

(4) Freestanding Industrial Buildings Near Airport in Fresno, CA

Industrial For Sale | 1017 - 1023 N Maple Ave & 4574 E Clay Ave Fresno, CA 93702



**CENTRAL CA
COMMERCIAL**



Sale Price

\$2,495,000

OFFERING SUMMARY

Building Size:	±20,080 SF
Available SF:	±20,080 SF
Lot Size:	±61,855 SF/ ±1.42 AC
Number of Units:	4
Price / SF:	\$124.25
Zoning:	IL: Light Industrial
Market:	Fresno
Submarket:	Northeast Fresno
Traffic Count:	±102,000
APN:	454-074-18, 454-074-16

PROPERTY HIGHLIGHTS

- Listed Below 2026 Appraised Value | All Equipment & Lifts Can Be Included In Sale
- (4) Office/Warehouse Buildings Totaling ±20,080 SF on ±1.42 AC
- (2) Contiguous APN's w/ Fully Paved Wrap-Around Yard | City Utility Services
- Building Clear Heights from 10' to 14' | Eave Heights up to 18'
- (10) Private Offices | (15) Roll Up Doors | Automobile Dock
- Fully Fenced, Paved, & Lit Yard | Semi Turnaround/ Pull-Thru Capability
- Fully Insulated | Fire Sprinklers Throughout Building 2 (1017 N Maple Ave)
- Multiple Electrical Services | 3-Phase Power | Multiple Utility Meters
- Prime Airport Location Near Fresno Yosemite International Airport
- Excellent Access To Major Freeways CA-168, CA-180, & CA-99
- Ideal for Manufacturing, Distribution, Automotive, Contractor, or Industrial Users

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PROPERTY DESCRIPTION

Existing industrial facility consisting of (4) buildings totaling $\pm 20,080$ SF on ± 1.42 acres across (2) contiguous parcels with a fully paved wrap-around yard and semi-truck circulation. Improvements include $\pm 16,275$ SF of warehouse space and $\pm 3,805$ SF of office space with a combination of shop, storage, administrative, and service areas.

Building 1 (1017 N Maple Ave) consists of $\pm 4,500$ SF with connected warehouse and office space, 12' clear heights, 14' eave heights, and (5) roll-up doors.

Building 2 (1017 N Maple Ave) consists of a $\pm 6,900$ SF sprinklered main shop with 14' clear heights, 18' eave heights, a $\pm 1,135$ SF office, and (4) roll-up doors.

Building 3 (4574 E Clay Ave) consists of $\pm 2,080$ SF warehouse space with 10' clear heights, an 8' x 40' covered overhang, and (3) roll-up doors.

Building 4 (4574 E Clay Ave) consists of a $\pm 6,600$ SF main shop with 14' clear heights, 16' eave heights, a $\pm 2,220$ SF office, and (3) roll-up doors.

Additional features include multiple electrical services including 3-phase power, insulated warehouse areas, fire sprinklers, a fully fenced paved yard, and flexible IL (Light Industrial) zoning suitable for a variety of manufacturing, distribution, automotive, contractor, and industrial users. Flexible heavy industrial zoning allows for many uses allowed in this centrally located industrial area. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs.

LOCATION DESCRIPTION

Located east of Maple Ave, south of McKinley Ave, west of Chestnut Ave, & north of Olive Ave in Fresno, CA. Situated near major transportation arteries, providing easy access to the Fresno Yosemite International Airport and CA-180 leading to CA-99. Equidistant to both Clovis and Fresno offering an easy 15-20 minute travel time to 1M potential customers. Surrounded by a mix of local businesses and just a short drive from retail and dining options, offering convenience and connectivity for both employees and customers.



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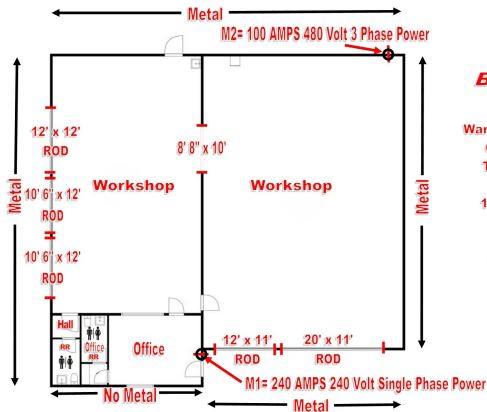
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Building 1

70' x 64' 3"
Warehouse: ±4,050 SF
Office: ±450 SF
Total: ±4,500 SF

14' Clear Height
18' Eaves

Roll Up Doors:
12' x 11'
12' x 12'
20' x 11'
10' 6" x 12'
10' 6" x 12'

