

WAREHOUSE



5258 E. Pine Ave., Fresno, CA 93727

Location: Located just south of Fresno Yosemite International Airport. Easy access to Sequoia-Kings Canyon Freeway (Route 180) via Peach Avenue.

Located within the Fresno Enterprise Zone.



Commercial Real
Estate

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License #01460663

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

FOR SALE

Building Size: 19,860 square feet per assessor's records.

Lot Size: 1.32 acres (57,499.2 square feet) per assessor's records.

Zoning: M-1 (Light Manufacturing)

Attributes:

- +/- 16,960 square feet of warehouse space with evaporative coolers.
- +/- 2,000 square feet of office/showroom space.
- +/- 900 square feet of unconditioned showroom space.
- 2 low-dock roll-up doors 12' x 14'.
- 1 16' x 16' roll-up door with ramp up to floor level.
- Concrete tilt-up construction.
- Sprinklers.
- Fenced, paved yard area.

Note: This property can be purchased as a leased investment or can be purchased by an owner/user.

Price: \$749,500

This is a bank owned property. Buyer is buying the property based solely upon buyer's own due diligence and inspections in its "as-is", "where-is", "with-all-faults" condition.

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