

INDUSTRIAL BUILDINGS FOR SALE

THREE CROWNS INDUSTRIAL PARK

FRESNO, CA 93725

BUILDING SIZES: ±4,000 -20,000 SF

SALE PRICES: \$504,000 – \$2,520,000

[LINK TO PROPERTY VIDEO](#)



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OFFERING SUMMARY

Cushman & Wakefield has been retained by the Owner as the exclusive agent and advisor for the sale of sixteen (16) individual Industrial buildings within the Three Crowns Industrial Park in south Fresno, California. These pre-engineered metal buildings range in size from 4,000 to 20,000 square feet on separate parcels. Each Building's Sale Price is based on a value of **\$126** per square foot. Each Property has an individual flyer with a link below or available upon request. Please do not disturb the tenants or their business. No tours will be conducted until a purchase contract has been approved. Please refer to the building flyers or contact the Brokers for additional information.

LOT#	ADDRESS	BUILDING SF	SALE PRICE	LINK TO BROCHURE
5	4027 E. Therese	7,500 SF	\$945,000	SOLD
6	4065 E. Therese	7,500 SF	\$945,000	SOLD
8	4093 E. Therese	10,000 SF	\$1,260,000	SOLD
9	4131 E. Therese	7,500 SF	\$945,000	SOLD
11	5382 S. Peach	4,000 SF	\$504,000	SOLD
12	5414 S. Peach	15,450 SF	\$1,940,700	SOLD
13	Vacant Lot		\$777,000	SOLD
14	5461 S. Nikita	5,000 SF	\$630,000	SOLD
15	5437 S. Nikita	10,000 SF	\$1,260,000	SOLD
16	5411 S. Nikita	5,000 SF	\$630,000	SOLD
17	5390 S. Nikita	5,000 SF	\$630,000	SOLD
19	5444 S. Nikita	20,000 SF	\$2,520,000	LOT 19 BROCHURE
20	5455 S. Villa	10,450 SF	\$1,316,700	SOLD
21	5445 S. Villa	6,250 SF	\$787,500	LOT 21 BROCHURE
3B	5400 S. Villa	10,000 SF	\$1,260,000	SOLD
4B	5364 S. Villa	20,000 SF	\$2,520,000	LOT 4B BROCHURE

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PROPERTY INFORMATION

ZONING:	M-3, Heavy Industrial – Fresno County (City of Fowler – S.O.I.)
YEAR BUILT/RENOVATED:	1998 – 2012
CONSTRUCTION:	Pre-engineered Metal Building, R-7 Rigid Board Insulation
CLEAR HEIGHT:	±12’ – ±19’
UTILITIES:	P.G. & E., Private water system for entire park, Sewer – SKF District
FIRE PROTECTION:	Fresno County – Cal Fire. Building does not have Fire Sprinklers.
OWNER’S ASSOCIATION:	The Three Crowns Industrial Park has established a new Owner’s Association for the common benefit of the (26) lot owners. The Association will have a Board of Directors, Officers and an Architectural Committee. Copies of the Association By Laws and its Declaration of Restrictions are available. The “Association” will hire a third-party Property Manager who will coordinate the Association’s responsibilities including maintenance of the common areas, the common storm drainage system and the private water system serving the Park. Each lot shall have a water meter and the Association shall collect the water charges assessed to each Owner based on usage and the City of Fowler’s standard water rates.

