



**High Quality Office/Warehouse Space in Northeast Fresno, CA**



Lease Rate	<b>\$0.85 SF/MONTH (NNN)</b>
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**OFFERING SUMMARY**

Building Size:	29,759 SF
NNN's:	\$0.15/SF
Available SF:	9,000 SF
Lot Size:	2.32 Acres
Year Built:	2006
Zoning:	IL: Light Industrial
Market:	Fresno
Submarket:	Northeast Fresno
Cross Streets:	Fowler & Princeton Ave
APN:	496-193-02

**PROPERTY HIGHLIGHTS**

- ±9,000 SF of Clear-Space Industrial Space Near Airport
- ±2,700 SF Office Space & ±6,300 SF Open Warehouse Space
- (5) Private Offices, Large Reception, Bull Pen Area, & Conference
- 14' Clear Height | Heavy Duty Reinforced Concrete Construction
- Parking On All Sides Of The Building on ±3.23 Acres
- (2) 12' x 12' Ground Level Roll Up Doors | Flexible Industrial Zoning
- Building Equipped With HVAC In Office | ESFR Sprinklers | LED Lighting
- 200 Amps, 120/280, 3-Phase Power | Semi Access Available
- Multiple Access Points | Gated Private Parking Lot
- Close Proximity to Fresno Yosemite International Airport
- Huge Daytime Population Base (± within 3 Miles)
- Separately Metered | Prime Alternative to New Construction
- Convenient Location w/ Access to CA-180, CA-41, & CA-168
- Located Within Minutes From Corporate Neighbors

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**PROPERTY DESCRIPTION**

±9,000 SF of office/warehouse located in Northeast Fresno, CA just 2 miles from Fresno Yosemite International Airport. Move-in ready space that includes an open warehouse, private office space, & private restrooms. Suite #106 of ±9,000 SF consists of ±2,700 SF of office space & ±6,300 SF of warehouse. The private office area features (5) private offices, a large reception, large bull pen area, & conference room. This fully insulated building features metal roof, two roll up doors in the warehouse, 14' clear height clear-span warehouse, 120/280 3-phase power 200 amps separately metered, LED lighting throughout & fire sprinklers. The complex offers ample parking; ratio exceeds 4 stalls per 1,000 SF. Just east of the airport with nearby CA-180 access via Fowler Ave leading to CA-99, CA-41, and I-5. Flexible 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.

**LOCATION DESCRIPTION**

Property is located near CA HWY-180 and Fowler Ave creating convenient access to HWY-168 & HWY-41 interchanges. Located on the Southwest corner of N Fowler Ave and E Princeton Ave. Subject property is located North of E Clinton Ave, South of N Shields Ave, East of N Clovis Ave & West of N Armstrong Ave. National surrounding tenants include McDonald's, Starbucks, Jack In The Box, Taco Bell, Vons, Panda Express, Arsenios, Little Caesars, Mountain Mikes, Subway, Dollar Tree, Wing Stop, & many others.

