

**±8,680 SF Office/Warehouse Facility w/ Secure Paved Yard**  
Industrial For Sale | 4574 E Clay Ave Fresno, CA 93702



**CENTRAL CA  
COMMERCIAL**



Sale Price

**\$995,000**

#### OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Building Size: | ±8,680 SF            |
| Available SF:  | ±8,680 SF            |
| Lot Size:      | ±61,855 SF           |
| Price / SF:    | \$114.63             |
| Zoning:        | IL: Light Industrial |
| Market:        | Fresno               |
| Submarket:     | Northeast Fresno     |
| Traffic Count: | ±102,000 VPD         |
| APN:           | 454-074-18           |

#### PROPERTY HIGHLIGHTS

- (2) Freestanding Industrial Buildings Totaling ±8,680 SF
- ±29,185 SF (±0.67 AC) Fully Fenced & Paved Lot
- IL (Light Industrial) Zoning | City Utility Services
- Main ±6,600 SF Office/Warehouse Building
- Detached ±2,080 SF Warehouse | Covered Overhang
- ±6,460 SF Warehouse | ±2,220 SF Office
- (6) Roll-Up Doors | Multiple Building Access Points
- 10'-14' Clear Heights | Eave Height Up to 16'
- Multiple Electrical Services | Multiple Utility Meters
- Private Offices | Reception | Meeting & Administrative Areas
- Secure Yard | Vehicle, Equipment & Material Storage
- Separate Shop or Overflow Storage Building
- Ideal for Distribution | Manufacturing | Contractor | Service Uses
- Near Fresno Airport | Easy CA-168, CA-180 & CA-99 Access

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#### Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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**PROPERTY DESCRIPTION**

Warehouse property consisting of (2) freestanding ±8,680 SF industrial buildings on a fully fenced and paved ±29,185 SF (±0.67 AC) lot. The property includes a detached ±2,080 SF warehouse with 10' clear height, an 8' x 40' covered overhang and (3) roll-up doors. The main ±6,600 SF office/warehouse building features ±2,220 SF of office space, 14' clear height, 16' eave height and (3) roll-up doors. The separated buildings provide flexible areas for warehouse, shop, office, equipment and overflow storage uses. Additional features include multiple electrical services, insulated improvements and a secure paved yard for vehicle, equipment and material storage.

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 E 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.



