

INDUSTRIAL FOR SALE

LIKE-NEW FREESTANDING ±20,348 SF INDUSTRIAL BUILDING - JENSEN EXPOSURE

4646 E Jensen Ave, Fresno, CA 93725



OFFERING SUMMARY

SALE PRICE:	\$1,625,000
LOT SIZE:	3.68 Acres
BUILDING SIZE:	20,348 SF
ZONING:	"M-3" Heavy Industrial
APN:	487-070--45, 46
POWER:	1,000 Amps, 3-Phase
DOCK:	Yes; 1 Rear Truck Well
GROUND LEVEL DOORS:	(6) @ 12' x 14'
CLEAR HEIGHT:	23' Under Eave
MARKET:	West Fresno
SUBMARKET:	NW Industrial

PROPERTY HIGHLIGHTS

- Concrete Tilt-Up Freestanding Buildings
- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Hard to find, Heavy Industrial Zoning in County
- City Utility Services & Large Fully Fenced Paved Yard Area
- ±20,348 SF Freestanding Building w/ Flexible Zoning
- ±3.68 Acres: Fully Fenced Paved Yard Area
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- 6 Ground Level Doors w/ 16' Clear Height
- 480/277 Volt, 3-Phase 4-Wire 1,200 Amp Electric Service
- ±3,000 SF Air Conditioned/Heated Office
- ±17,348 SF Warehouse w/ Evaporative Cooler & Reznor Heaters
- Flexible Zoning That Allows Many Uses

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PROPERTY OVERVIEW

±20,348 SF concrete tilt up freestanding Industrial building on ±3.68 acres total (2 separate 2.16 Acre and 1.52 acre parcels) near a high traffic area. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. This move-in ready deal is an ideal configuration offering direct Jensen Avenue exposure, multiple meters, semi-pull thru access, fully fenced paved yard, wash rack, paint booth, 2-spot truck dock, fully paved concrete rear yard, air/water lines in building and yard, full yard lighting, ample power, florescent lighting throughout, and 41 parking stalls. Zoned M-3 (Heavy Industrial) in the County hooked up to City Utility Services.



Office/Showroom/Parts building of 7,000 SF offers a 800-amp panel including 5 over-sized private offices, large conference room, break-room, open reception, (2) large showroom/parts display, 2 file storage rooms, 2 large bullpen cubicle areas, and 4 restrooms. Warehouse/Service building of 8,500 SF includes two separate sections in addition to an upstairs training room and multiple downstairs offices. Paint Booth/Paint building of 4,500 SF includes 2 separate sections offering a fully approved paint booth (with floor drain) and a 400 amp panel.



LOCATION OVERVIEW

Located in the Heavy Industrial zoned area in south Fresno, between Freeways 99, 41, & 180. This area is considered the most desirable industrial submarket in Fresno. Subject is directly off CA-99 with easy access and great freeway visibility located south of Church Ave, north of Malaga Ave, east of HWY 99, and south of CA-180/41. Strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties. Direct Jensen Ave sign exposure located within minutes from the CA-99 Interchange.

Located in the center of the heavily traveled San Joaquin Valley, Fresno is the fifth-largest city in California and is the largest city in the Central Valley with 972,297 metro residents. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Fresno is known as the "Gateway to Yosemite". 20.8% population growth from 2006 to 2016. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two