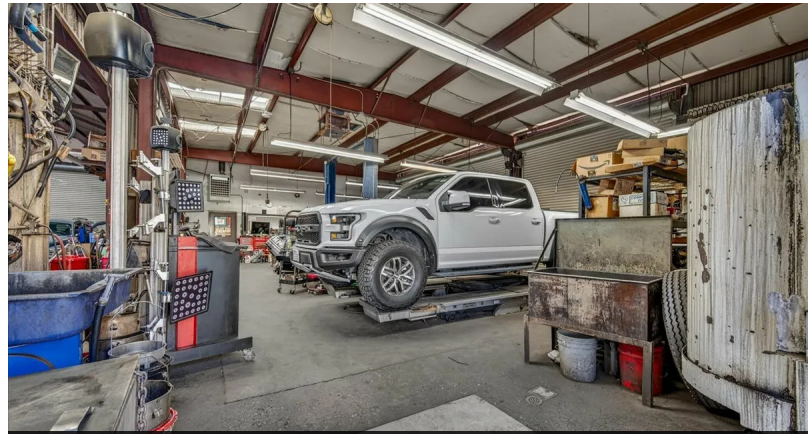
1017 N Maple Building 1 Floorplan



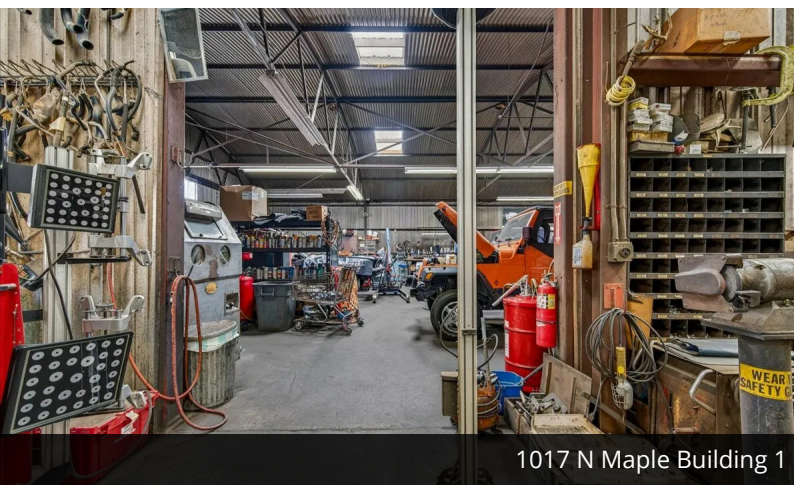
1017 N Maple Building 1



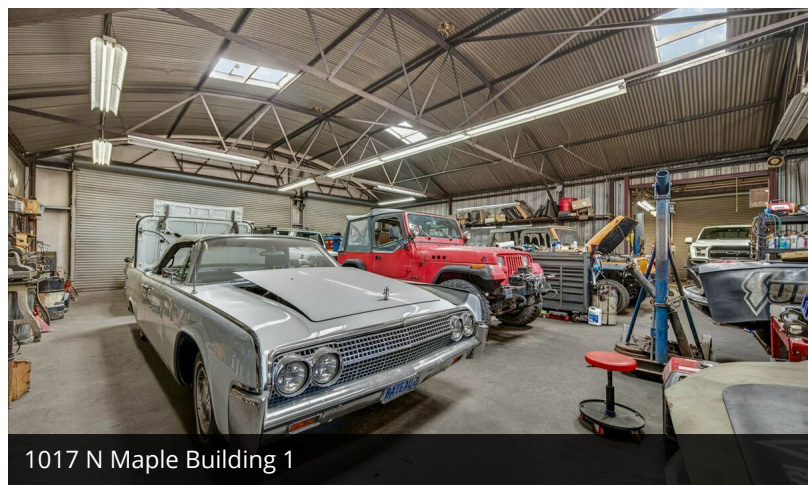
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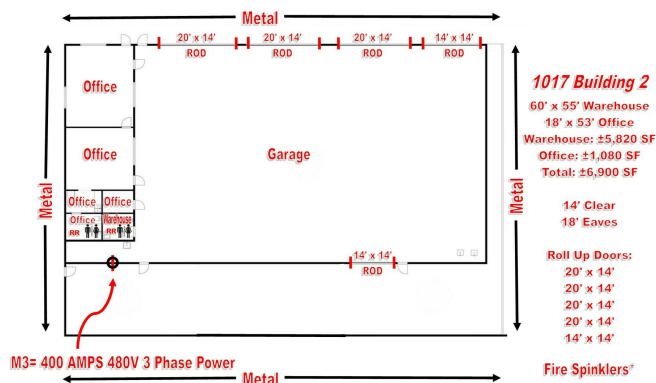
