

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



## CENTRAL CA COMMERCIAL



Sale Price	<b>\$1,395,000</b>
------------	--------------------

### OFFERING SUMMARY

Building Size:	±31,317 SF
Lot Size:	±93,218 SF
Price / SF:	\$44.54
Zoning:	M1
Market:	Fresno
Submarket:	Northwest Fresno
Cross Streets:	Pleasant & Belmont Ave
Traffic Count:	±6,212
APN:	449-123-22

### PROPERTY HIGHLIGHTS

- ±31,317 SF of Warehouse/Office + Restroom | 20' Bldg Height
- Offers Prime Frontage | Belmont Exit in Fresno, CA | 0.5 mi to CA-99
- 4 Ground Level Doors | Ample Space for Parking/ Loading
- Large Open Machine Warehouse Area & Private Restroom
- 600 Amps, 480V - 3 Phase Separately Metered Power
- Water & Air Lines Throughout | Property Well On Site
- Superior Location w/ Limited Competition | High Traffic Flows Distribution
- Multiple Industrial Barn Doors | Economical Light Industrial Space
- Various Size Configurations | Quality Manufacturing | Well Maintained
- Paved & Fenced Yard | Additional Dock
- Perfect for a Variety of Uses: Industrial, Manufacturing, Distribution, etc.
- Flexible Zoning (M1) That Allows Many Uses
- Close Proximity to Major Traffic Generators

**Jared Ennis**  
Executive Vice President  
CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director  
CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**

## PROPERTY DESCRIPTION

Move-in ready freestanding industrial buildings totaling ±30,361 SF on a 2.14 Acre lot with multiple configurations available right off CA-99. Different buildings all with yard space & access to Pleasant Ave. Each building features a functional layout. Building for lease offers a large open machine warehouse with a connected private office with a restroom, a separate warehouse with an attached dock, (3) separate storage unit garages, and a property well on site. The SW office features (2) private offices, kitchen, reception area, and (2) restrooms. Former Fresno Wood Shop, with an ample space for parking & loading. The current license for sawdust is with Valley Air Board.

## LOCATION DESCRIPTION

The property is located in the commercial service enterprise zone off Belmont Avenue in Fresno, CA, between Freeways 99 & 180, where it is considered one of the most accessible industrial submarket in Fresno. Subject is directly off CA-99 with easy access and great visibility located west of the "Belmont" Street entrance/exit, East of Marks Ave, and South of Olive Ave. Strategic "mid-cities" location to conveniently serve Fresno, Madera, Kings, Merced, and Tulare Counties. The community is located in the San Joaquin Valley between Madera and Kingsburg. Surrounding tenants include McDonalds, Jack in the Box, Denny's, Rally's, Carls Jr., Starbucks, Traingle Burger, Dutch Bros, Wells Fargo, Union Bank, Bank of the West, Kuppa Joy, Al's Cafe, Security Bank, Fulton Street Coffee, Rare Earth Coffee, The Revue, La Posta Restaurant, and many others!

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 819,000 metro residents. 11.2% population growth from 2010 to 2026. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two major freeways servicing the West Coast; Interstate 5 and Freeway 99.



### Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

### Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

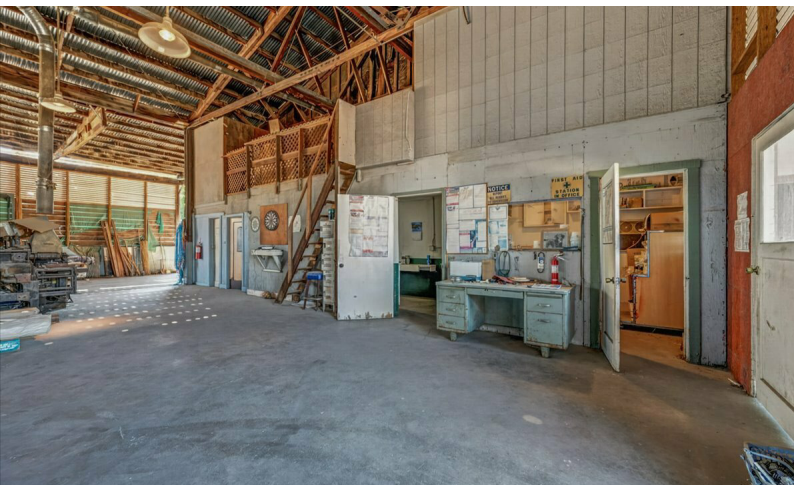
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**



