



FOR SALE

2727 N. Grove Industrial Dr., #145
Fresno, California

Office/Warehouse Space Now Available for Sale

PROPERTY SUMMARY

Building Area:	Suite 145 $\pm 6,534$ SF ($\pm 1,981$ SF is office space and $\pm 4,553$ SF is open warehouse space)
Sale Price:	\$395,040 (\$60.46 PSF)
Clear Height:	15'
Roll-Up Doors:	(1) 12' x 12' and (2) 10'W x 12'H
Zoning:	IL (Light Industrial) - allows office, industrial and some retail uses
Sprinklers:	No
Mo. Ground Lease:	Expires 2050 - \$412.37 per month
HOA Fees:	\$720.00 per month (includes maintenance and operations of common areas and shared improvements)

PROPERTY FEATURES

- Single-story Professional Office/Warehouse Buildings
- Close proximity to Fresno Yosemite International Airport
- Restaurants, Banks & Hotel Services Nearby
- Close to Fwy 180/Peach & Fwy 168/McKinley Interchanges
- Downtown Fresno & City of Clovis Easily Accessible
- On-Site Parking Available

Building Area

$\pm 6,534$ SF

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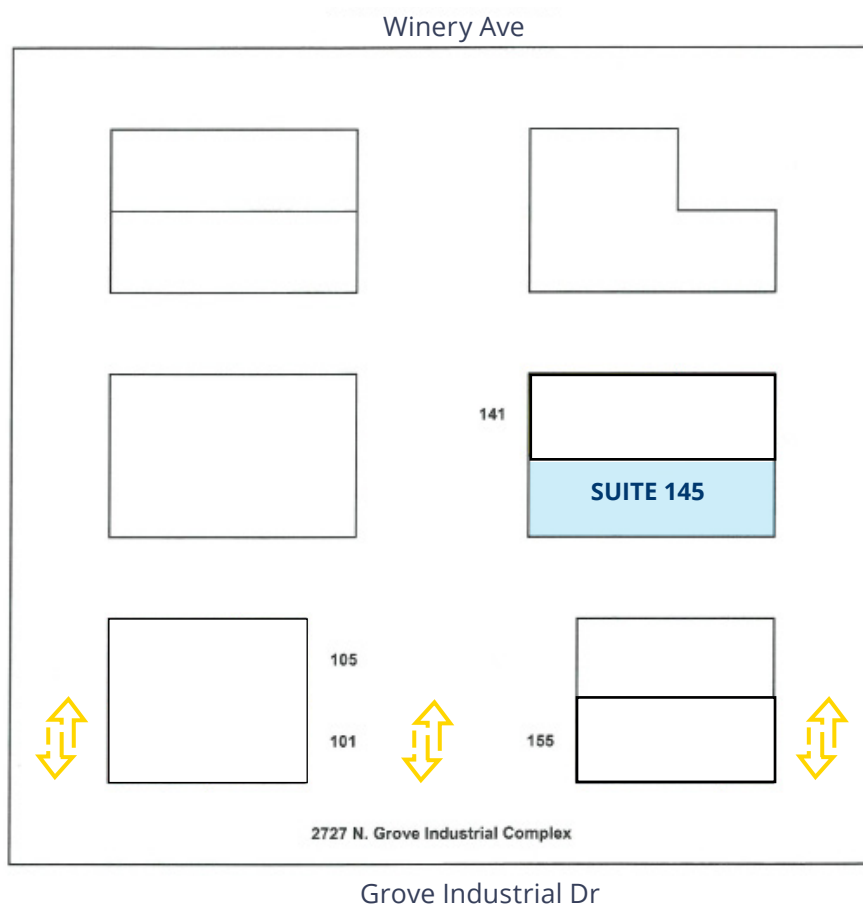
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2727 N. Grove Industrial Dr., #145 Fresno, California



±6,534 SF

(Approximately ±1,981 SF is office space and approximately ±4,553 SF is open warehouse space)

Space consists of two private offices, open office, warehouse, and two restrooms.





Surrounding Amenities

Demographic Key Facts

	5 Minute Drivetime	10 Minute Drivetime	15 Minute Drivetime
Population	19,566	173,894	475,761
Total Households	5,893	56,926	156,811
Median Age	31.6	31.8	33.2
Average Household Income	\$69,669	\$70,130	\$92,038
Total Housing Units	6,190	59,546	164,119
Daytime Population	25,227	183,006	518,683

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