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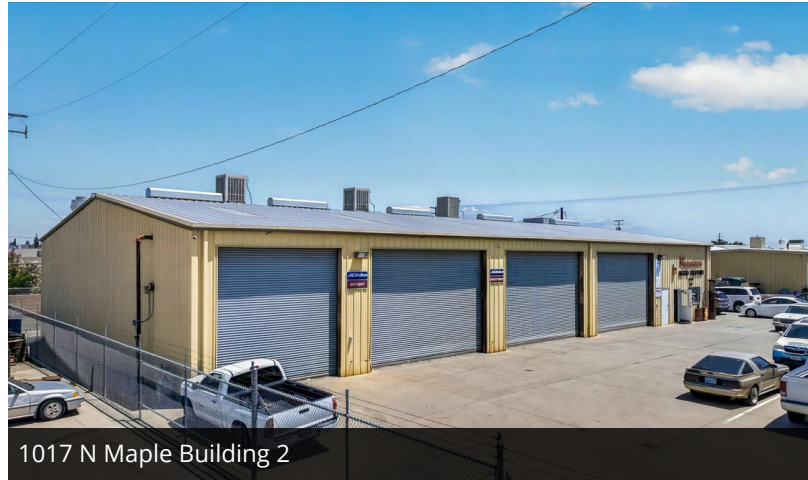
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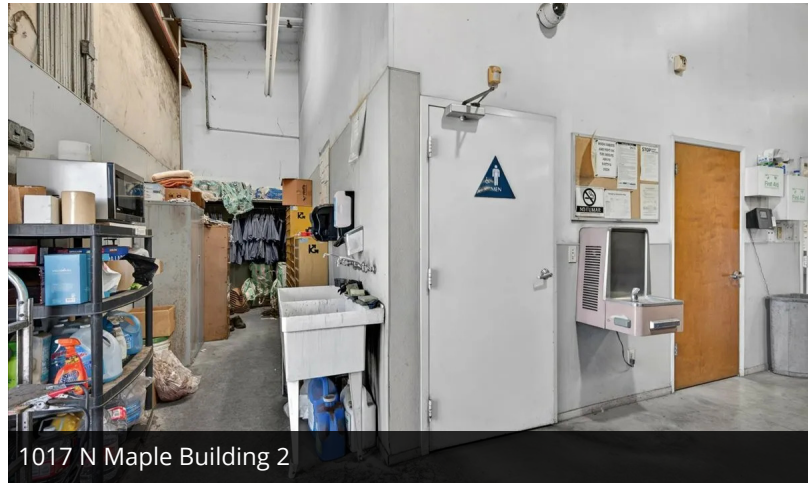
1017 N Maple Building 2 Floorplan