**Jared Ennis**  
Executive Vice President

CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
[CentralCaCommercial.com](http://CentralCaCommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**



**Jared Ennis**  
Executive Vice President

CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

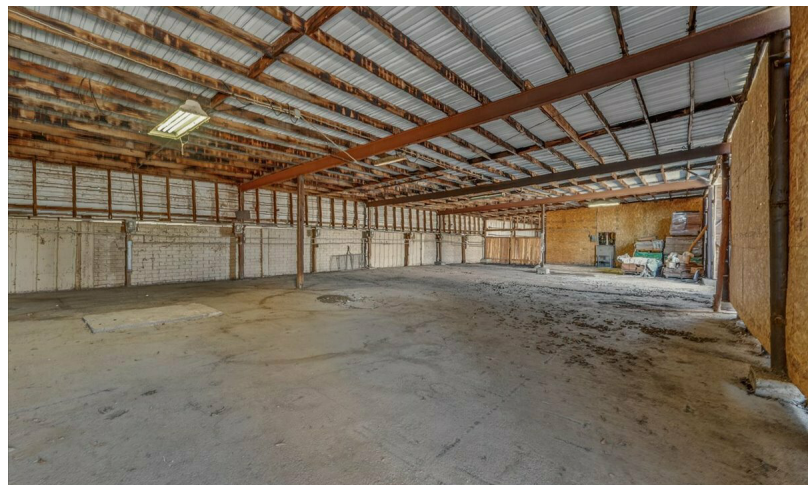
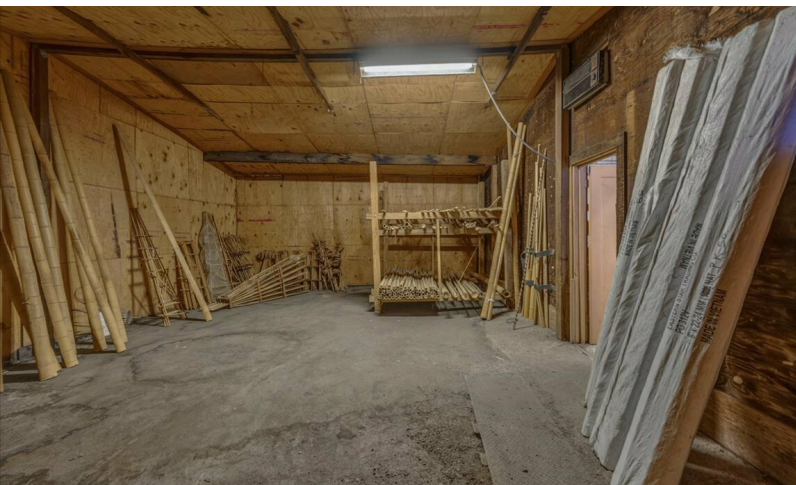
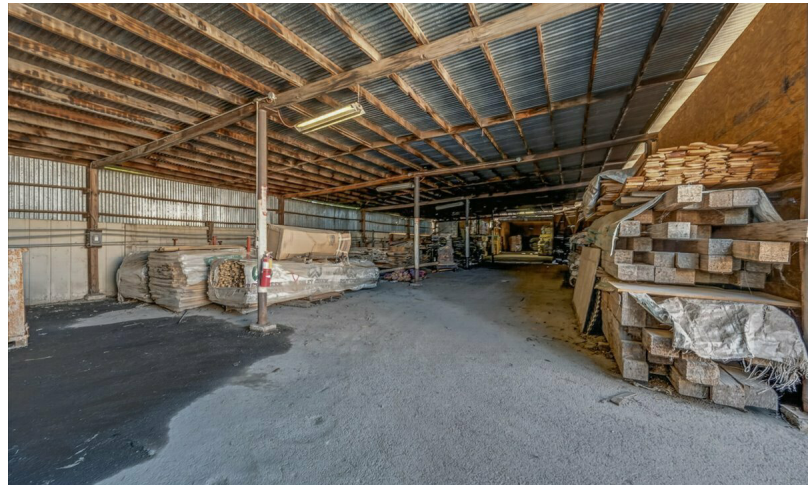
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**



