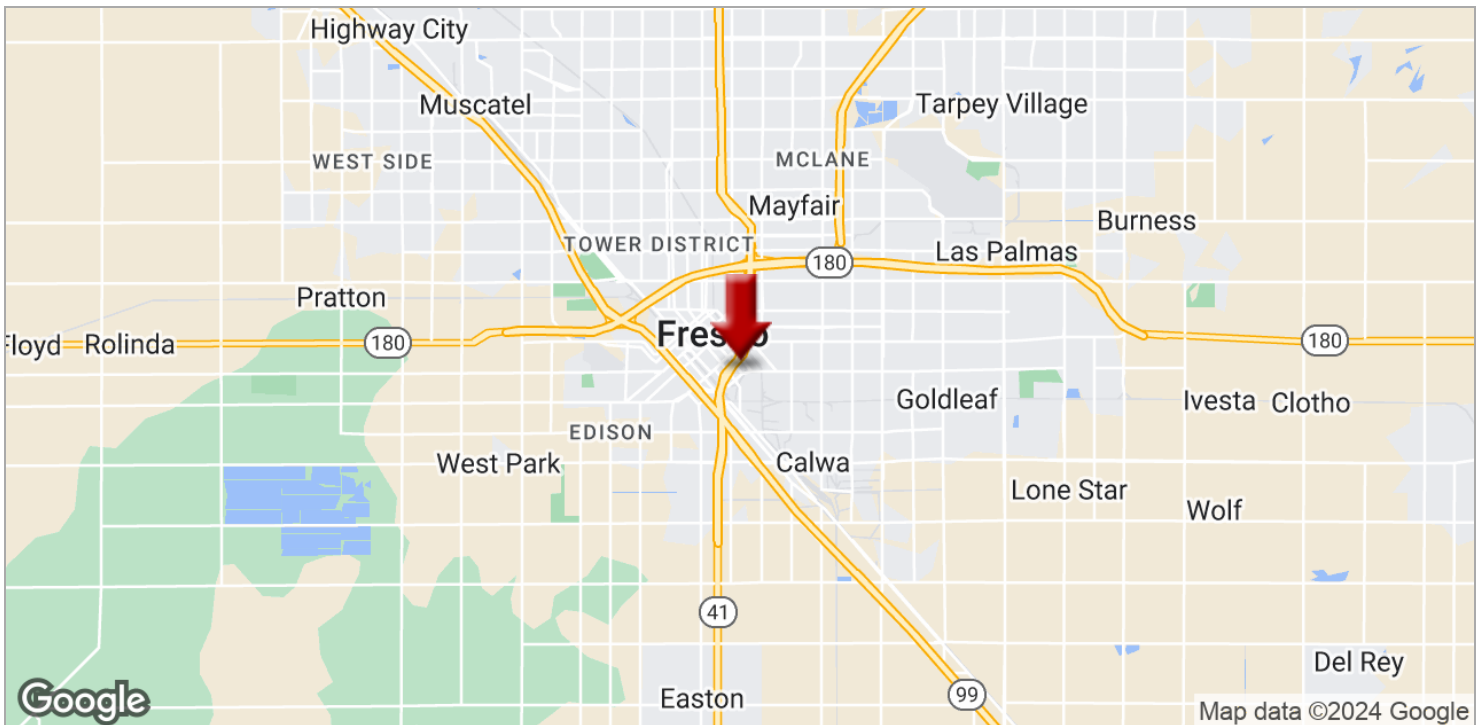
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	1 MILE	3 MILES	5 MILES
Total population	16,592	135,919	279,478
Median age	30.9	29.8	30.8
Median age (male)	32.1	29.4	30.3
Median age (female)	29.9	30.3	31.6
	1 MILE	3 MILES	5 MILES
Total households	4,566	43,039	91,710
Total persons per HH	3.6	3.2	3.0
Average HH income	\$38,709	\$40,204	\$49,566
Average house value	\$121,242	\$121,837	\$161,422
	1 MILE	3 MILES	5 MILES
Total Population - White	9,243	73,875	151,947
Total Population - Black	1,448	11,545	21,323
Total Population - Asian	1,030	13,913	32,911
Total Population - Hawaiian	40	352	586
Total Population - American Indian	319	1,792	3,250
Total Population - Other	3,056	21,757	43,600
	1 MILE	3 MILES	5 MILES
Total Population - Hispanic	11,602	93,643	174,223

* Demographic data derived from 2020 ACS - US Census

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