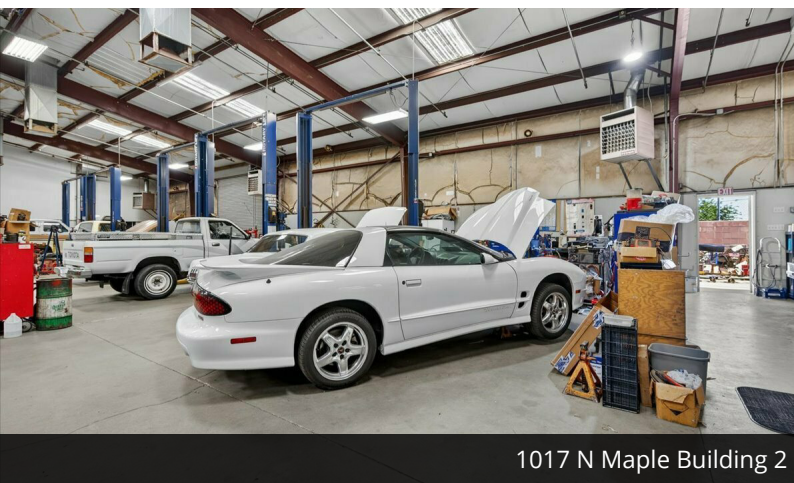
1017 N Maple Building 2



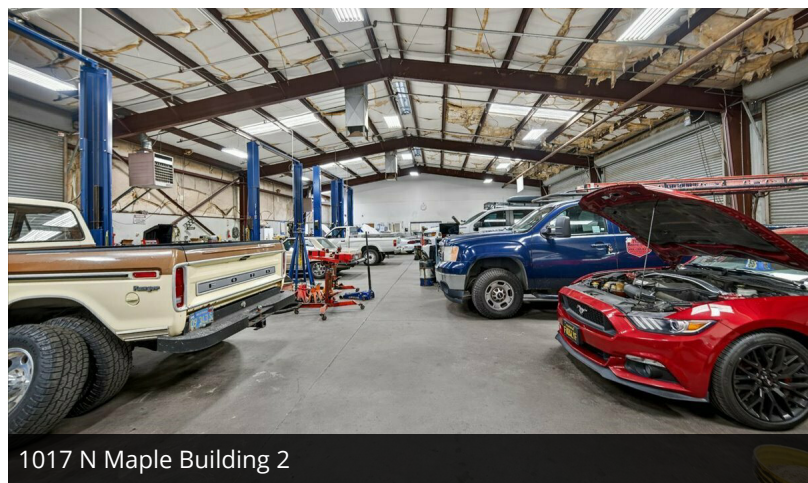
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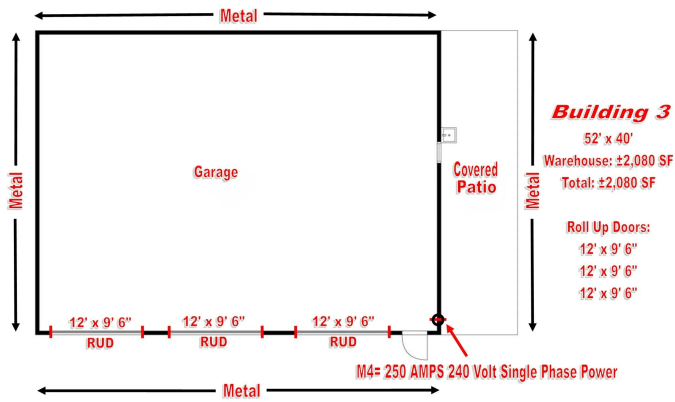
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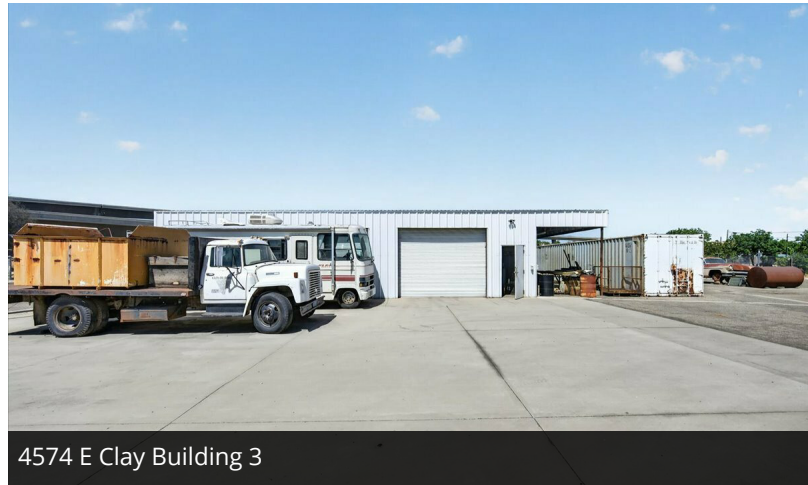
4574 E Clay Building 3 Floorplan



