

Land | Light Industrial For Sale

Colliers

Accelerating success.

3428 S. Cherry Ave.
Fresno, CA

±27.65 Acres

**PRICE REDUCTION
\$1.00 PSF**

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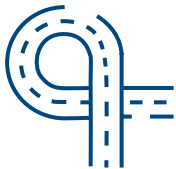
Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271

3428 S. Cherry Avenue, Fresno, CA



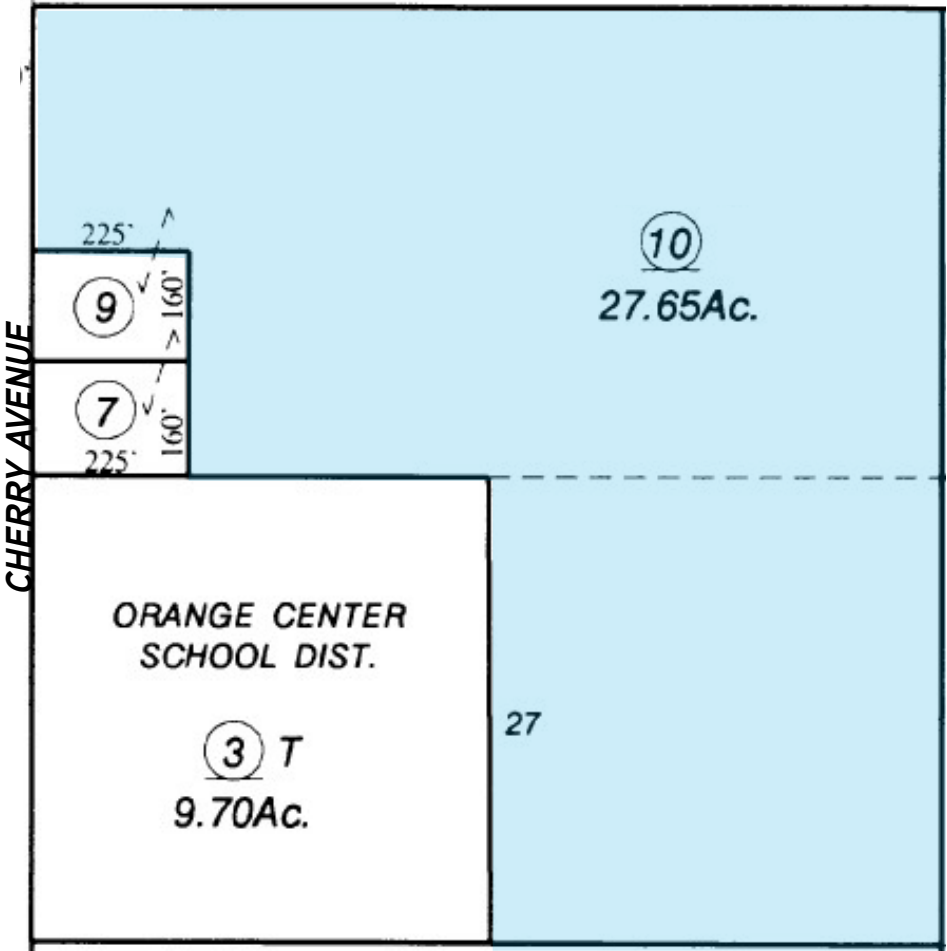
Property Information

Sales Price	\$1,204,434 (\$1.00 PSF)
Site	±27.65 acre
Zoning	Current AE-20 (County) Proposed IL - Industrial Light (City)
Zoning & Land Use Comments	The property is located in unincorporated Fresno County, within the City of Fresno's Sphere of Influence. Its current zoning is AE-20 (Agricultural) under Fresno County jurisdiction. However, the City of Fresno's General Plan designates the site for Light Industrial use. Due to the presence of a school on the adjoining property, future development will likely be limited to lighter uses compatible with sensitive neighboring uses.

