

±11,400 SF Industrial Facility W/ Secure Paved Yard
Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



Sale Price

\$1,350,000

OFFERING SUMMARY

Building Size:	±11,400 SF
Available SF:	±11,400 SF
Lot Size:	±61,855 SF
Price / SF:	\$118.42
Zoning:	IL: Light Industrial
Market:	Fresno
Submarket:	Northeast Fresno
Traffic Count:	±102,000 VPD
APN:	454-074-16

PROPERTY HIGHLIGHTS

- (2) Freestanding Office/Warehouse Buildings Totaling ±11,400 SF
- ±32,670 SF (±0.75 AC) Fully Fenced & Paved Lot
- IL (Light Industrial) Zoning | City Utility Services
- Previously Utilized for Automotive Repair
- Connected Office, Warehouse & Shop Areas
- (9) Roll-Up Doors | Automobile Dock
- 12'-14' Clear Heights | Eave Heights Up to 18'
- Multiple Electrical Services | 480V, 3-Phase Power
- Fire Sprinklers Throughout Main ±6,900 SF Shop
- Insulated Warehouse Areas | Multiple Utility Meters
- Functional Yard | Vehicle Parking & Circulation
- Ideal for Automotive | Service | Manufacturing | Contractor Uses
- Near Fresno Airport | Easy CA-168, CA-180 & CA-99 Access

Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**

PROPERTY DESCRIPTION

Industrial facility consisting of (2) freestanding office/warehouse buildings totaling ±11,400 SF on a fully fenced and paved ±32,670 SF (±0.75 AC) lot. Utilized for automotive repair, the property offers connected office and shop areas, multiple electrical services including 480V, 3-phase power, an automobile dock and (9) roll-up doors.

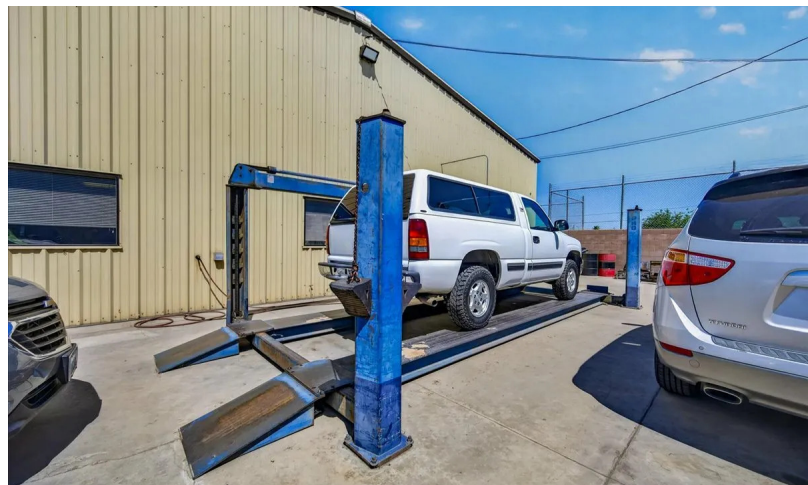
Building 1 consists of ±4,500 SF with office and warehouse space, 12' clear height, 14' eave height and (5) roll-up doors.

Building 2 consists of a ±6,900 SF sprinklered main shop with ±1,135 SF of office space, 14' clear height, 18' eave height and (4) roll-up doors.

Zoned IL (Light Industrial), providing flexibility for automotive, service, manufacturing, contractor, warehouse and similar industrial uses. Located near Fresno Yosemite International Airport with easy access to CA-168, CA-180 and CA-99. Flexible heavy industrial zoning allows for many uses allowed in this centrally located industrial area. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs. Located near Fresno Yosemite International Airport, and easy access to I-5 via CA-180 & CA-99.

LOCATION DESCRIPTION

Located west of Maple Ave, south of Olive Ave, & north of Tyler Ave in Fresno, CA. Situated near major transportation arteries, providing easy access to the Fresno Yosemite International Airport and CA-180 leading to CA-99. Equidistant to both Clovis and Fresno offering an easy 15-20 minute travel time to 1M potential customers. Surrounded by a mix of local businesses and just a short drive from retail and dining options, offering convenience and connectivity for both employees and customers.