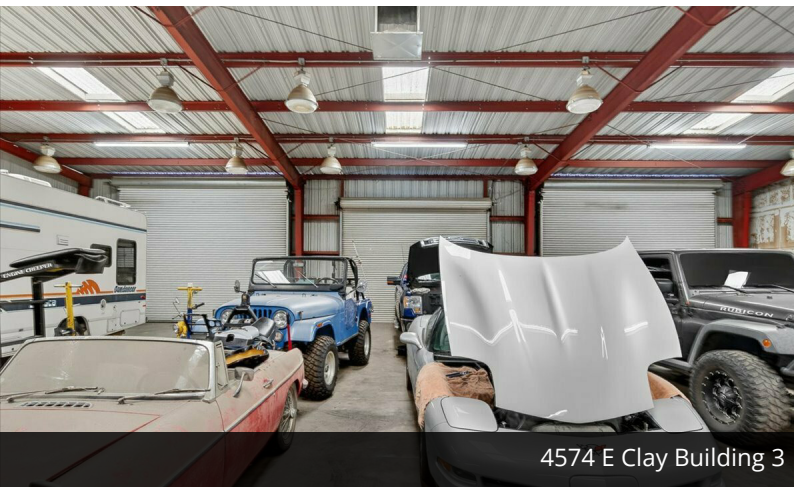
4574 E Clay Building 3



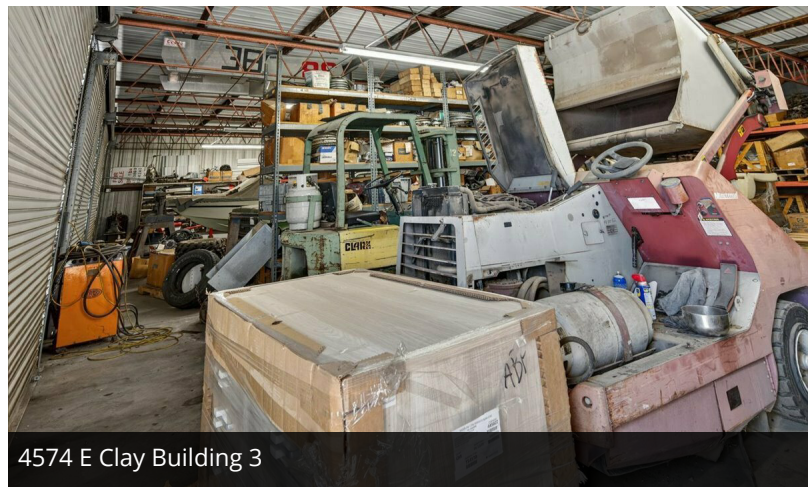
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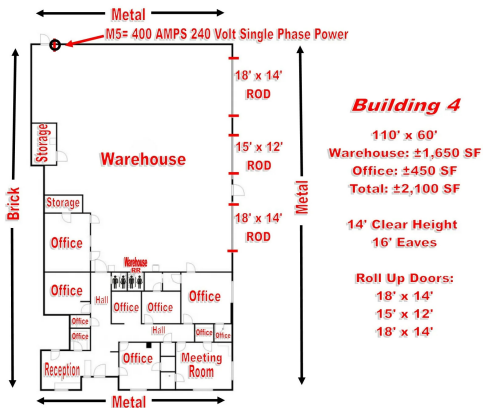
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4574 E Clay Building 4 Floorplan