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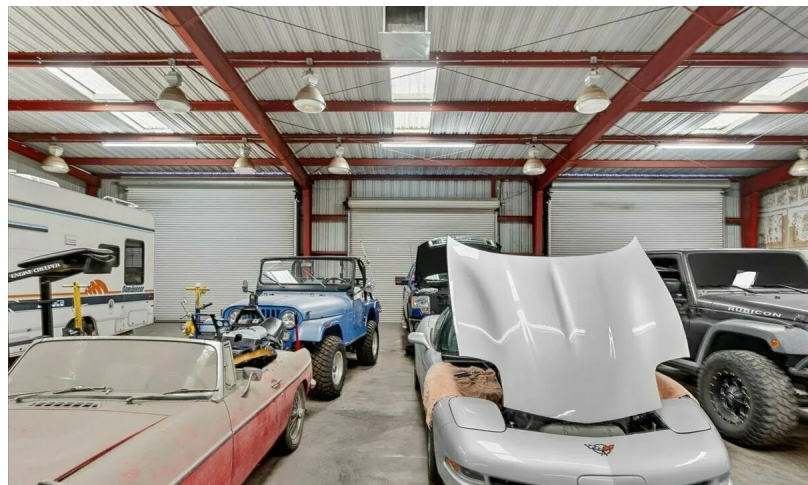
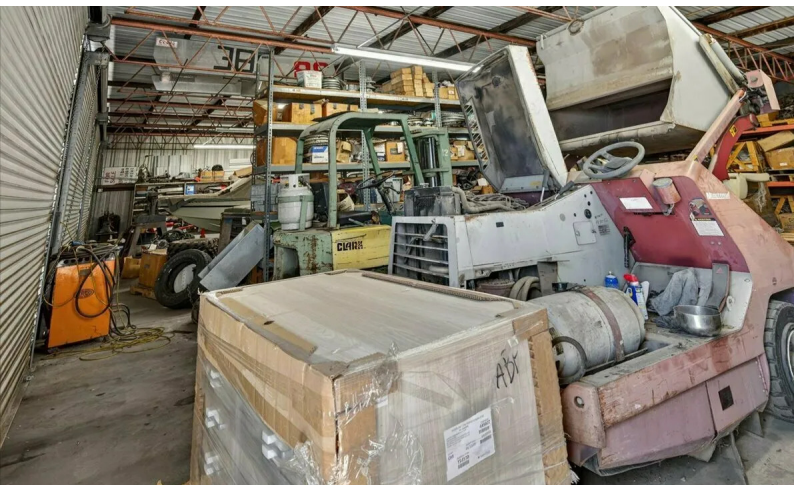
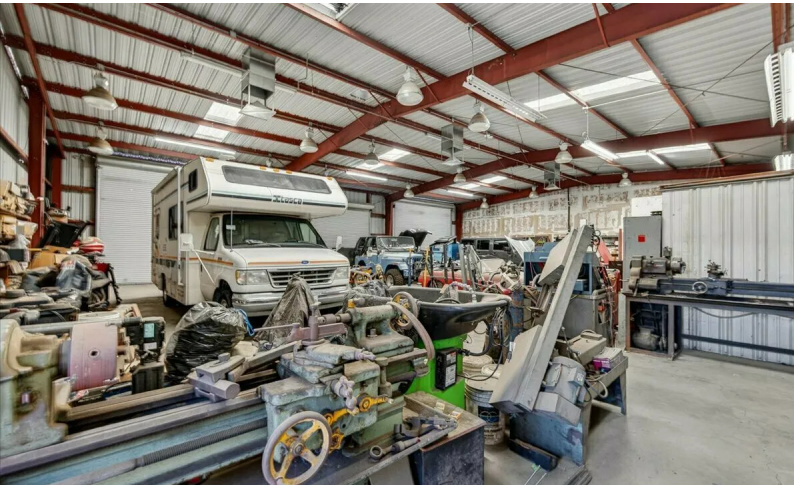
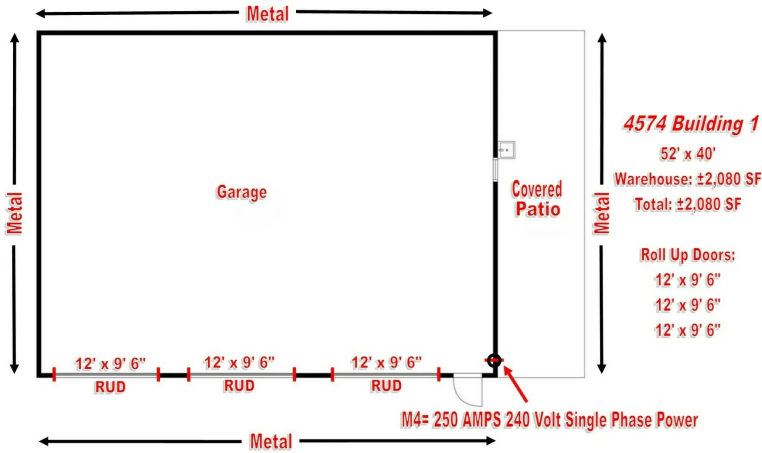