Jared Ennis
Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

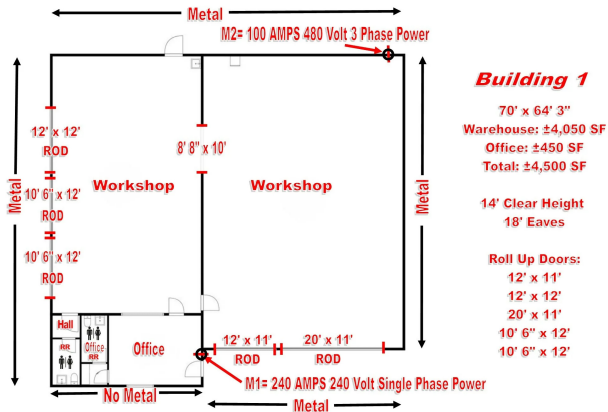
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



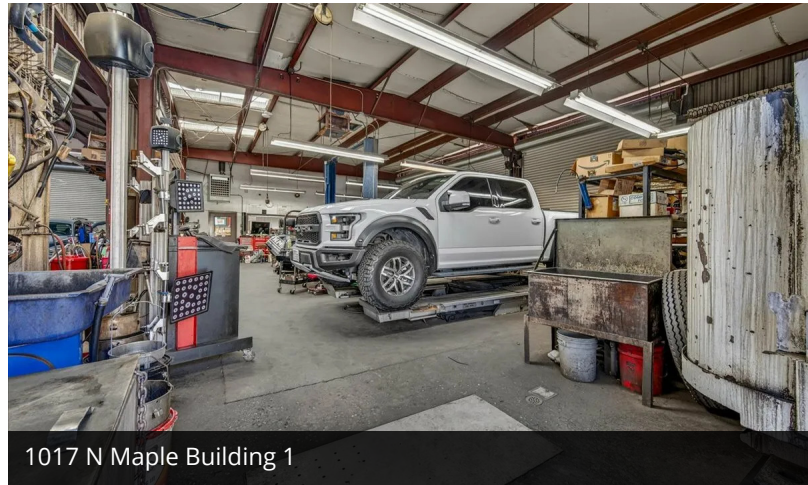
1017 N Maple Building 1 Floorplan



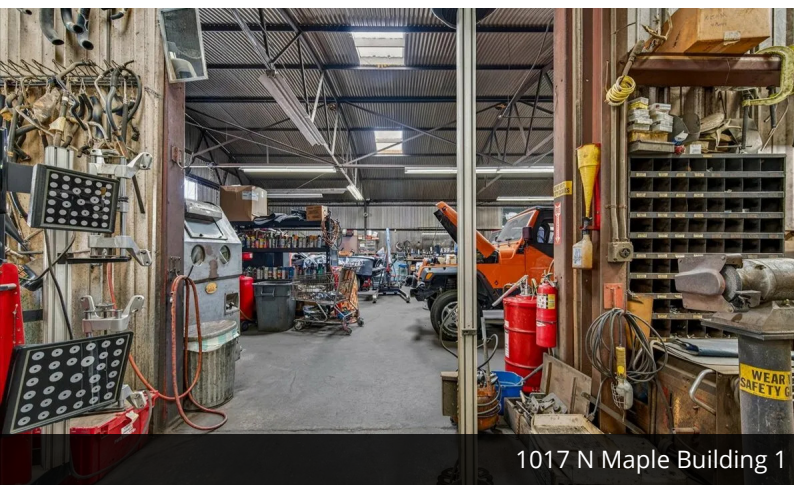
1017 N Maple Building 1



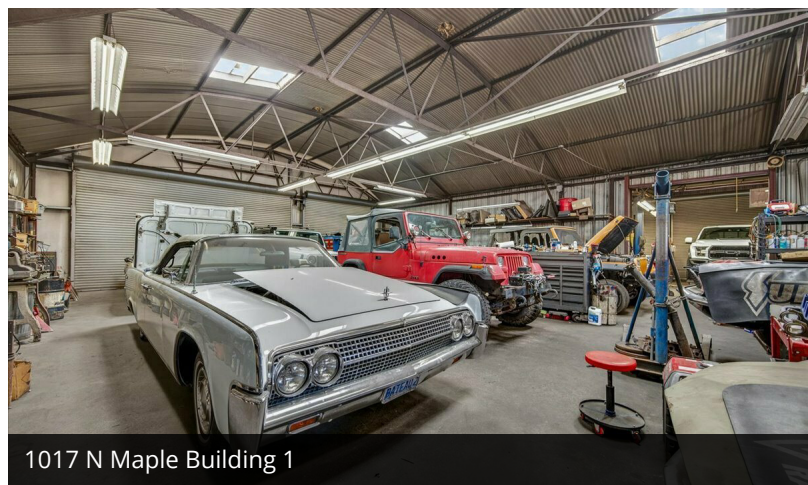
1017 N Maple Building 1



1017 N Maple Building 1



1017 N Maple Building 1



1017 N Maple Building 1

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

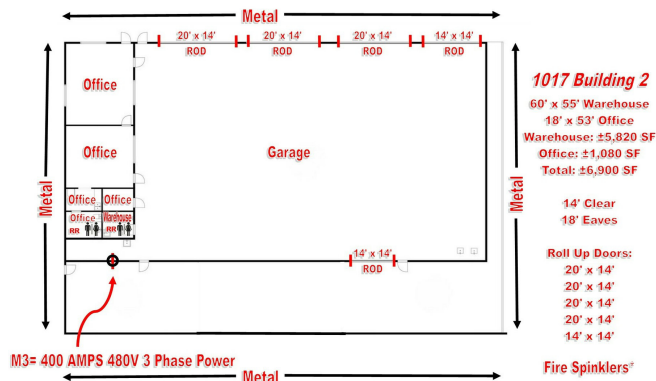
Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