4574 E Clay Building 4



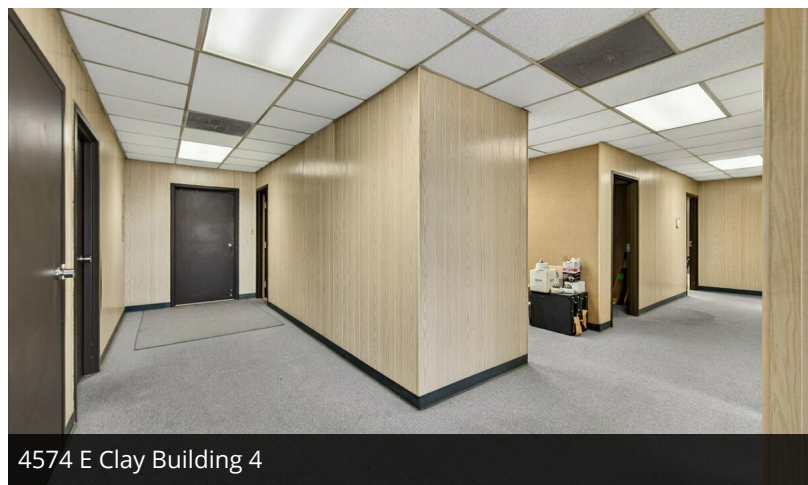
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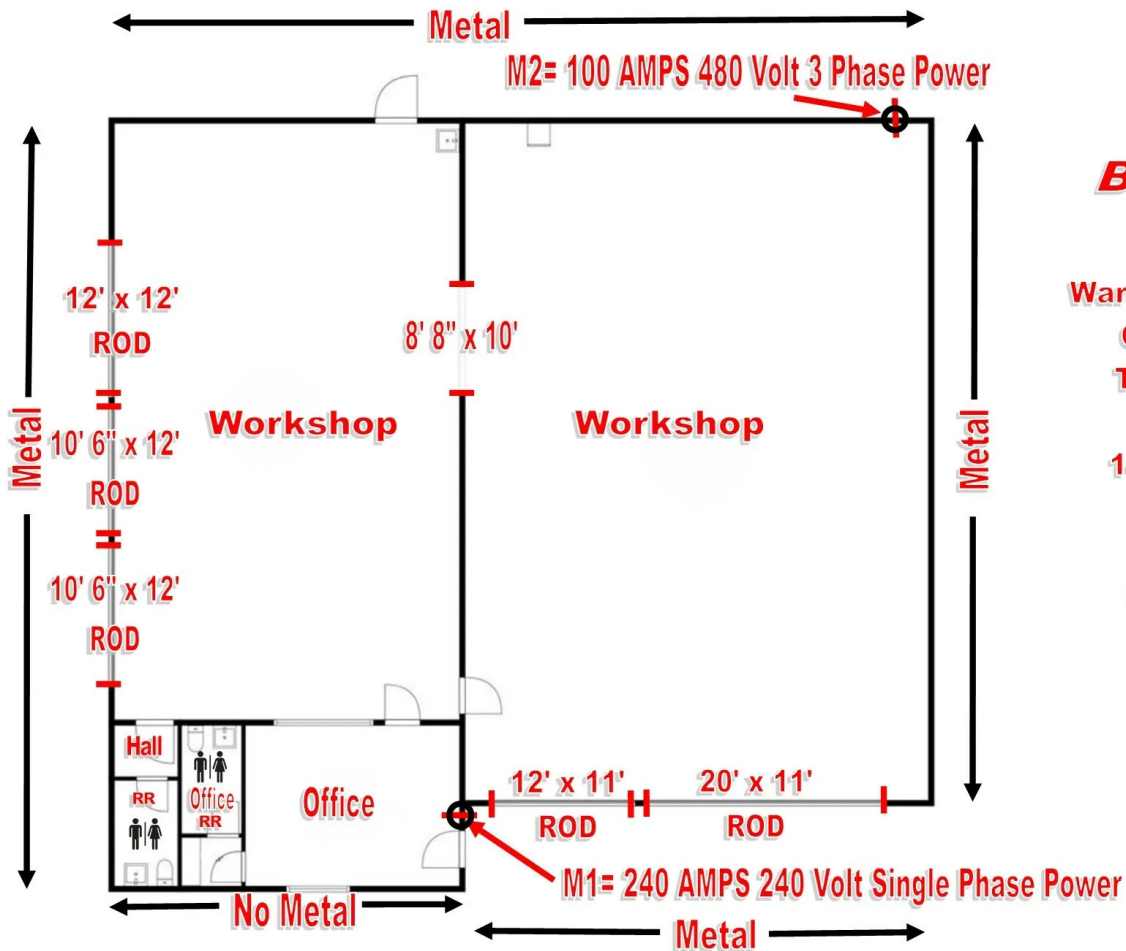
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Warehouse: ±4,050 SF