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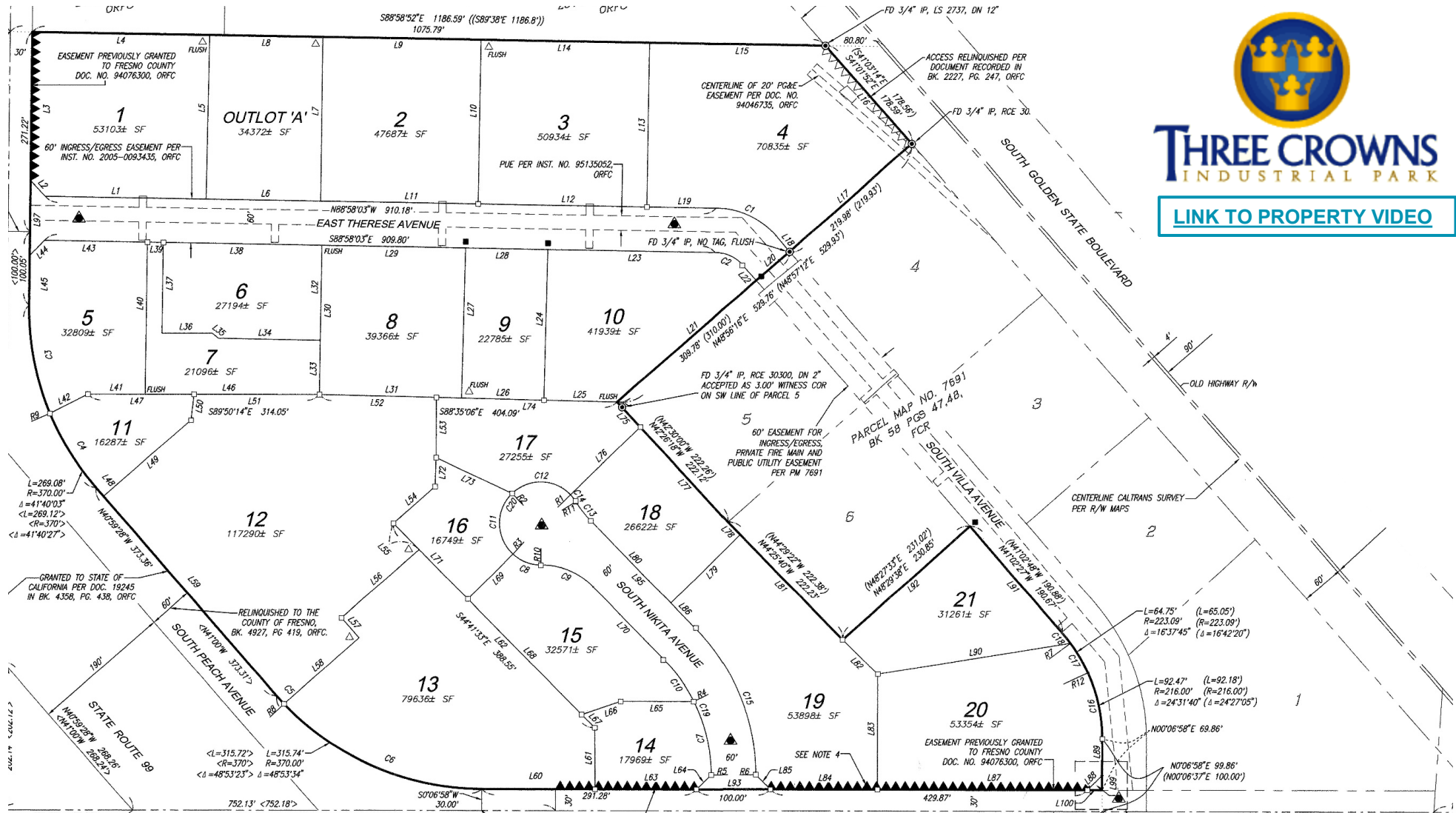
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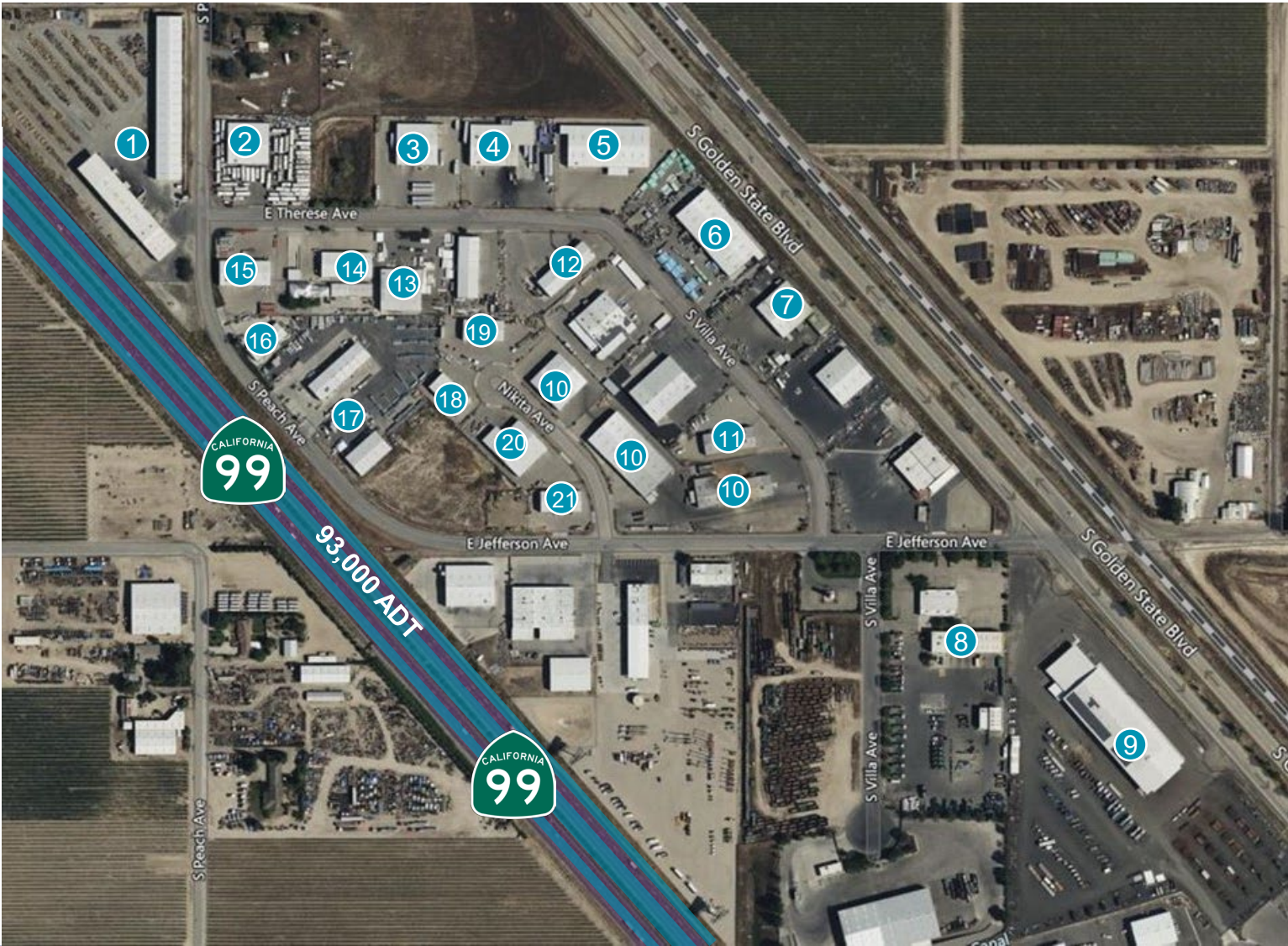
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1	Quinn Caterpillar
2	Elite RV
3	Clean Earth
4	Daniels
5	Vita Pakt
6	Core & Main
7	D&M
8	Waste Management
9	Zim Industries
10	Vita Pakt
11	Terminix
12	Davis & Roberts Const.
13	Pace Supply
14	Advancing Eco
15	Rocket Machinery
16	NH3 Plus
17	Master Halco
18	Sturgeon Electric
19	Foster Farms
20	Hydroflo Pumps
21	Road Machinery