**Jared Ennis**  
Executive Vice President

CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

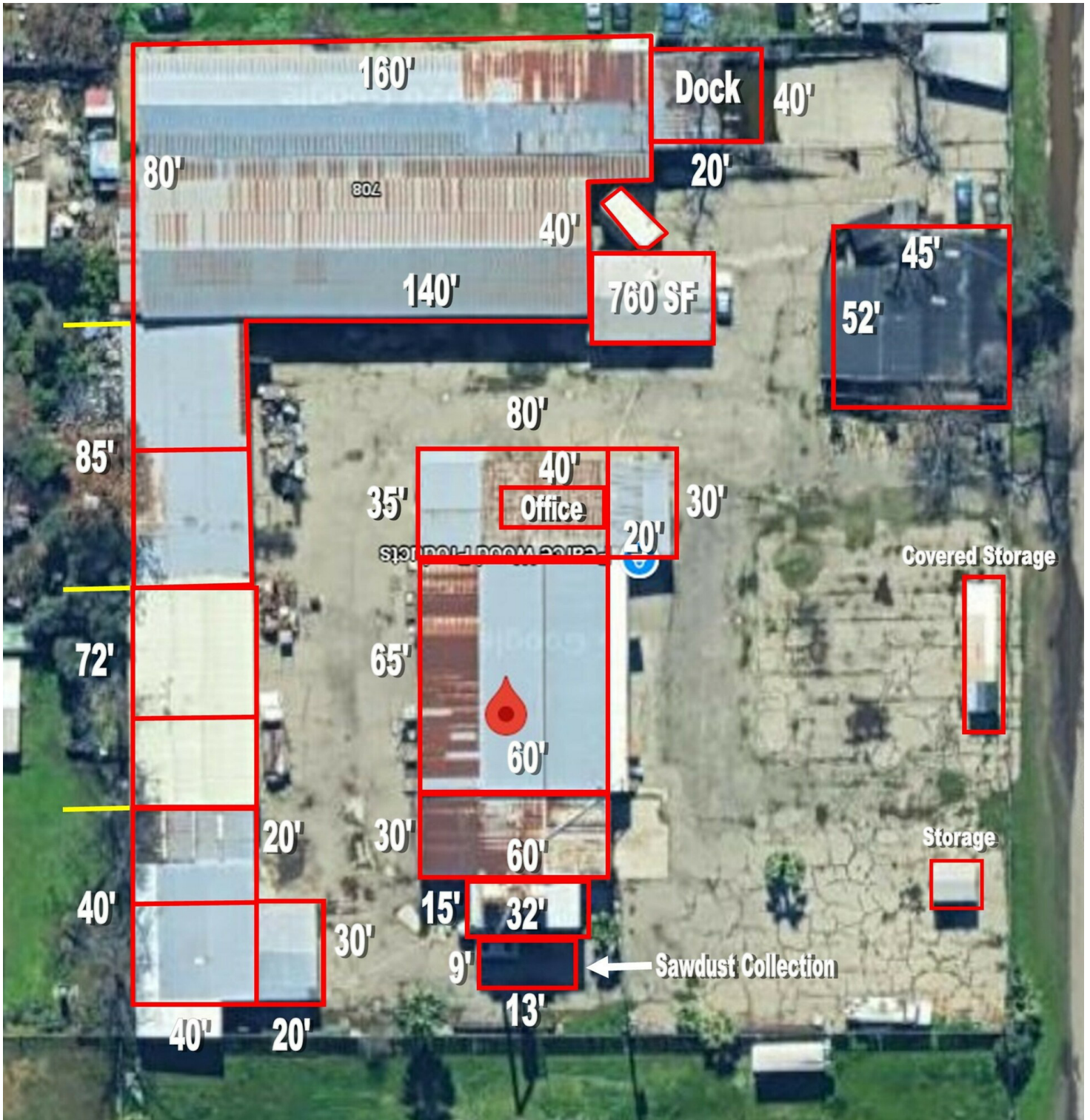
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**



**Jared Ennis**  
Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
[CentralCaCommercial.com](http://CentralCaCommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