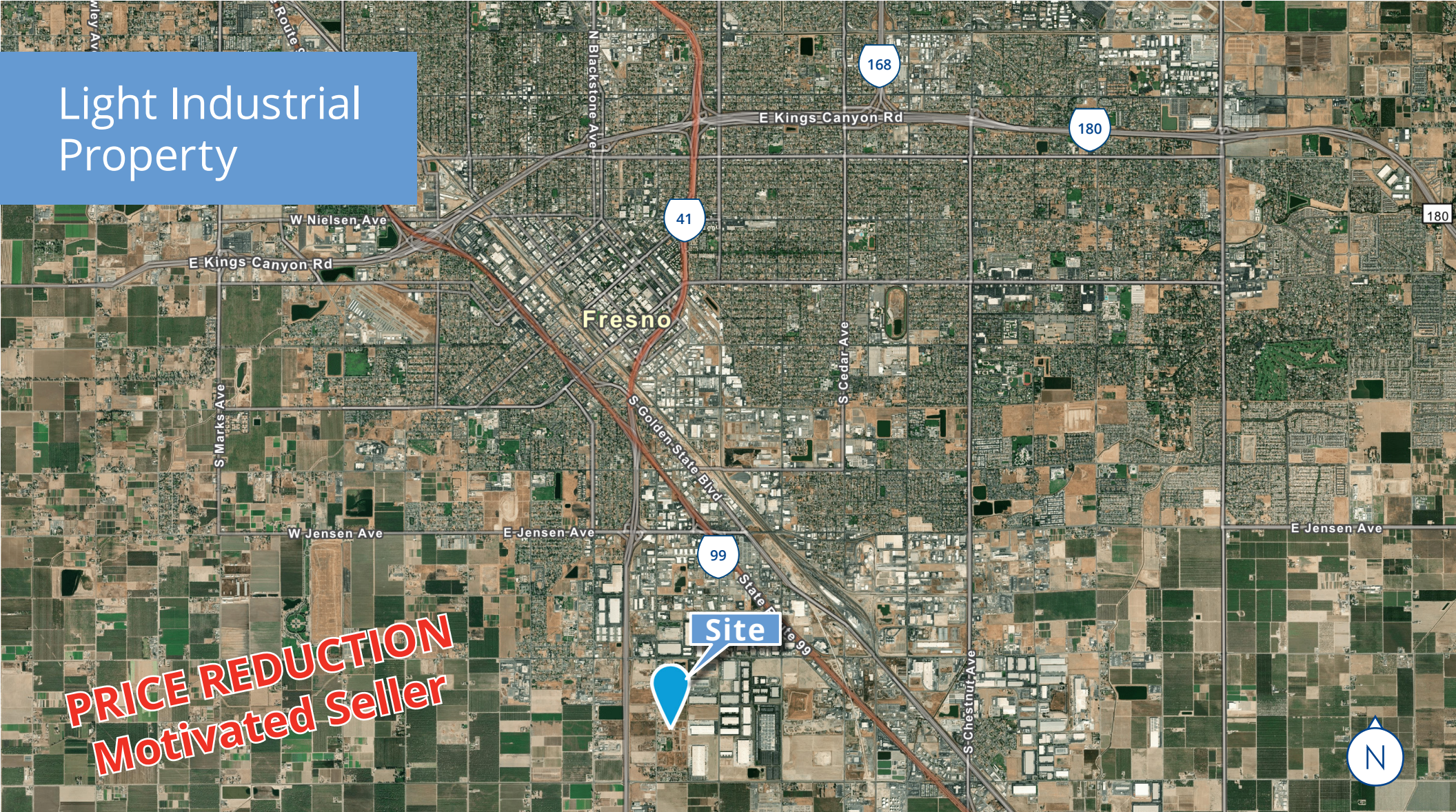


2 miles from Highway 99
.75 miles from Freeway 41

Parcel Map



Light Industrial Property



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