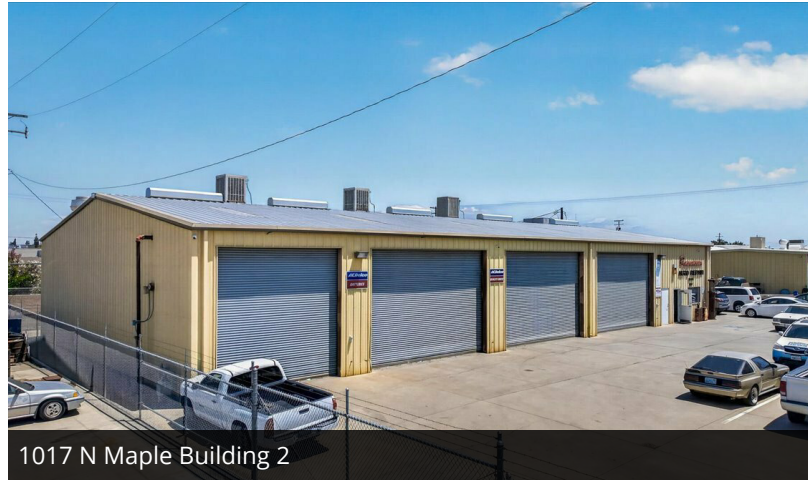
±11,400 SF Industrial Facility W/ Secure Paved Yard
Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