## CENTRAL CA COMMERCIAL



**Jared Ennis**  
Executive Vice President  
CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director  
CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
[CentralCaCommercial.com](http://CentralCaCommercial.com)

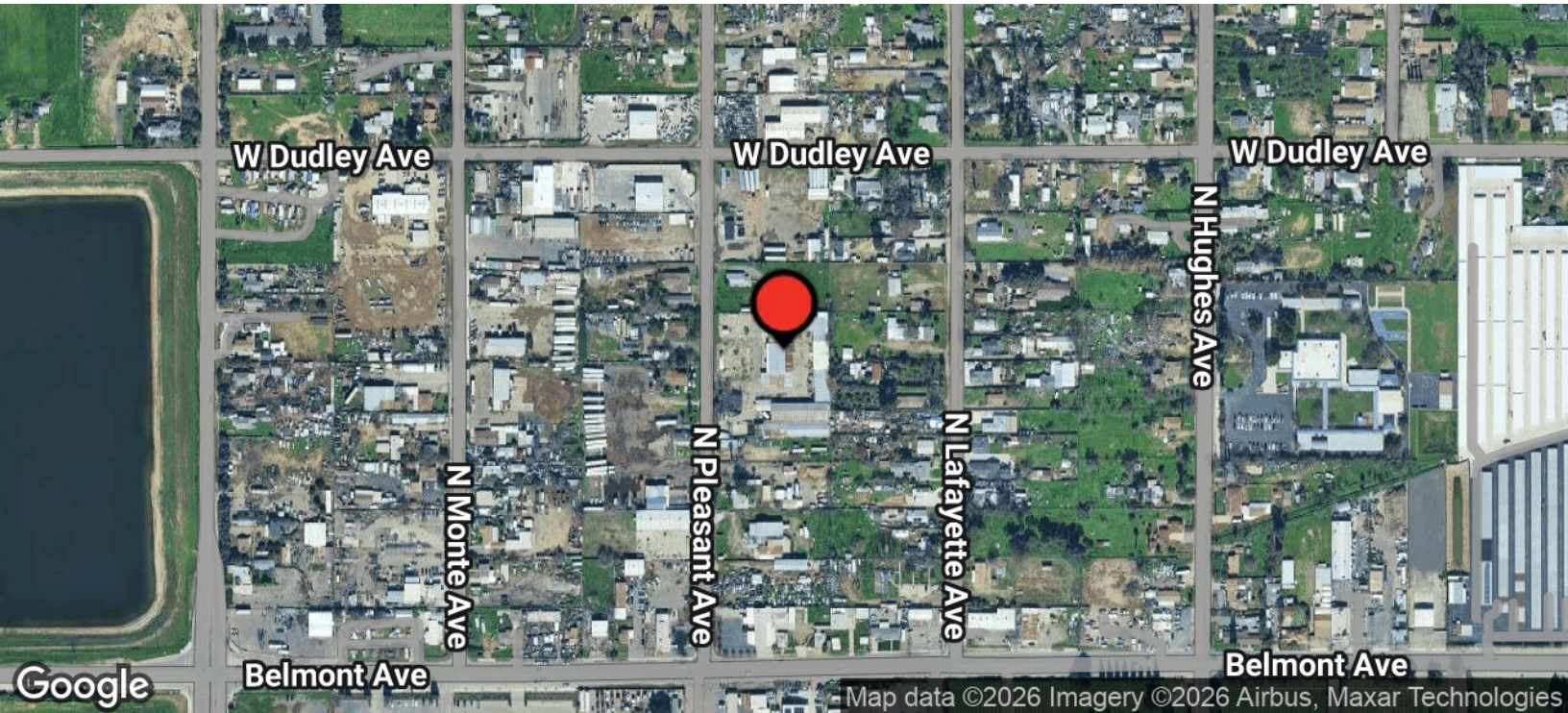
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**



**Jared Ennis**  
Executive Vice President

CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
**CentralCaCommercial.com**