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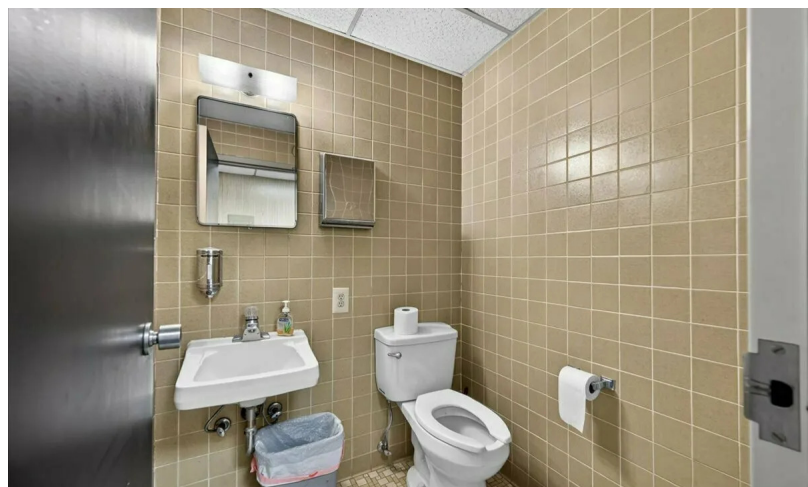
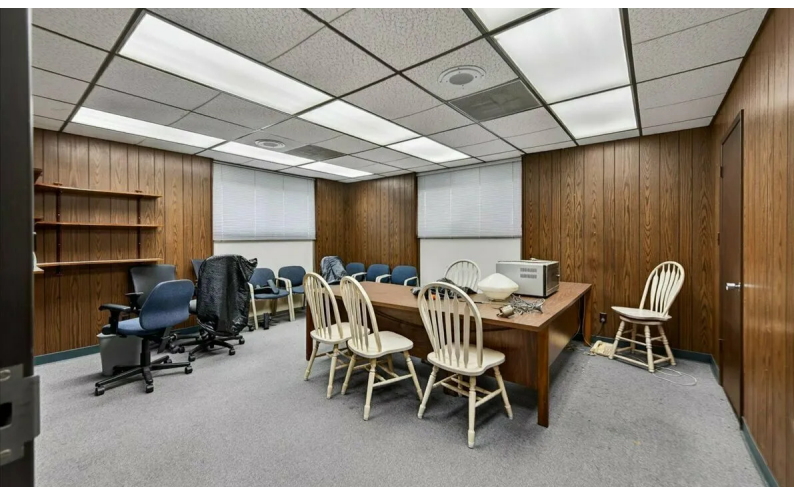
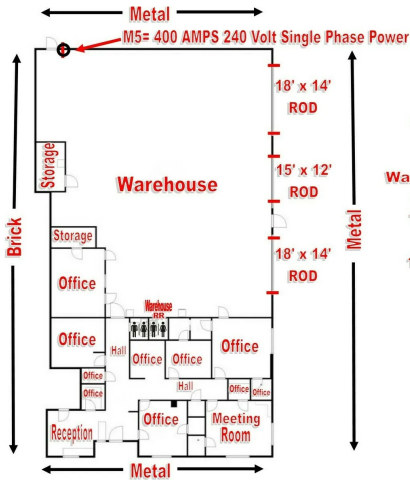
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