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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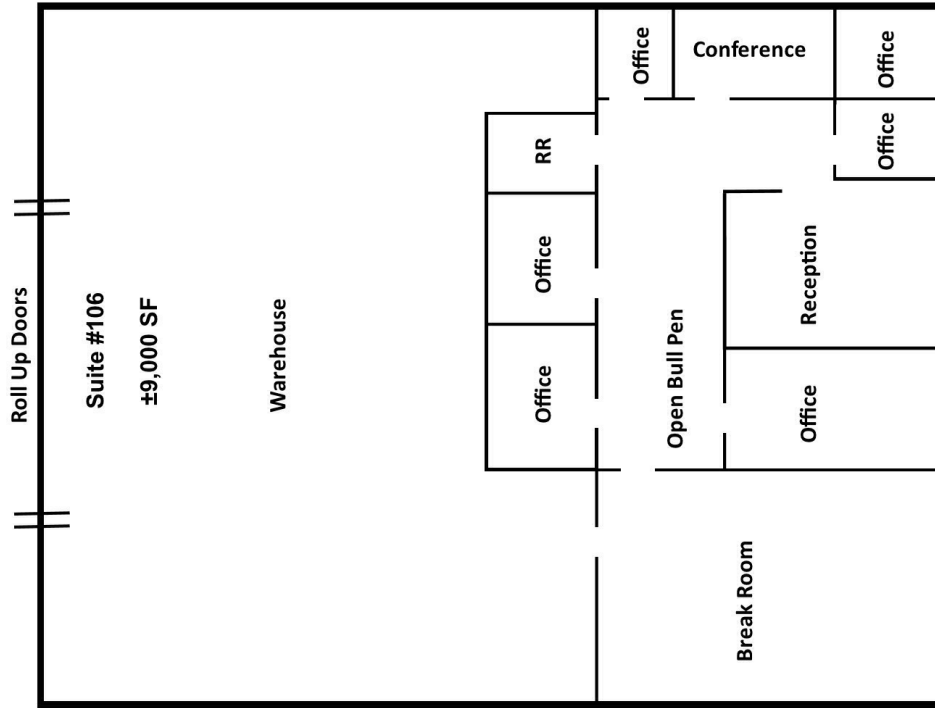
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**LEASE INFORMATION**

Lease Type:	NNN's: \$0.15/SF
Total Space:	9,000 SF

Lease Term:	Negotiable
Lease Rate:	\$0.85 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#106	Available	9,000 SF	NNN's: \$0.15/SF	\$0.85 SF/month

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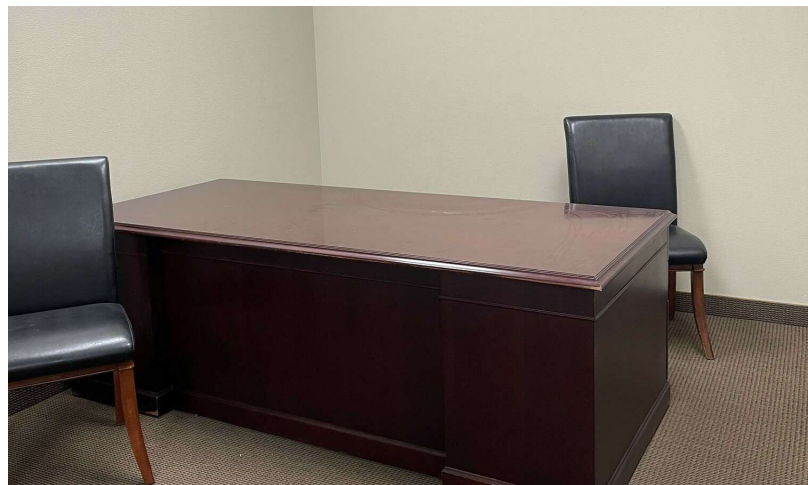
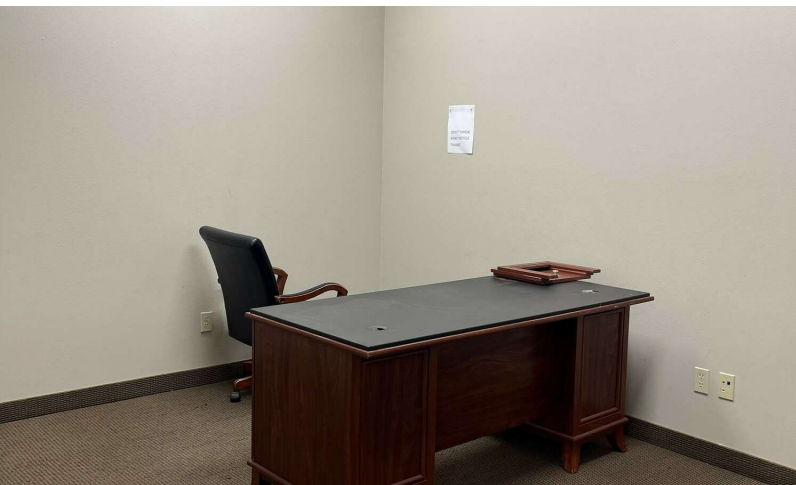
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Industrial For Lease | 2695 N Fowler Ave #106 Fresno, CA 93727