Office: ±450 SF

Total: ±4,500 SF

14' Clear Height

18' Eaves

Roll Up Doors:

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20' x 11'

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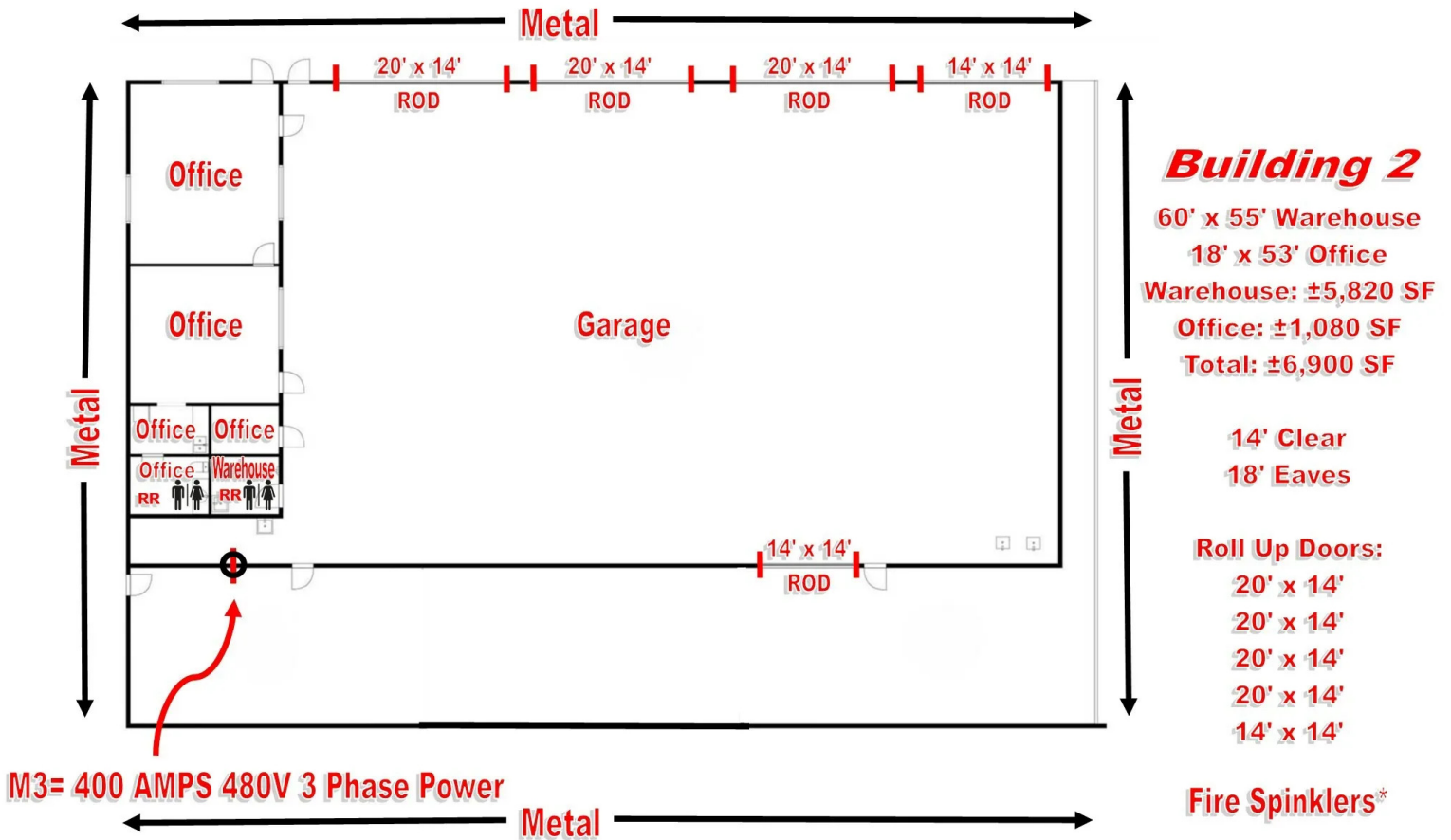
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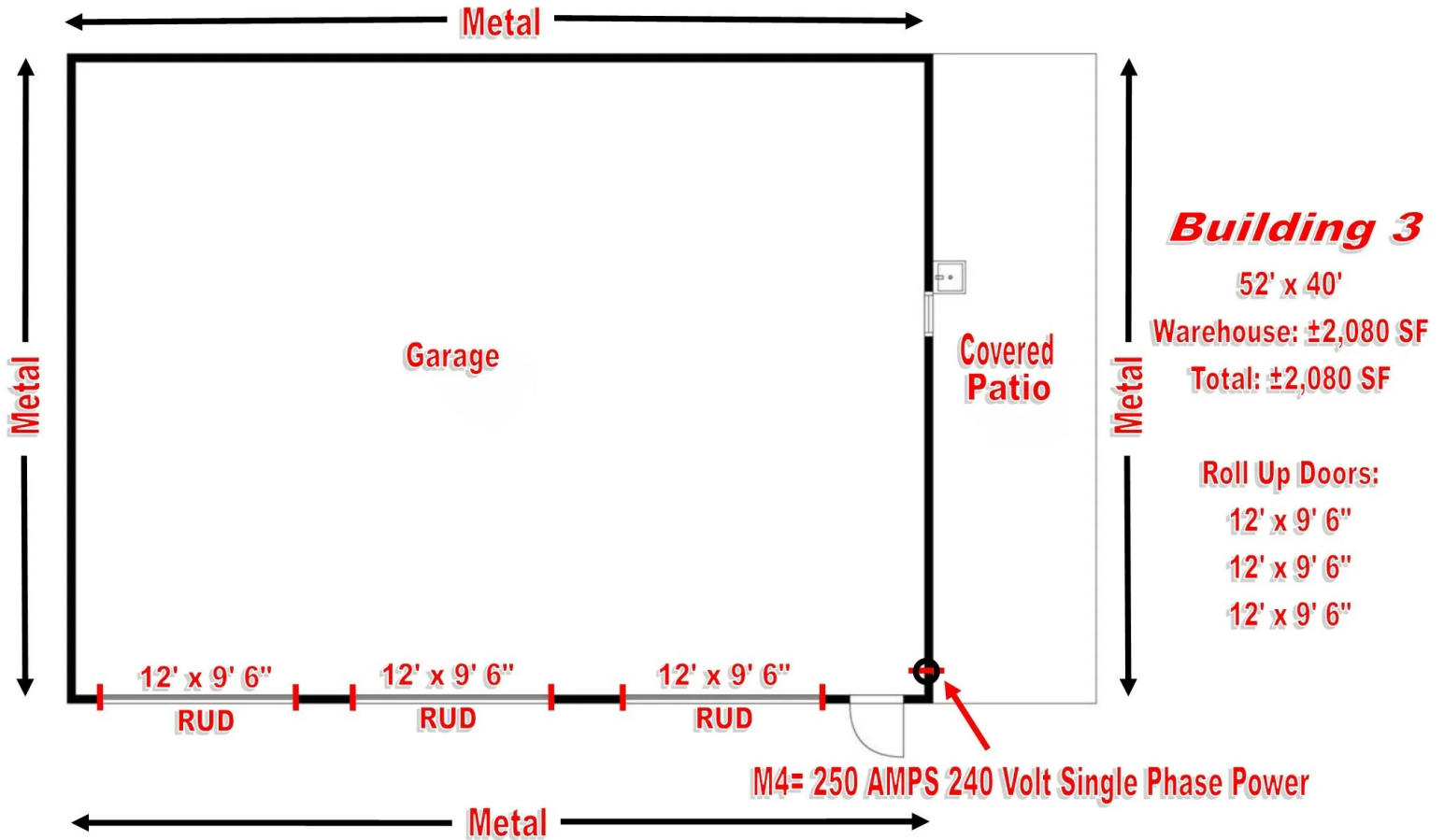