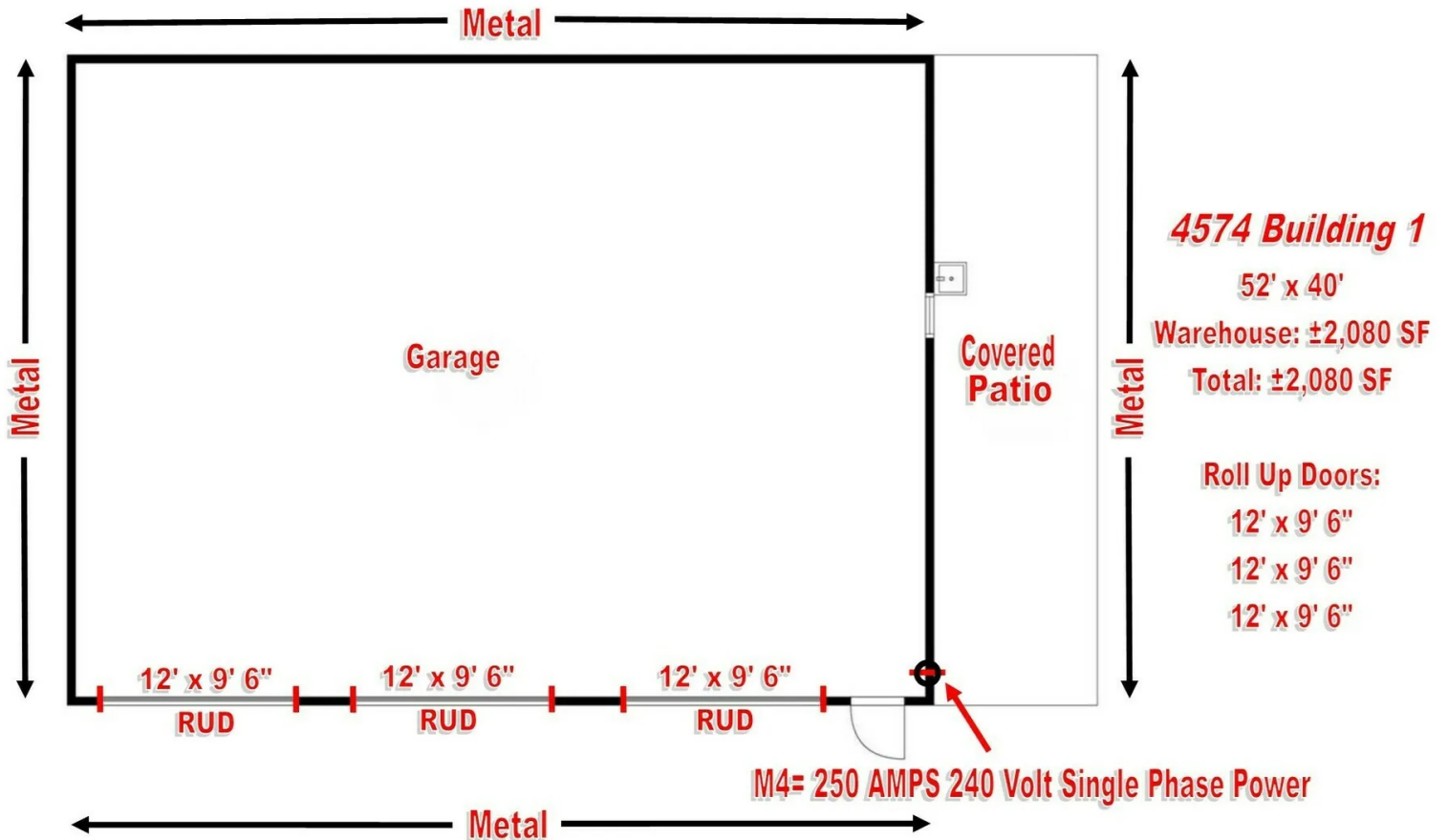
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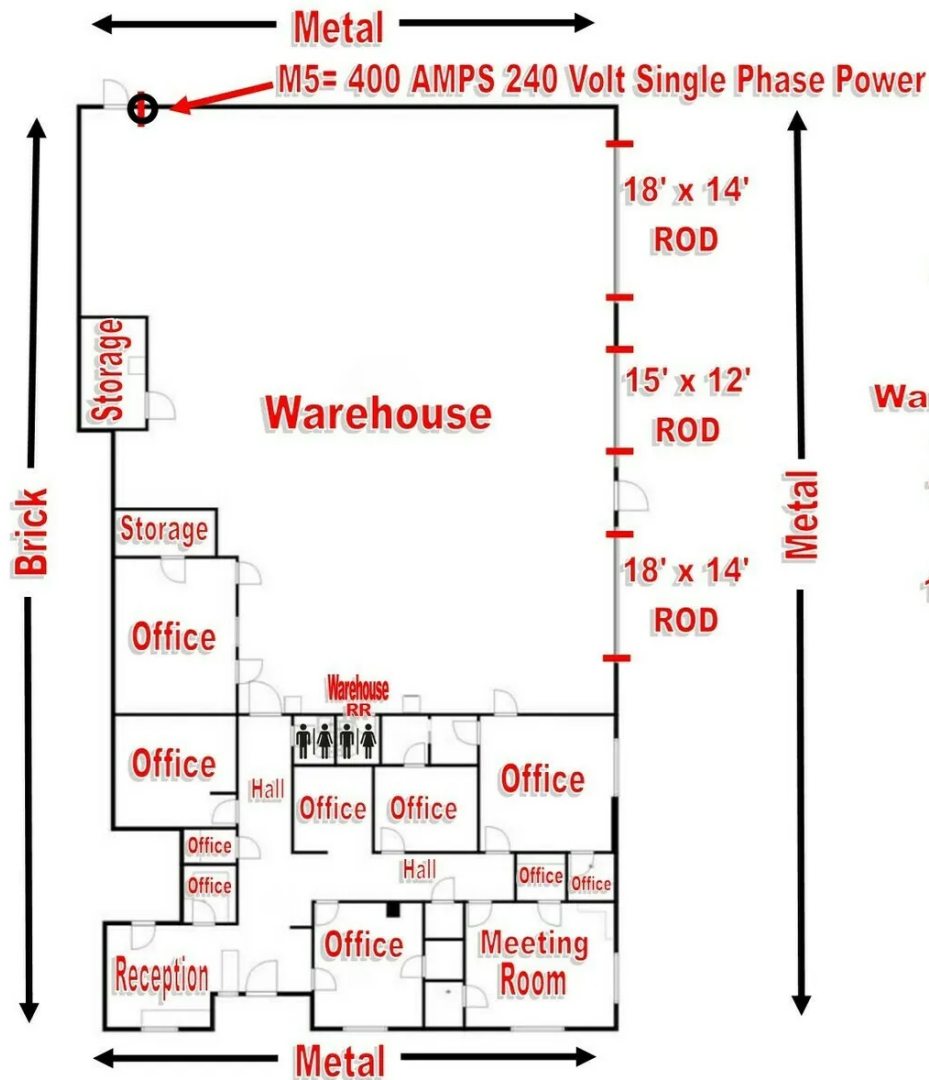
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**4574 Building 2**