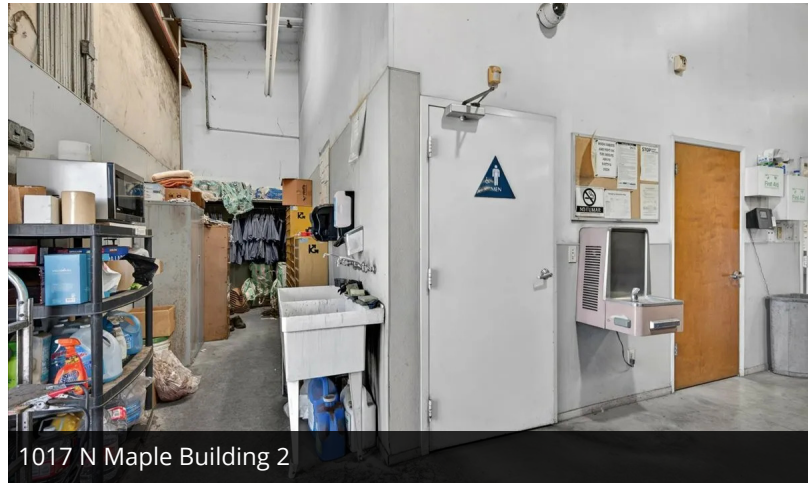
1017 N Maple Building 2 Floorplan



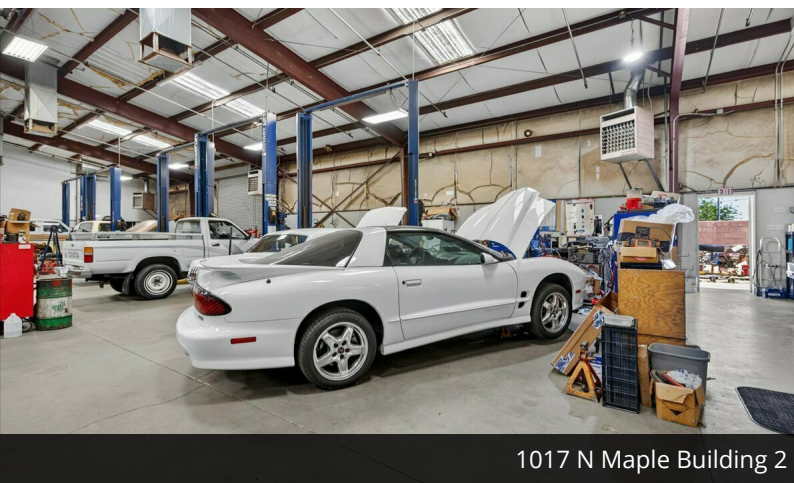
1017 N Maple Building 2



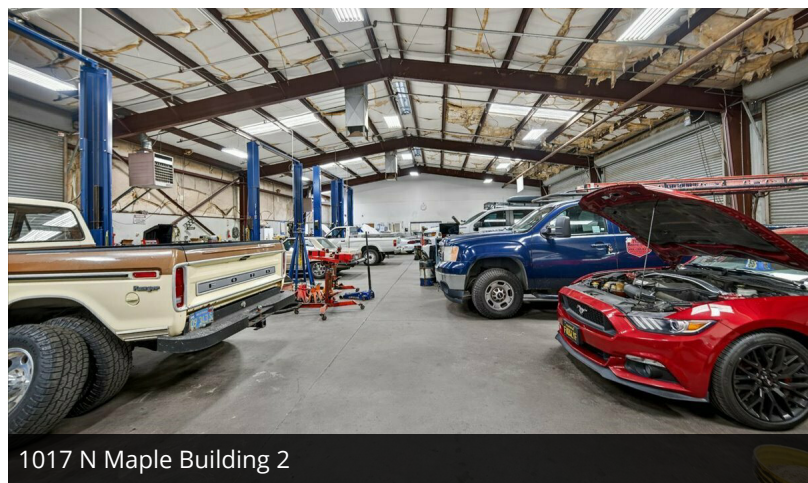
1017 N Maple Building 2



1017 N Maple Building 2



1017 N Maple Building 2



1017 N Maple Building 2

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

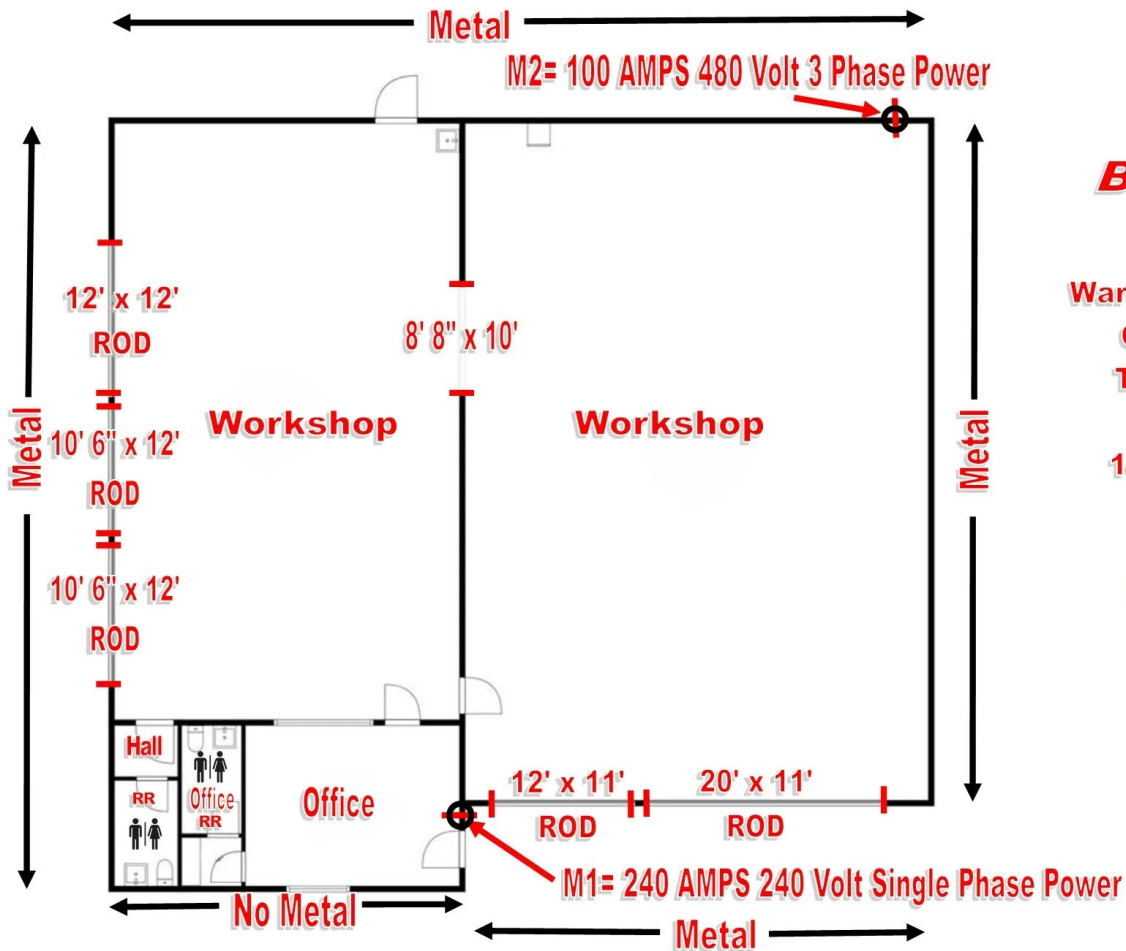
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



Building 1

70' x 64' 3"

Warehouse: ±4,050 SF

Office: ±450 SF

Total: ±4,500 SF

14' Clear Height

18' Eaves

Roll Up Doors:

12' x 11'

12' x 12'

20' x 11'

10' 6" x 12'

