

PRICE REDUCTION

AVAILABLE FOR SALE | 1,800± SF ON 5.05± ACRES

2735 SOUTH WILLOW AVENUE FRESNO, CA 93725



PROPERTY DESCRIPTION

An exceptional opportunity awaits with this expansive 5.05-acre parcel (approximately 219,978± square feet) with a 1,800± square foot office, now available for sale in the heart of Fresno County. Perfectly positioned near the key transportation arteries of Highway 99 and Highway 41, this property offers unmatched accessibility for logistics, distribution, or future industrial operations. Currently zoned M-1 (Light Industrial), which provides a wide range of commercial and industrial development possibilities.

Nestled on the eastern edge of Fresno's thriving industrial park, this land sits at the forefront of the area's eastward expansion, making it a strategic investment in one of the region's fastest-growing industrial corridors. Surrounded by a mix of established businesses and ongoing development, this parcel offers both immediate utility and long-term potential. Whether you're looking to develop now or landbank for the future, this property presents a rare blend of size, location, and growth opportunity in a high-demand market.

*Additional 5± Acre parcel available for purchase together for an additional \$1,000,000 (*shown below*).



ADDITIONAL 5± AC

2735 SOUTH WILLOW AVENUE
PROPERTY INFORMATION

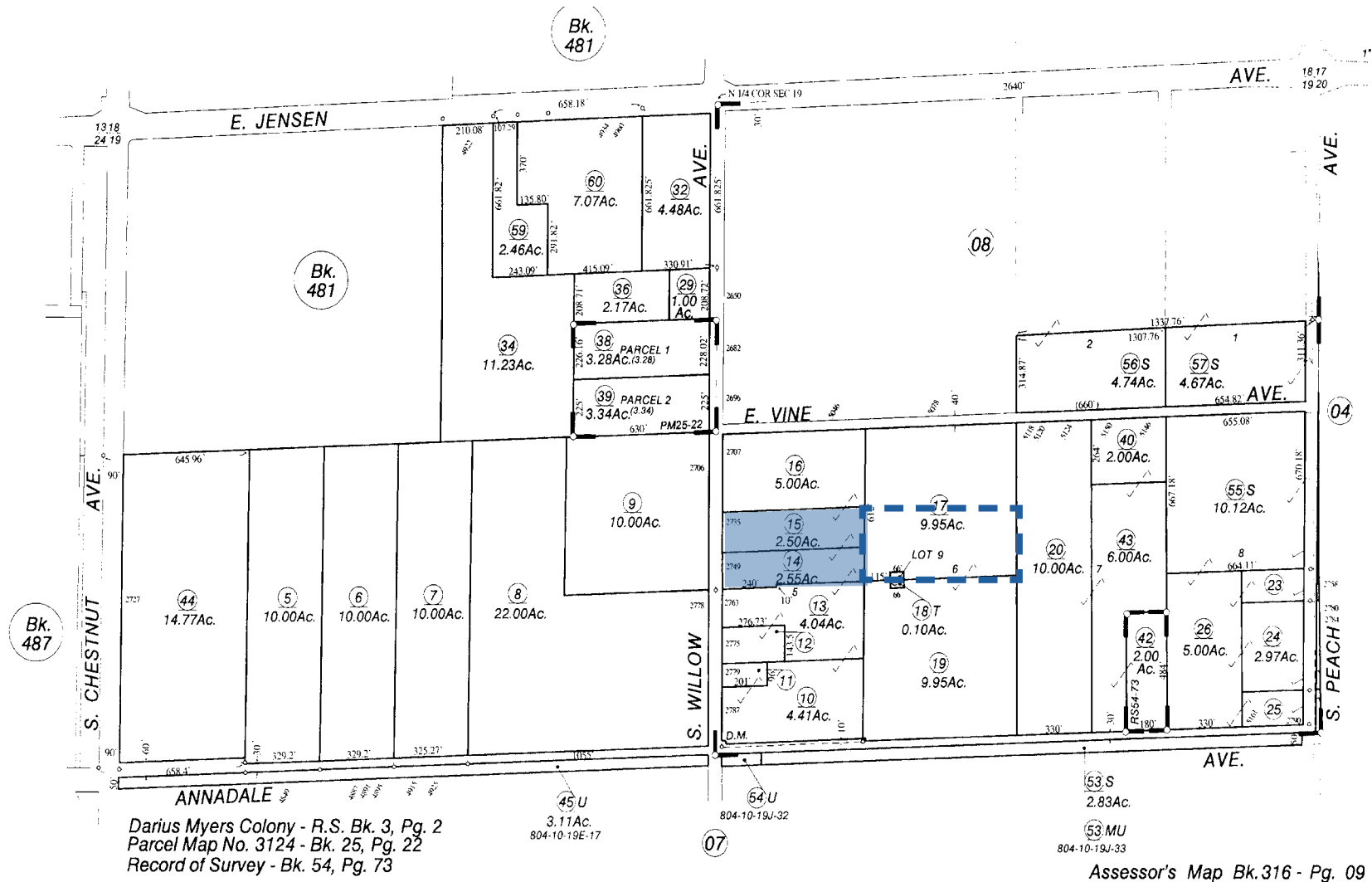
PROPERTY INFORMATION

PARCEL SIZE	2.55± AC 111,078± SF 2.50± AC 108,900± SF
BUILDING SIZE	1,800± SF
APN	316-090-14 316-090-15
UTILITIES	PG&E, Septic System, and Well
PONDING BASIN	On-Site for Water Run Off (Optimal Drainage Throughout Entire Property)
ELECTRICAL	400 Amps, 3 Phase
ROAD BASE	8 In., Lazer leveled with 120 Ft. Landing Strip
FENCED YARD	Fully Fenced with Electronic Gate
CAT 7 CABLING	Yes- Fiber Optics from Pole to Office
ZONING	M-1 (Light Industrial, Fresno County)
ASKING PRICE	\$2,950,000 *East 5± AC Parcel Available for Additional \$1,000,000
COMMENTS	Over \$1,000,000 in Upgrades in the Past Several Years

TENANT INFORMATION

TENANT	RENT/MONTH	LEASE TYPE	STALLS RENTED
Tenant 1	\$7,000/Month	Year-to-Year (August)	50 Truck Stalls
Tenant 2	\$4,300/Month	Month-to-Month	20 Truck Stalls & Office

2735 SOUTH WILLOW AVENUE SITE PLAN



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2735 SOUTH WILLOW AVENUE
PROPERTY HIGHLIGHTS

JENSEN AVENUE

Fresno Truck Parts & Machine Shop

MAPLE AVENUE

Radius Recycling

Valley Transport Refrigeration

TGS Transportation

VINE AVENUE

ANNADALE AVENUE

Red Triangle Oil Co

WILLOW AVENUE

Fresno Pipe & Supply

JD Food

Fresno Irrigation District

Fortline Waterworks

CHESTNUT AVENUE

NORTH AVENUE

American Tire Distributors

OnTrac

Derrels Mini Storage

WestRock

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CONTACT

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