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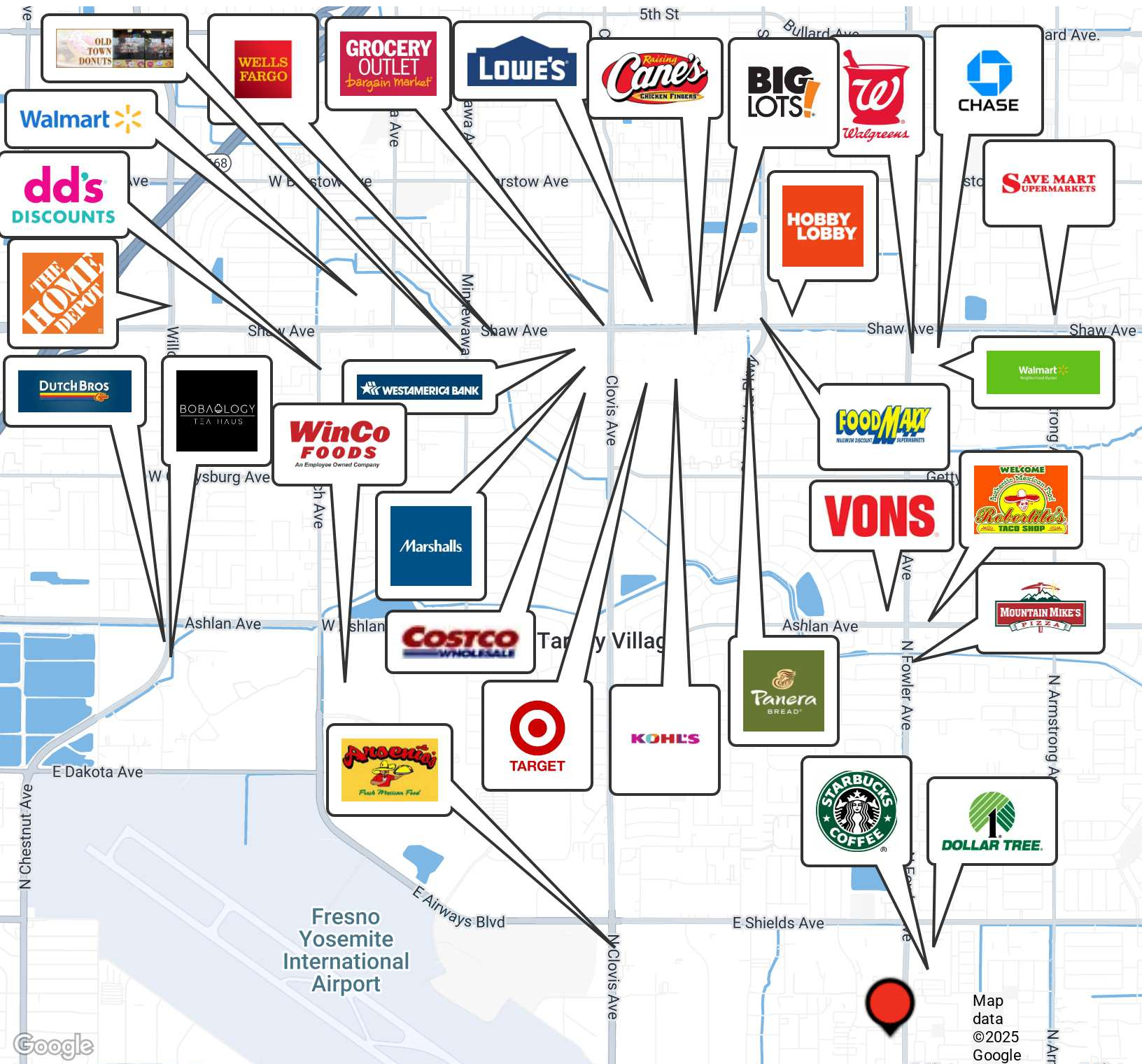
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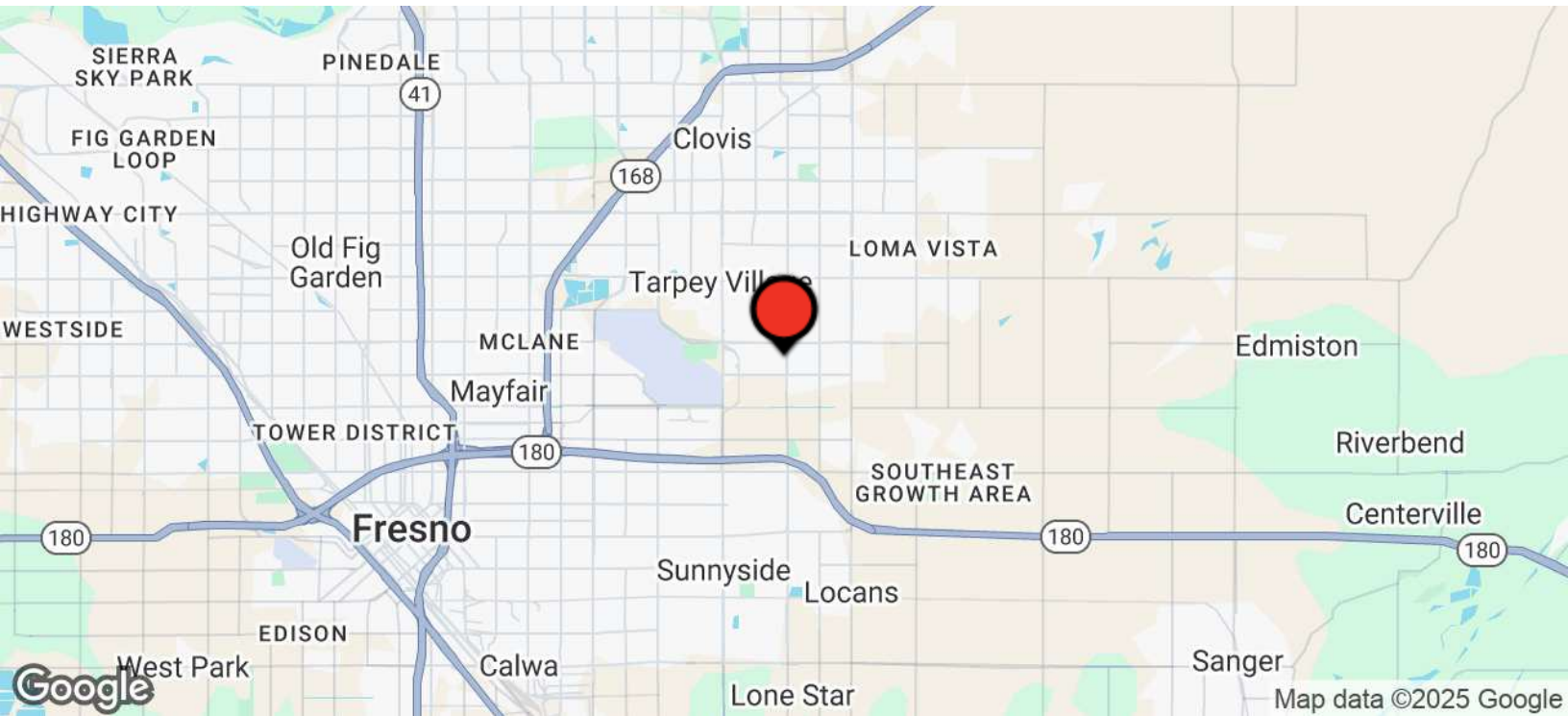