10' 6" x 12'

1017 N Maple Building 1

Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

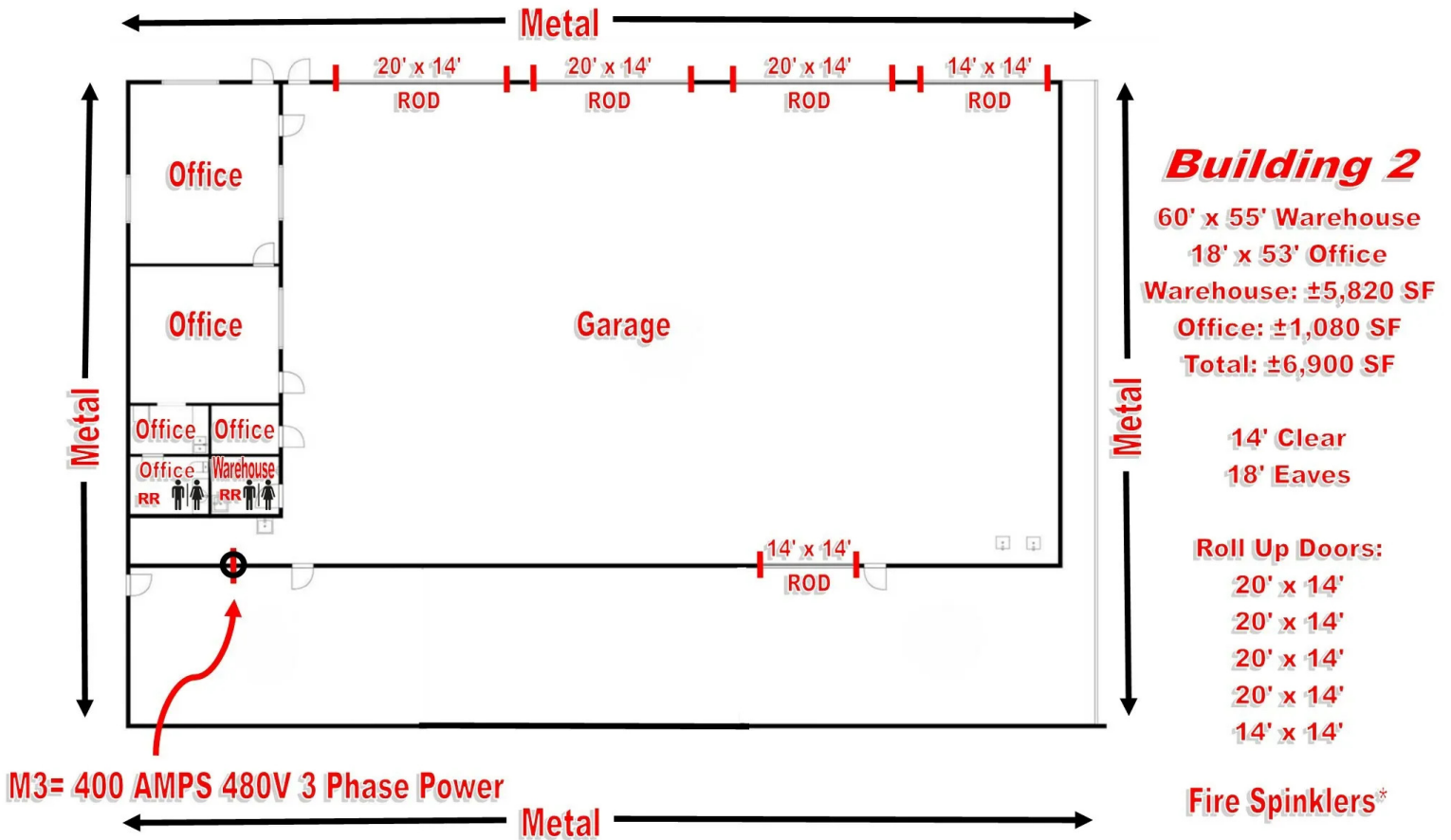
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