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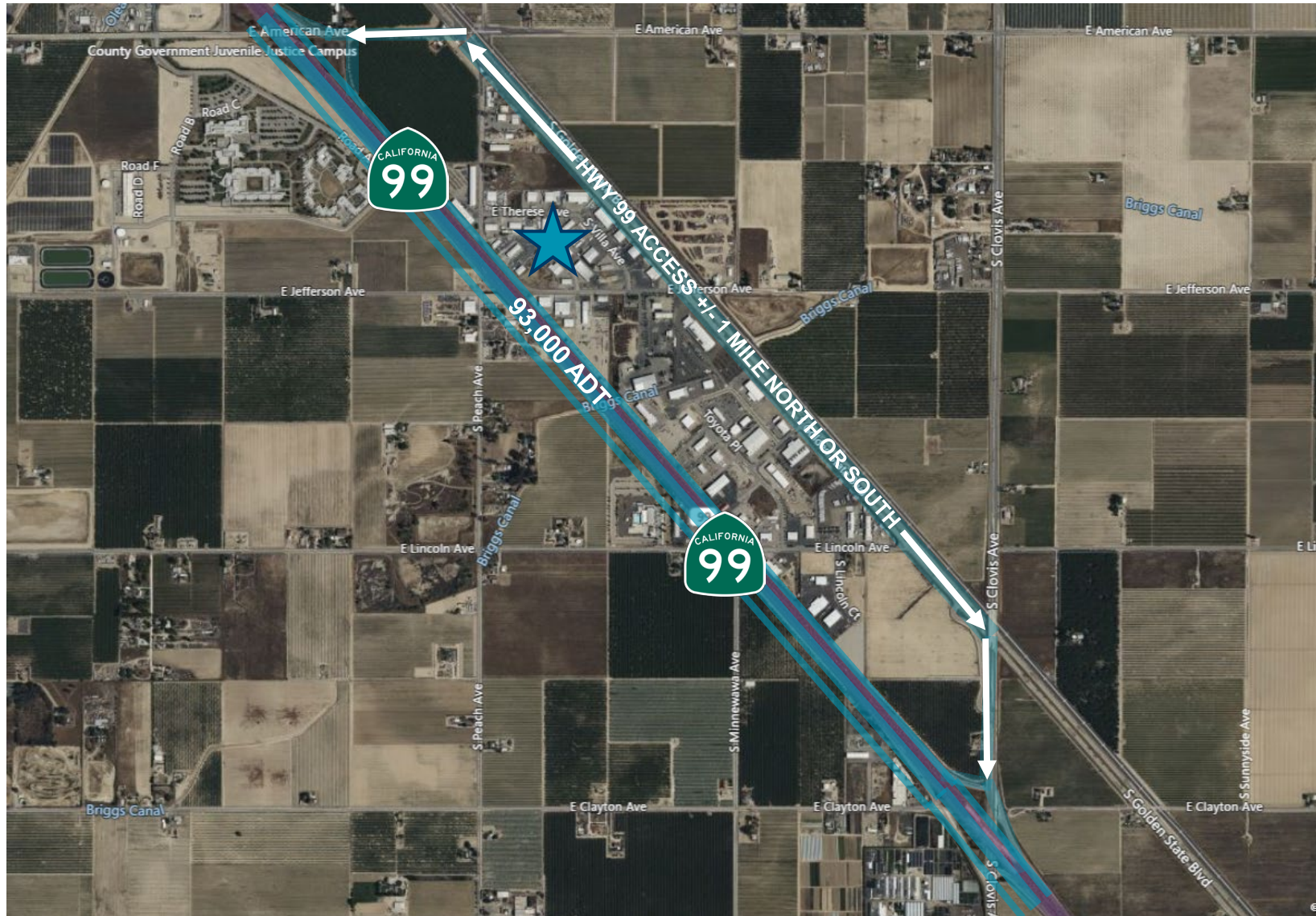
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