

Freeway II, LLC
2722 & 2728 E Jensen Avenue
Fresno, CA 93706

Available for Sale

Price:	\$2,645,000 - 6.0% cap rate
Price/sf:	\$105.00
Sale Type:	Investor
Property Type/Subtype:	Industrial/Warehouse
Lot Size:	1.87 Acres
Rentable Area:	24,969± sf office/warehouse
Stories:	One; 2 buildings
Construction:	Concrete block, TPO single ply membrane roof
Year Completed:	2015
Loan:	\$1,133,578 Symetra;3.310% assumable with rate change mid 2027
Long-term tenants:	2 Tenants in this building
Location:	Easy access to CA 41 & US 99



For information, contact:

Lou Ginise, SIOR
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559.905.9950

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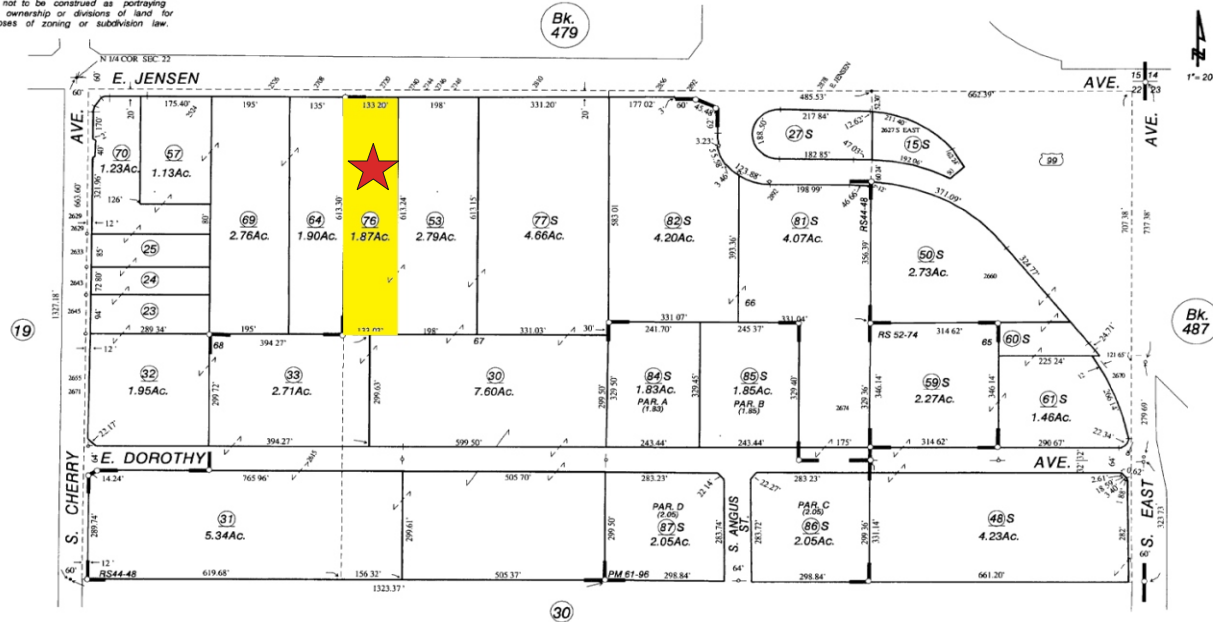
Freeway II, LLC

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC.22, T.14S., R.20E., M.D.B.&M.

Tax Rate Area
5-070

328-20



Fresno Colony - Plat Bk. 2, Pg. 8
Parcel Map No. 2000-18 - Bk. 61, Pg. 96
Record of Survey - Bk. 44, Pg. 48
Record of Survey - Bk. 52, Pg. 74

Assessor's Map Bk. 328 - Pg. 20
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

JUL 6 2010

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