1017 N Maple Building 2

Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

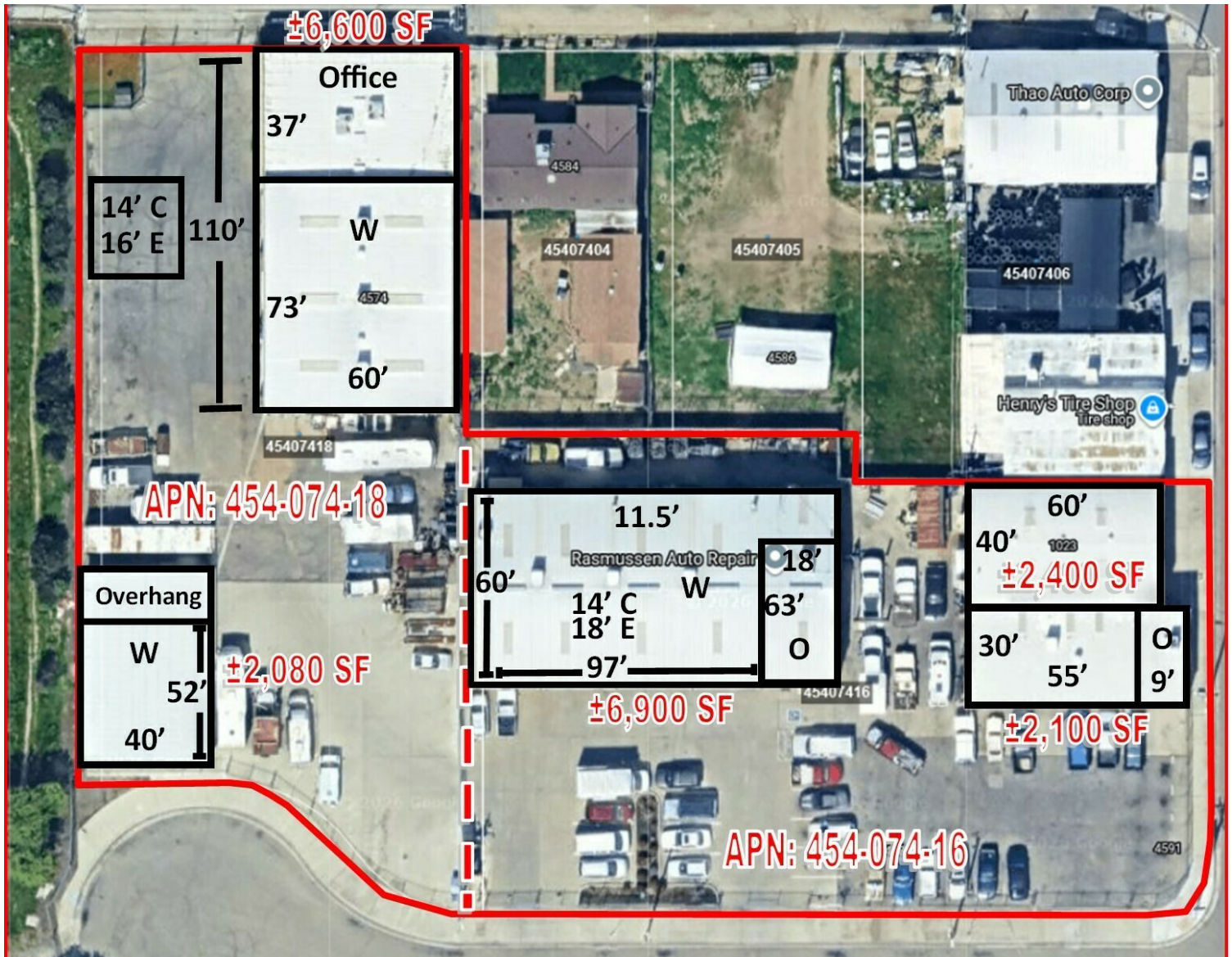
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