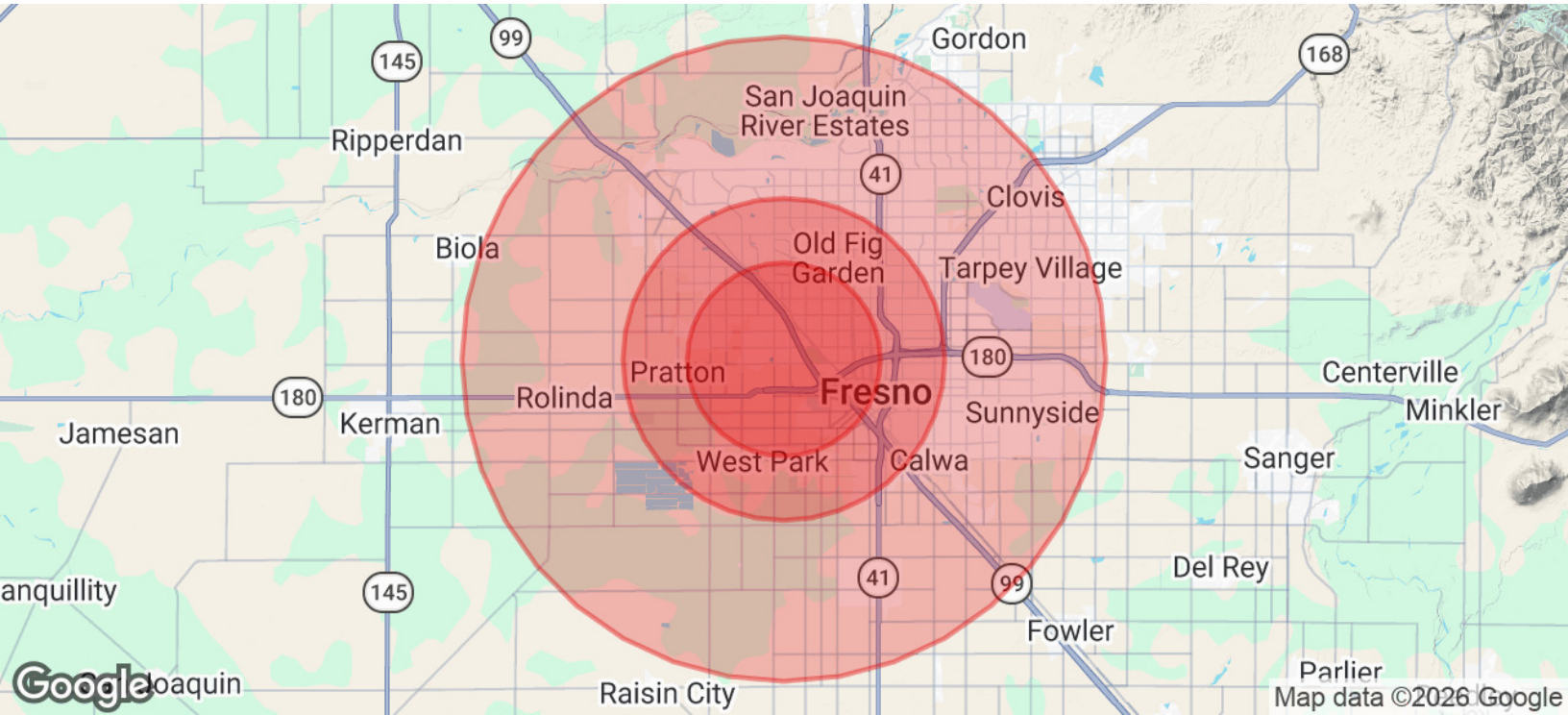
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Open Industrial Buildings on 2.14 AC Fenced Land

Industrial For Sale | 708 N Pleasant Ave Fresno, CA 93728



**CENTRAL CA  
COMMERCIAL**



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	103,388	271,637	648,115
Average Age	32.7	32.3	33.6
Average Age (Male)	31.6	32.0	32.7
Average Age (Female)	34.3	33.1	34.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	34,765	87,793	214,513
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$74,768	\$75,938	\$91,528
Average House Value	\$279,344	\$306,020	\$374,316

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	60.0%	60.1%	50.7%

**Jared Ennis**  
Executive Vice President  
CalDRE #01945284  
jared@centralcacommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director  
CalDRE #01516541  
kevin@centralcacommercial.com  
559.705.1000

**Central CA Commercial**  
Investments | Industrial | Office  
Multifamily | Retail | Land | Specialty  
[CentralCaCommercial.com](http://CentralCaCommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.