

±49,488 SF Industrial Building
For Sale or Lease

PRICE REDUCED



240 S. Teilman Avenue Fresno, California

Buk Wagner ^{SIOR}
559 250 2110
buk.wagner@colliers.com
CA DRE #01296746

Charlie Schuh ^{CCIM}
559 221 7393
charlie.schuh@colliers.com
CA DRE #01195311



Property Summary

THE INFORMATION

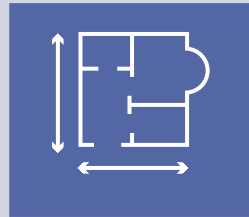
Total Building Size:	±49,488 SF
Office Space:	±8,500 SF
Lot Size:	±2.77 acres
Zoning:	Light Industrial (City of Fresno)
Property Subtype:	Warehouse
APN:	458-071-11
Exterior Docks:	3
Grade Level Doors:	7
Sprinklers:	Yes
Ceiling Height:	15 - 17'
Year Built:	1970
Power:	1,200 amps, 120/240, 3 phase 400 amps, 120/240, 3 phase
Restrooms:	8

THE HIGHLIGHTS

- Located in close proximity to the intersection of Highways 99 and 180
- Fenced yard
- Multiple office spaces
- Site layout allows for full circulation around the building
- Two electric meters



Quick Facts:



Building Size:

±49,488 SF



Sale Price:

\$2,999,999
(\$60.62 PSF)

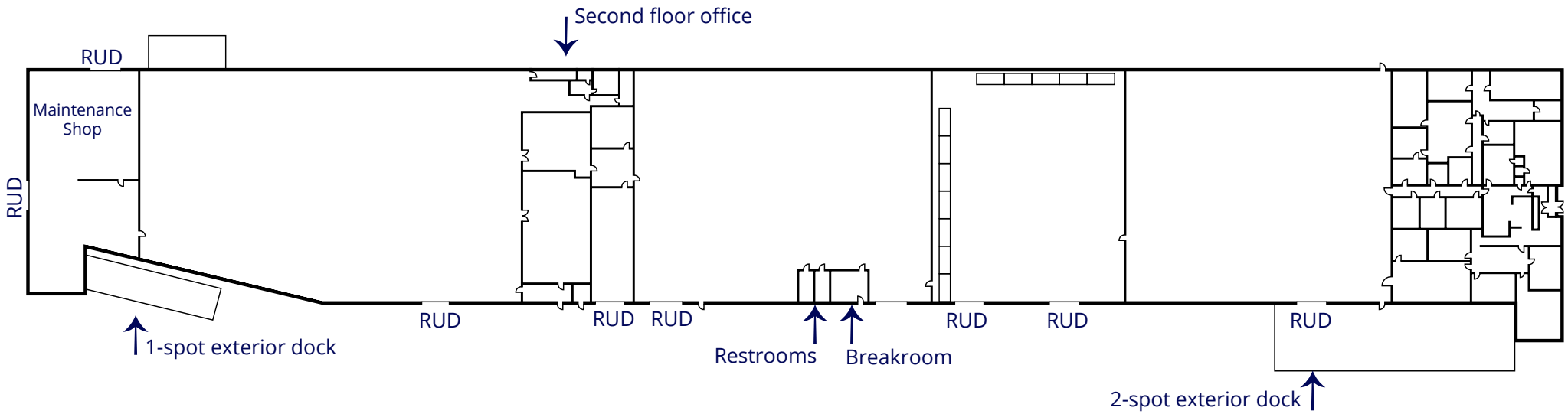


Lease Rate:

\$0.50 PSF,
NNN

Colliers

Building Floor Plan



Industrial Building

For Sale or Lease

APN:

458-071-11

240 S. Teilman Avenue
Fresno, California





240 S. Teilman Ave.
Fresno, California





240 S. Teilman Ave. Fresno, CA

±49,488 SF Industrial Building
For Sale or Lease

Buk Wagner ^{SIOR}
559 256 2451
buk.wagner@colliers.com
CA DRE #01296746

Charlie Schuh ^{CCIM}
559 221 7393
charlie.schuh@colliers.com
CA DRE #01195311

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