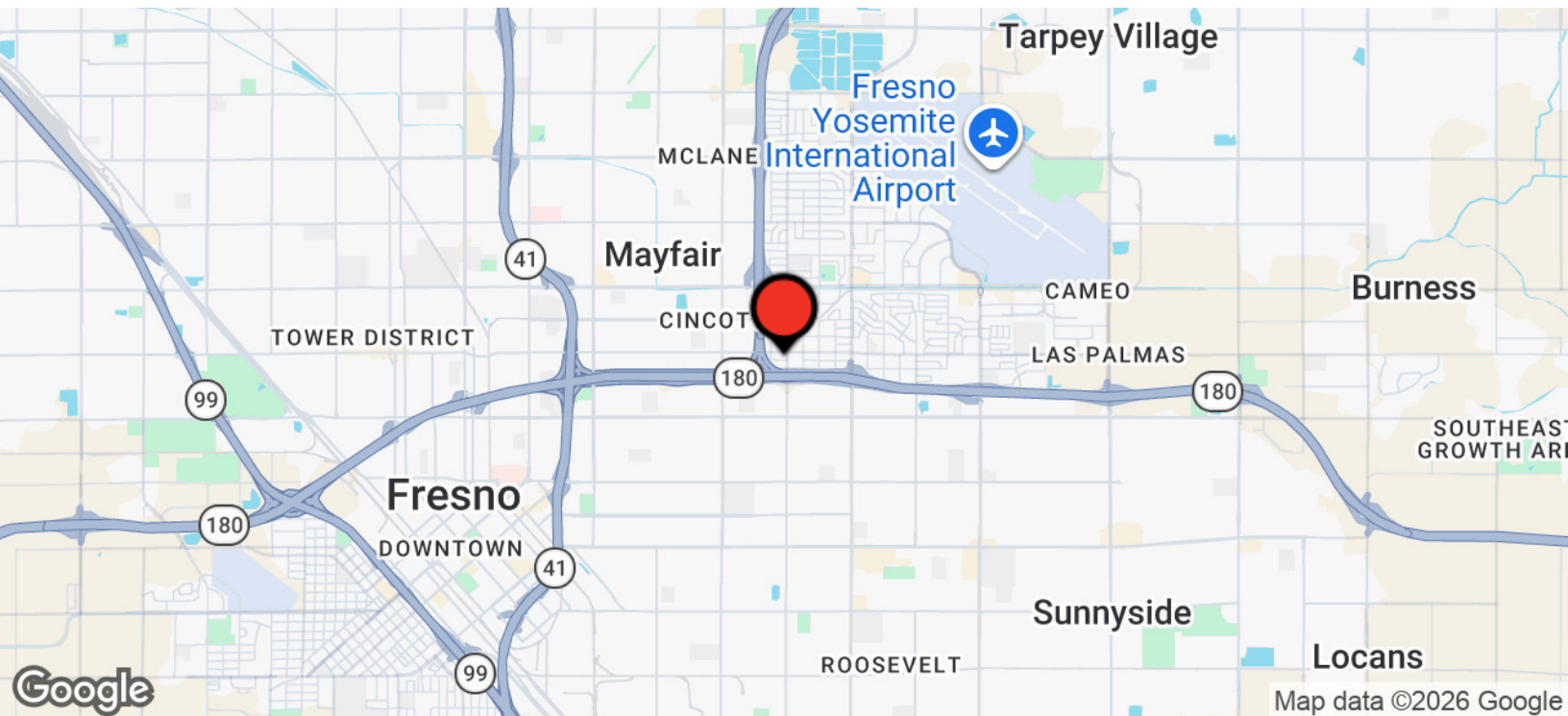
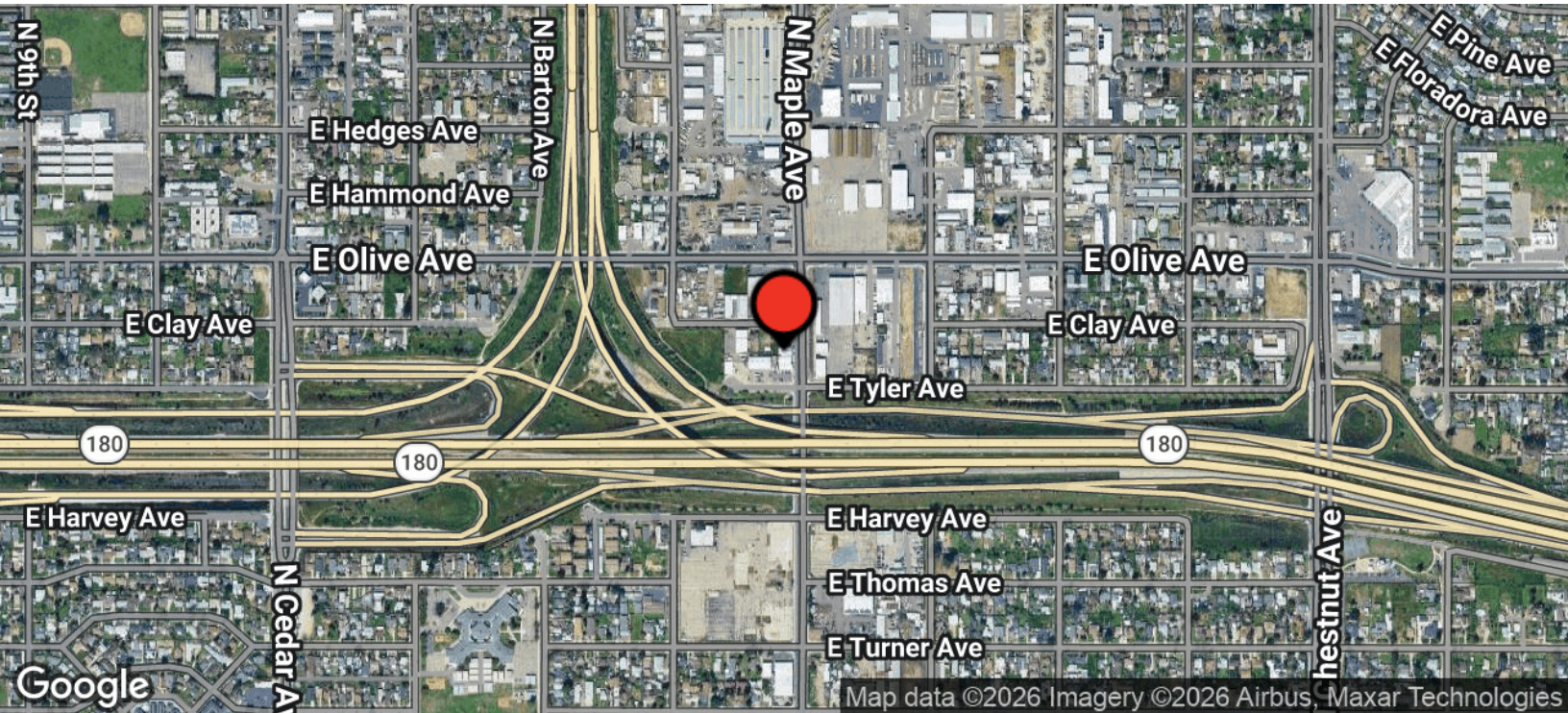
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