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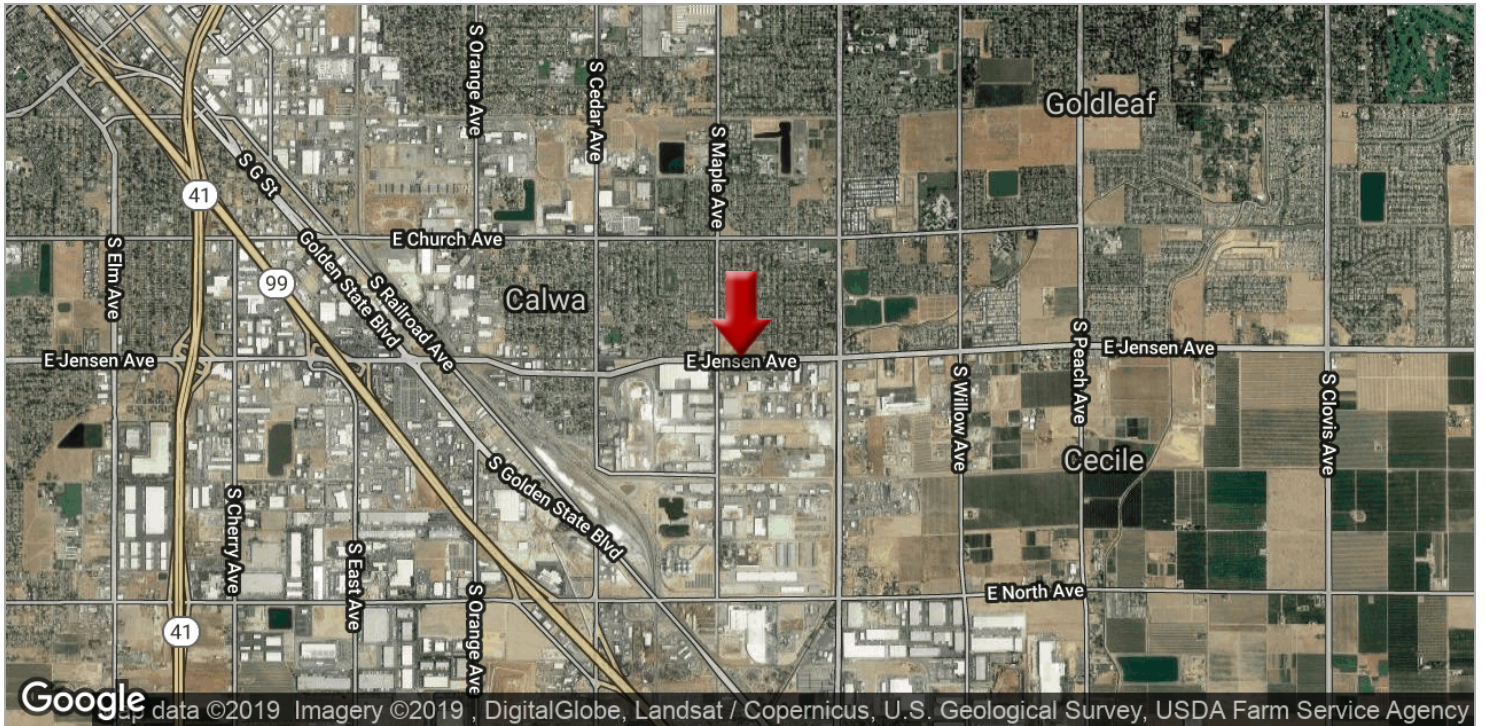
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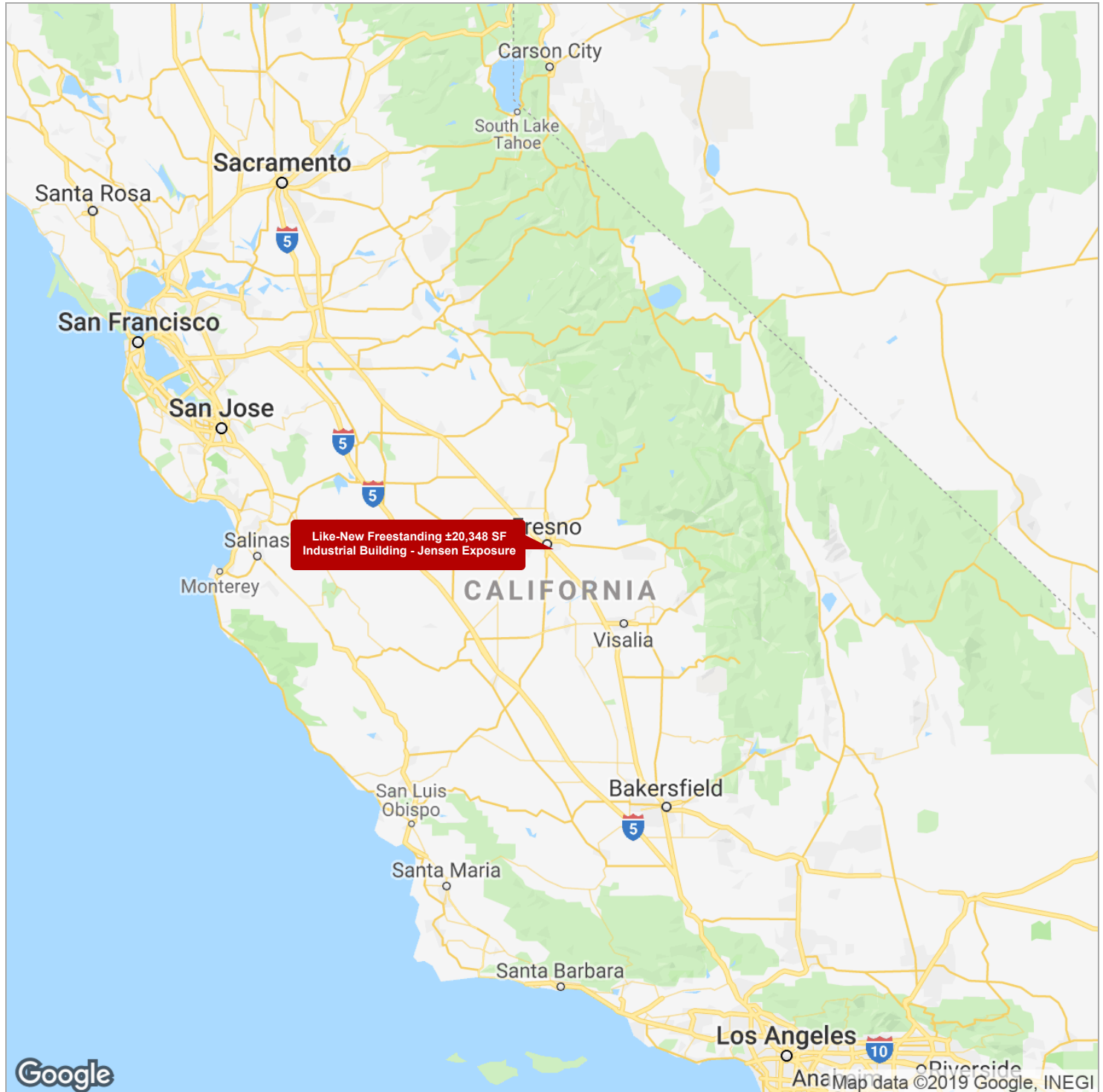
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	1 MILE	3 MILES	5 MILES
Total population	12,127	109,351	206,170
Median age	28.7	31.4	33.5
Median age (male)	27.2	30.1	32.1
Median age (female)	29.9	32.8	34.7
	1 MILE	3 MILES	5 MILES
Total households	4,284	36,662	70,475
Total persons per HH	2.8	3.0	2.9
Average HH income	\$54,508	\$68,269	\$70,920
Average house value	\$243,703	\$277,200	\$297,461
	1 MILE	3 MILES	5 MILES
Total Population - White	7,263	65,703	131,232
Total Population - Black	1,186	10,069	15,801
Total Population - Asian	1,255	11,215	19,550
Total Population - Hawaiian	7	65	134
Total Population - American Indian	78	882	1,704
Total Population - Other	1,702	16,040	28,323
	1 MILE	3 MILES	5 MILES
Total Population - Hispanic	5,152	45,280	85,372

* Demographic data derived from 2010 US Census

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