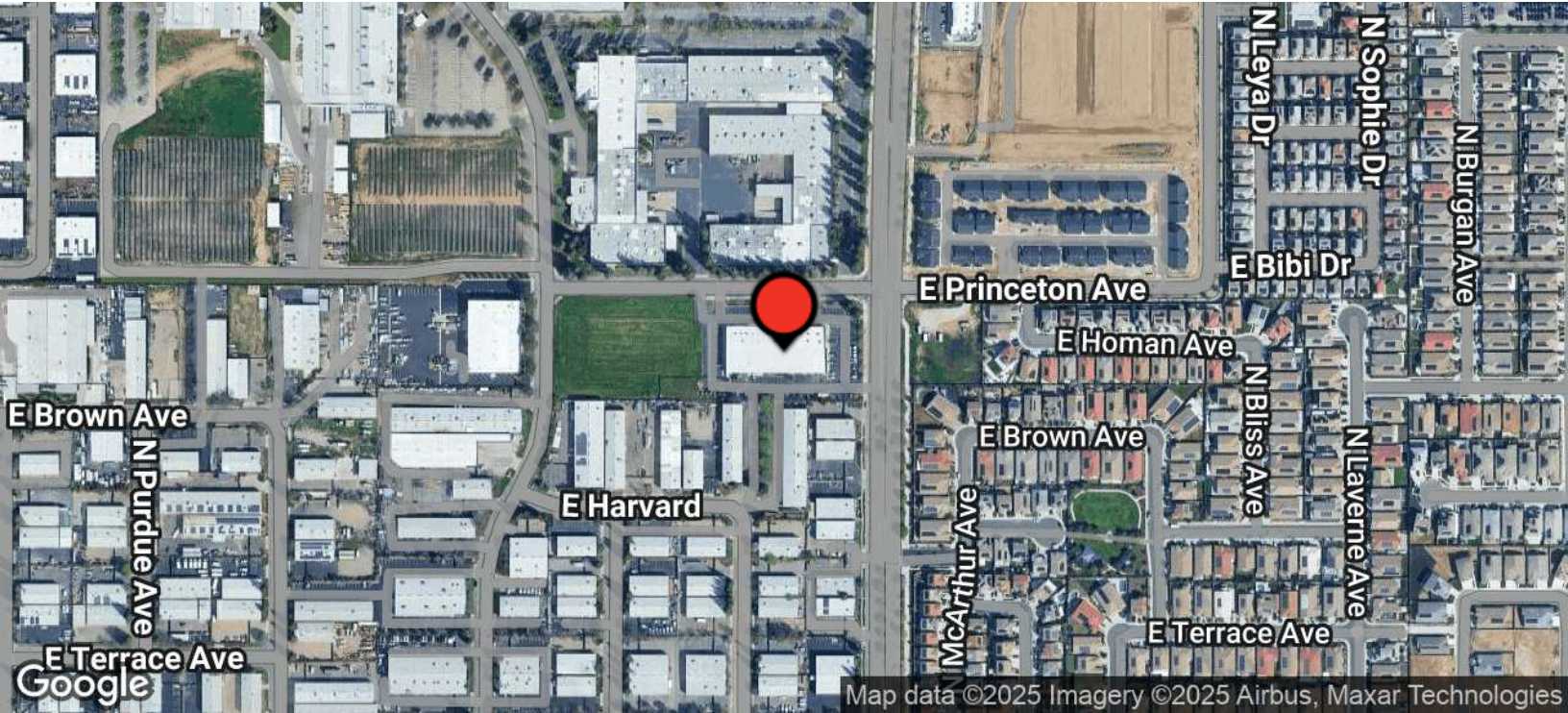
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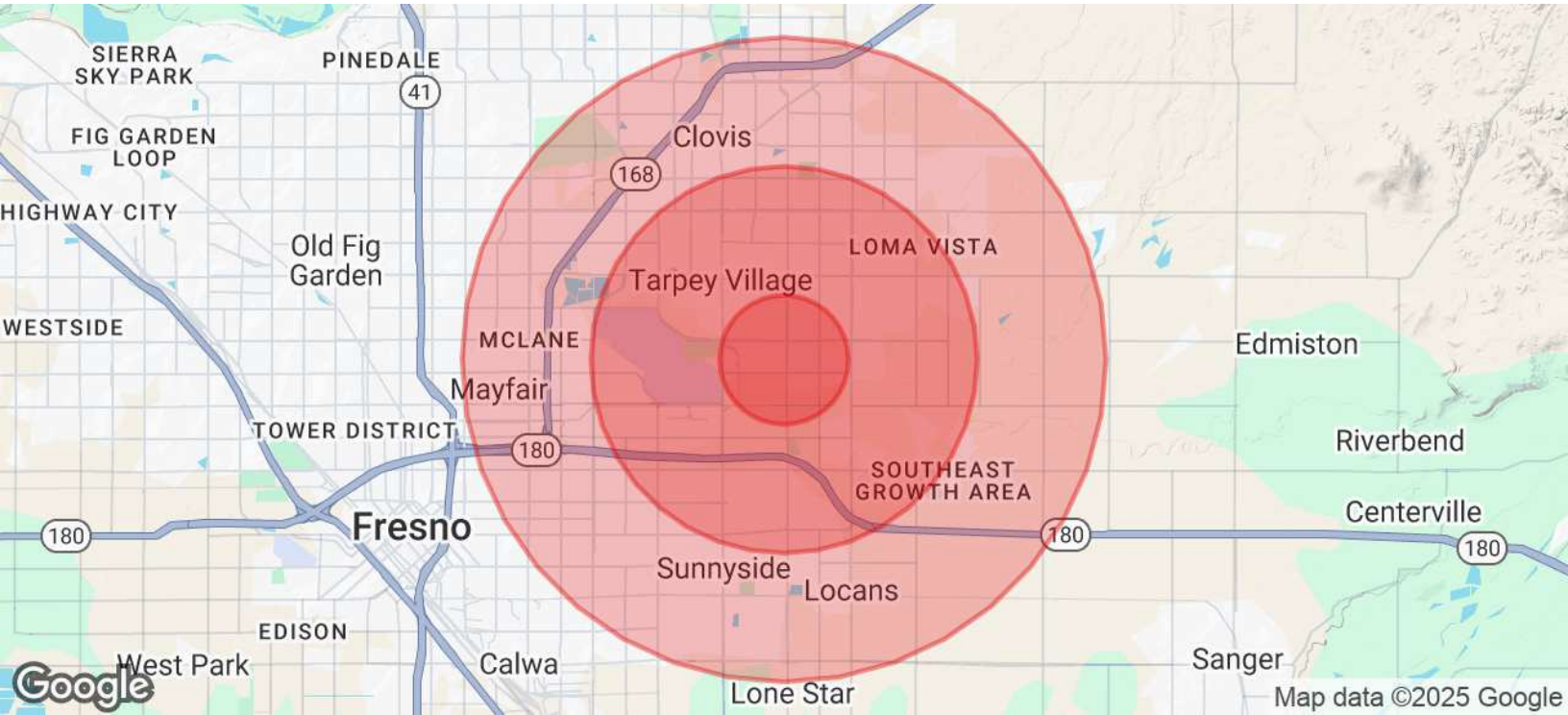
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,493	103,997	281,566
Average Age	35	36	36
Average Age (Male)	33	35	35
Average Age (Female)	36	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,122	33,543	90,218
# of Persons per HH	3.4	3.1	3.1
Average HH Income	\$131,367	\$106,530	\$97,297
Average House Value	\$522,146	\$440,978	\$394,292

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	39.4%	42.3%	48.7%

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