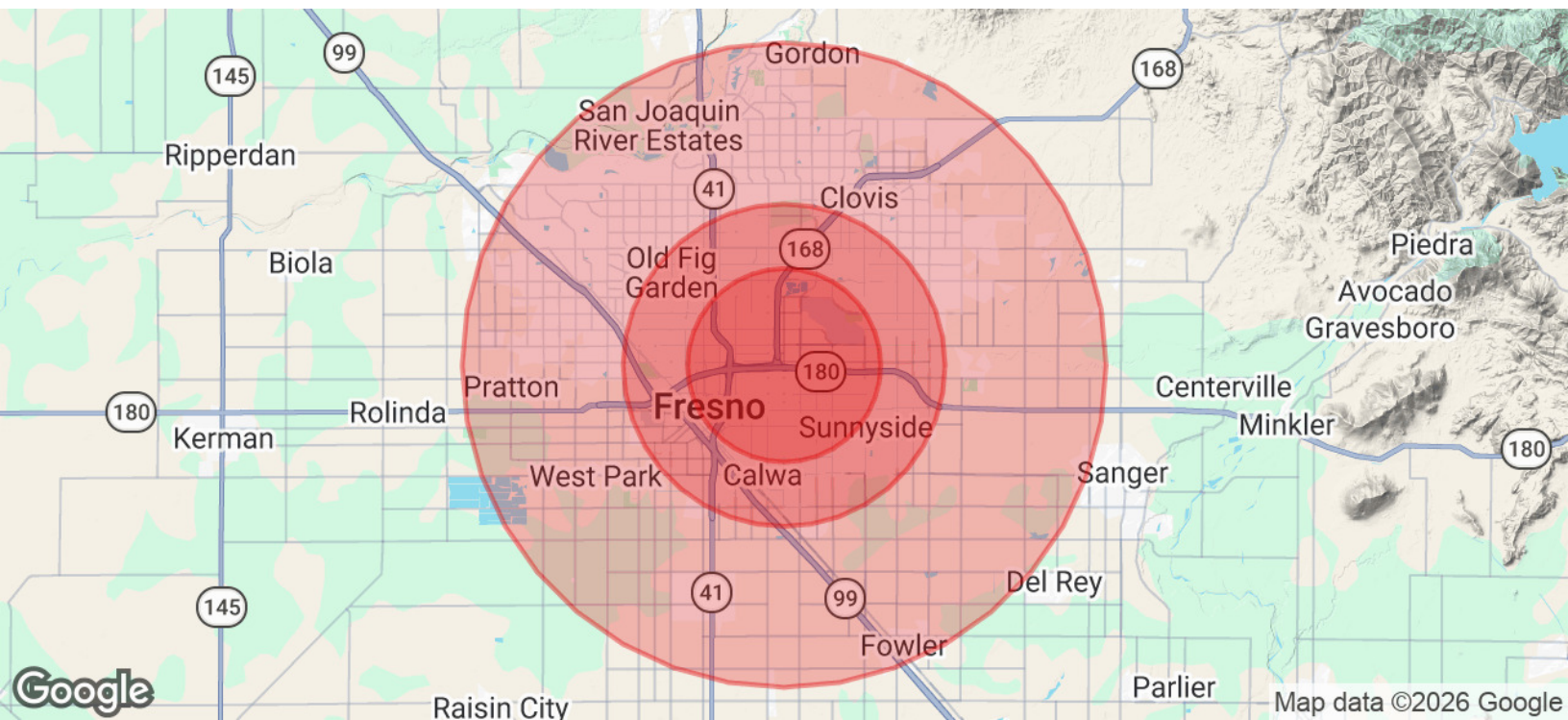
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±11,400 SF Industrial Facility W/ Secure Paved Yard

Industrial For Sale | 1017 - 1023 N Maple Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	167,307	371,341	737,138
Average Age	30.9	31.6	34.1
Average Age (Male)	30.1	30.8	33.1
Average Age (Female)	31.8	32.7	35.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	51,166	118,636	242,315
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$64,519	\$74,636	\$99,606
Average House Value	\$255,396	\$309,226	\$408,297

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	63.5%	57.1%	47.8%

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.