**110' x 60'**

**Warehouse: ±1,650 SF**

**Office: ±450 SF**

**Total: ±2,100 SF**

**14' Clear Height  
16' Eaves**

**Roll Up Doors:**

**18' x 14'**

**15' x 12'**

**18' x 14'**

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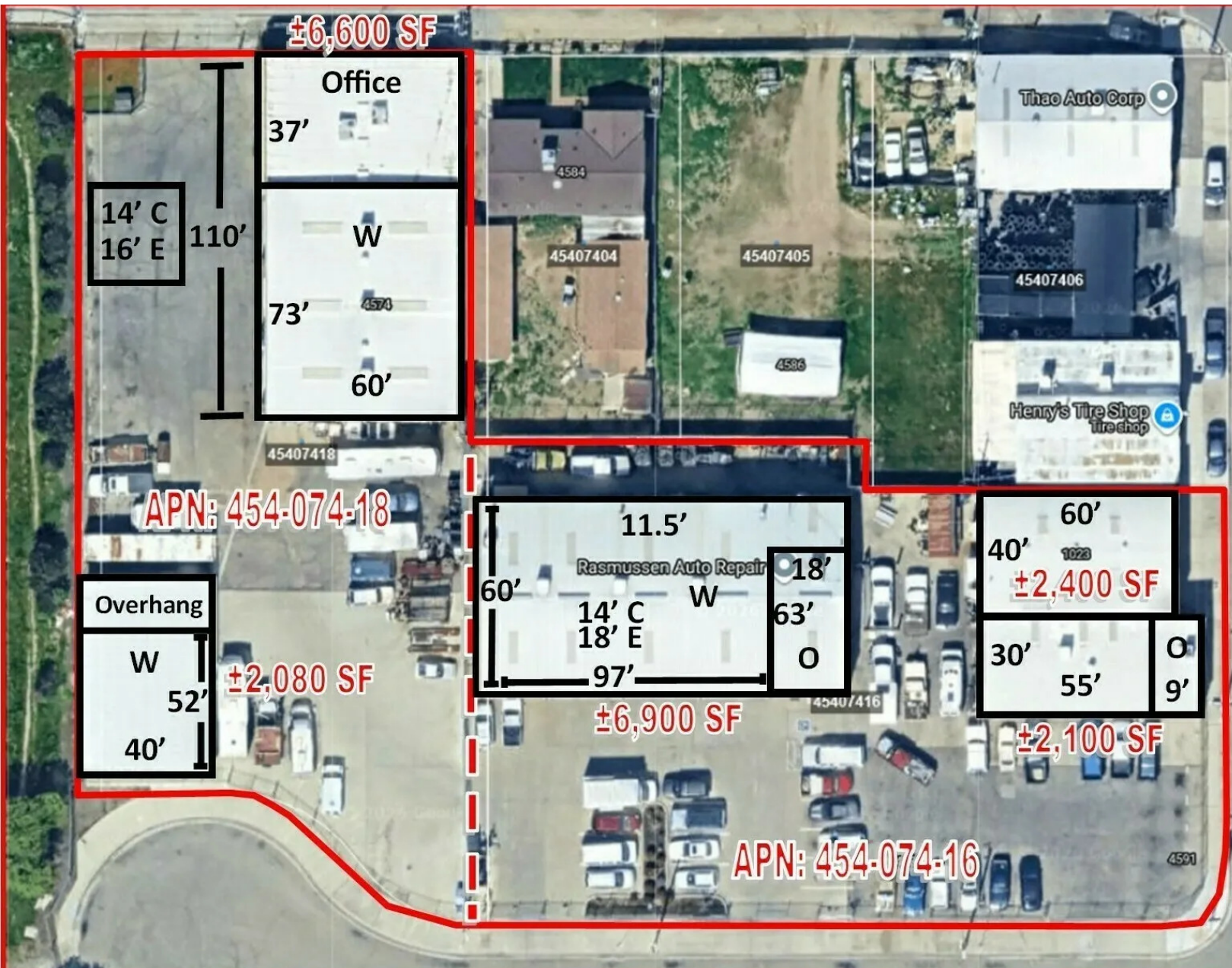
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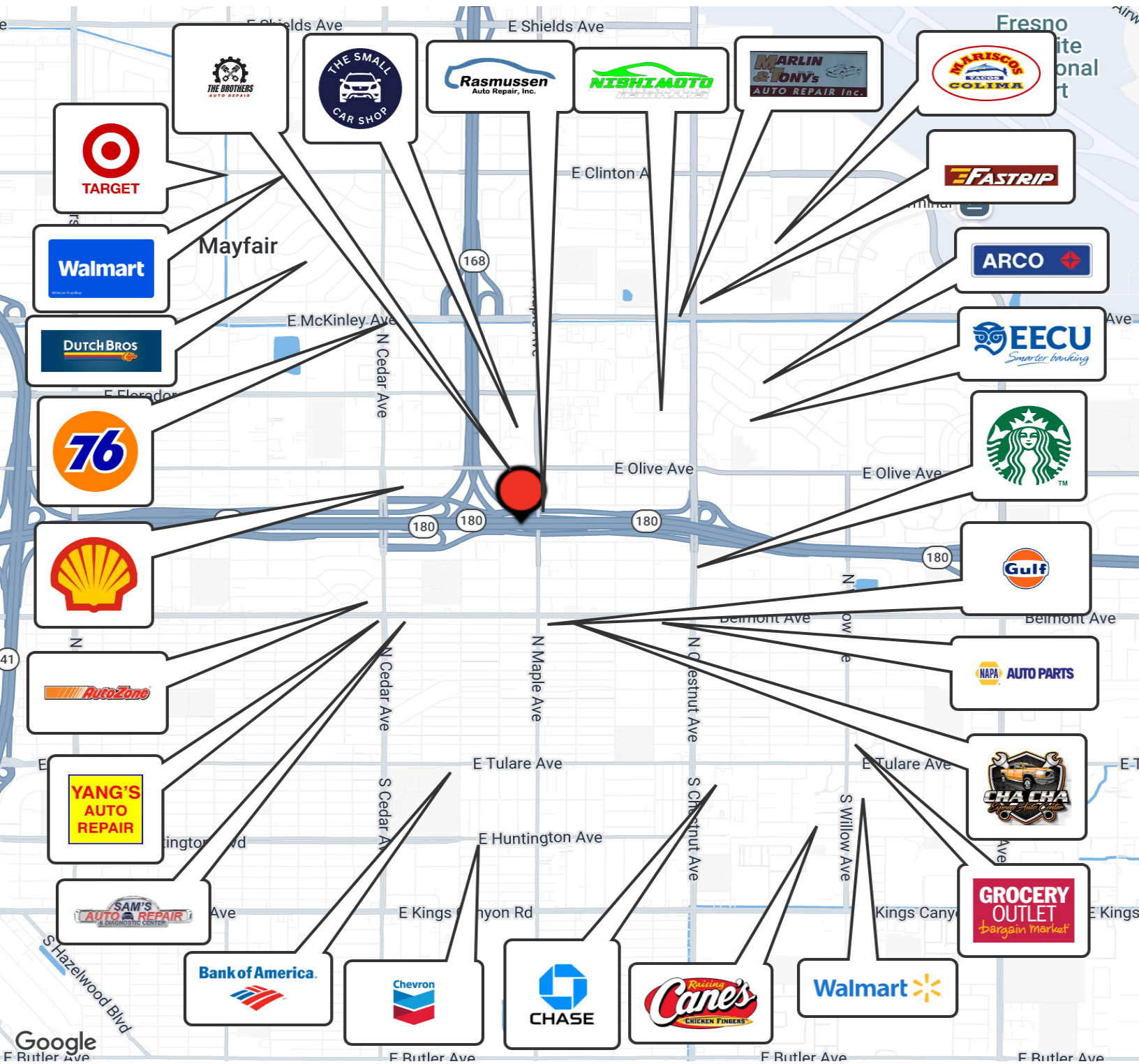
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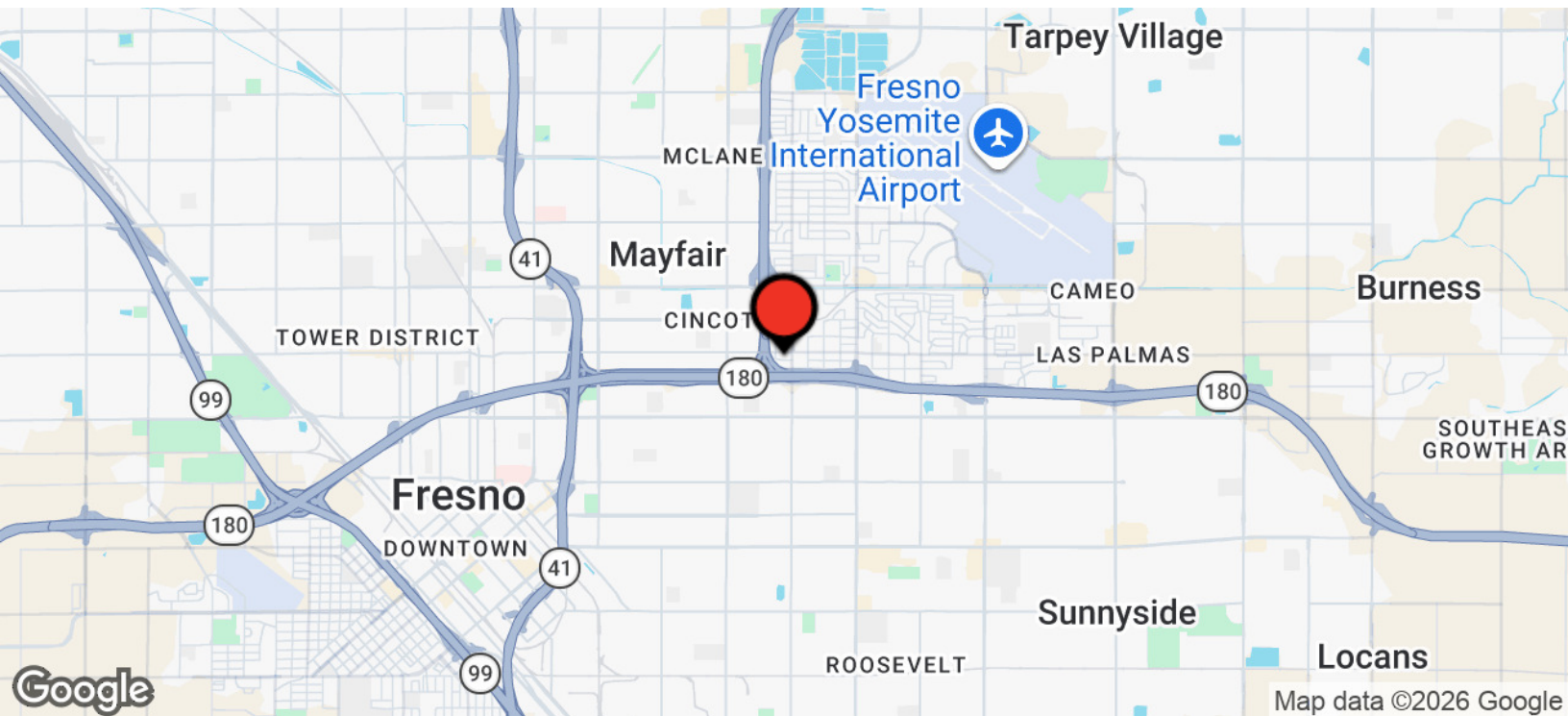
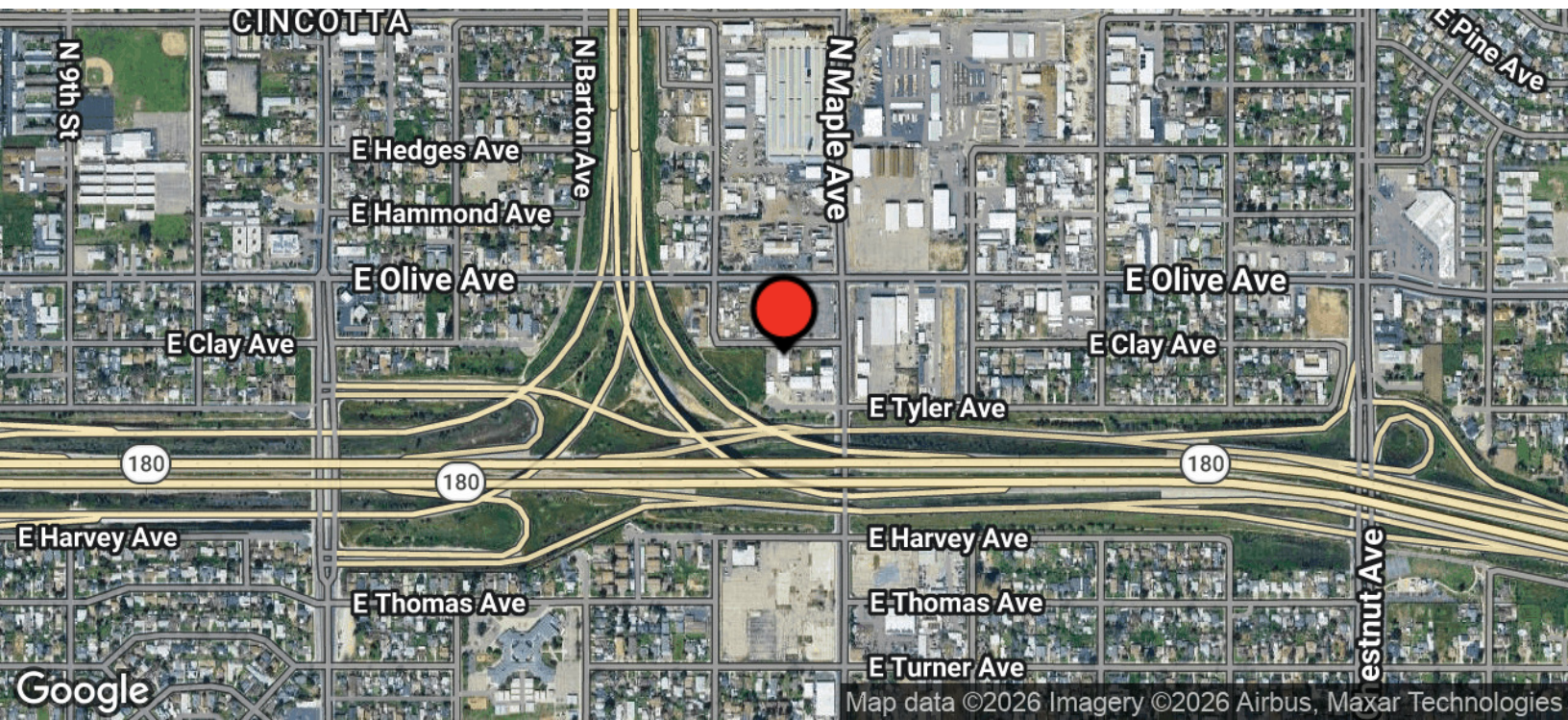
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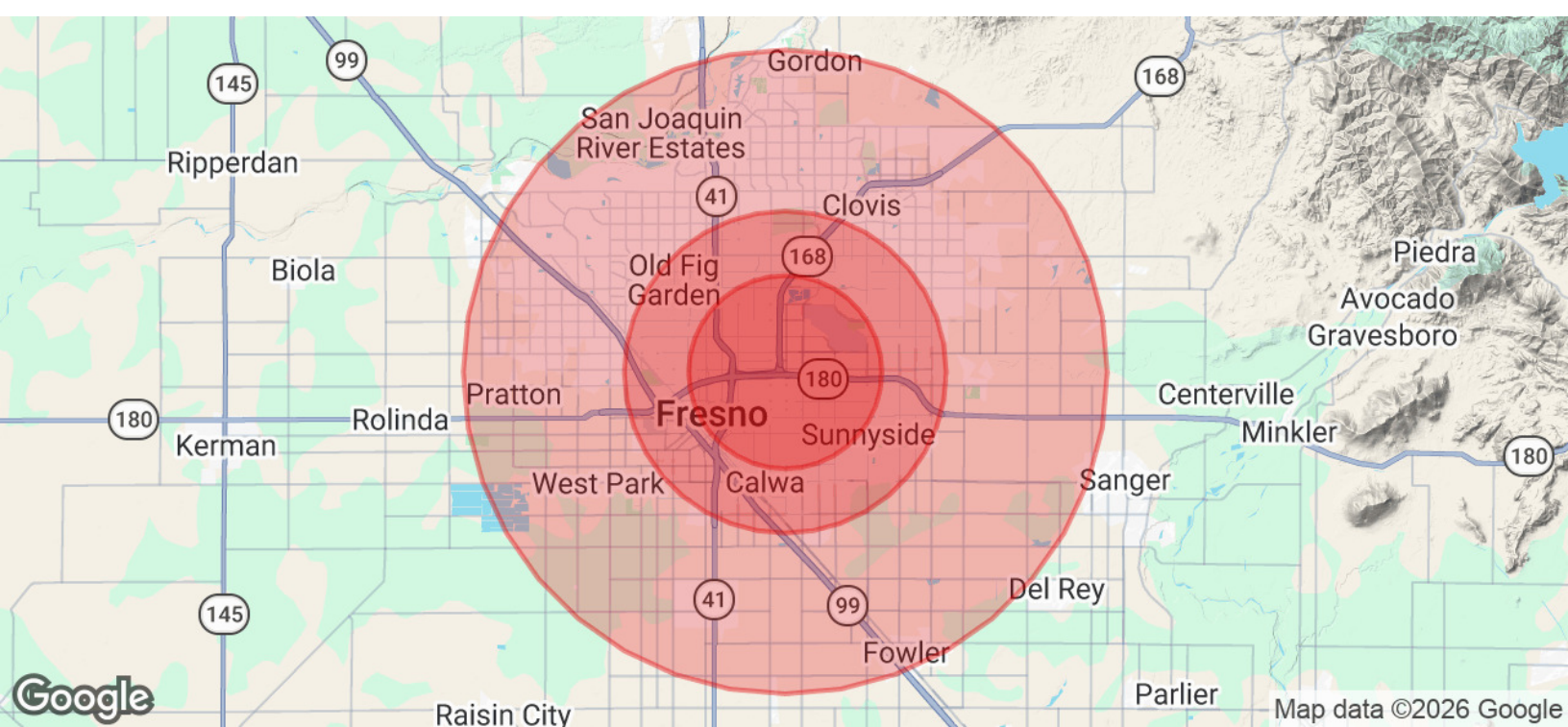
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#### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

|                      |         |         |         |
|----------------------|---------|---------|---------|
| Total Population     | 167,980 | 372,406 | 737,431 |
| Average Age          | 30.9    | 31.7    | 34.1    |
| Average Age (Male)   | 30.2    | 30.8    | 33.1    |
| Average Age (Female) | 31.8    | 32.8    | 35.3    |

#### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 51,498    | 119,052   | 242,426   |
| # of Persons per HH | 3.3       | 3.1       | 3.0       |
| Average HH Income   | \$64,369  | \$74,527  | \$99,635  |
| Average House Value | \$254,443 | \$308,717 | \$408,386 |

2023 American Community Survey (ACS)

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