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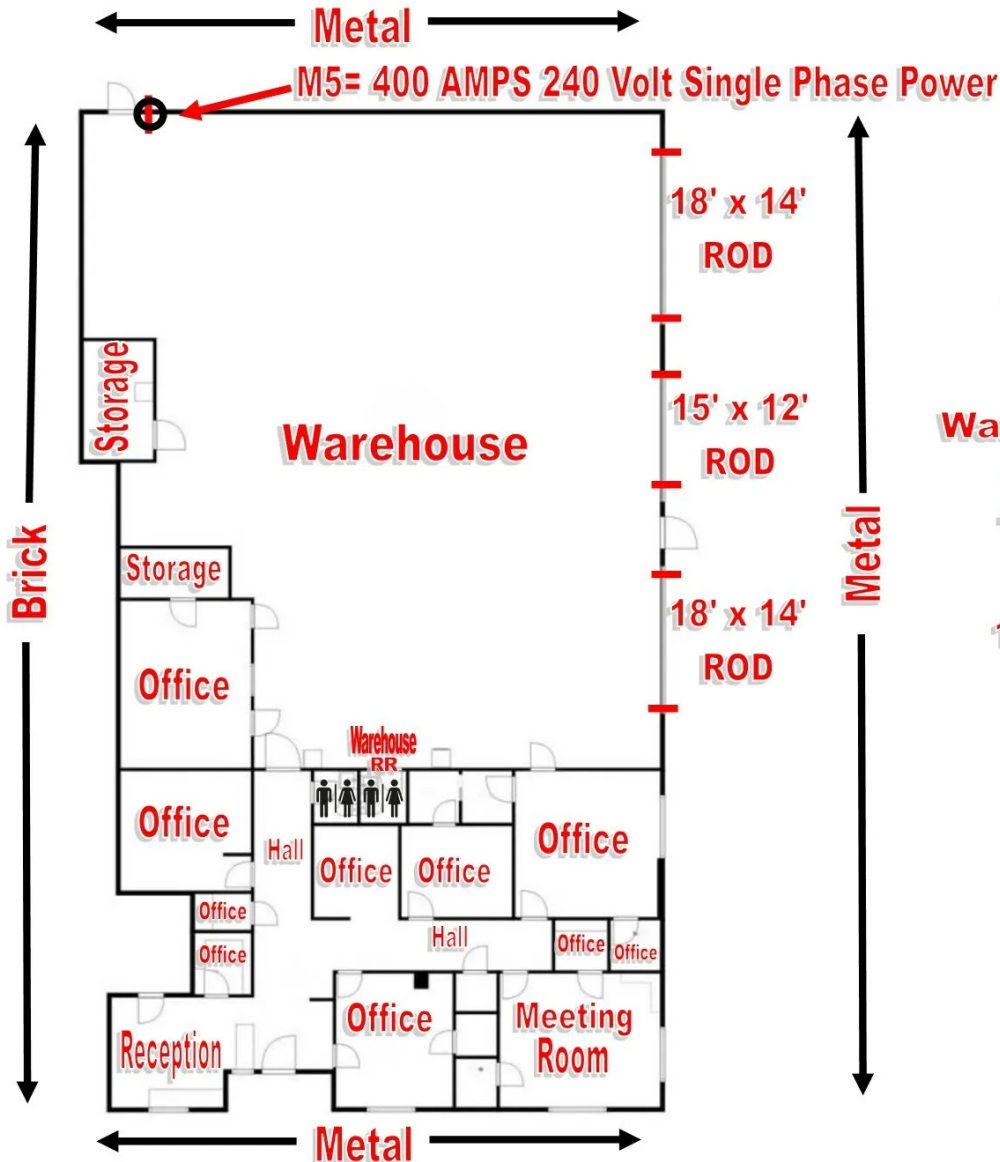
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Building 4

110' x 60'

Warehouse: ±1,650 SF

Office: ±450 SF

Total: ±2,100 SF

14' Clear Height

16' Eaves

Roll Up Doors:

18' x 14'

15' x 12'

18' x 14'

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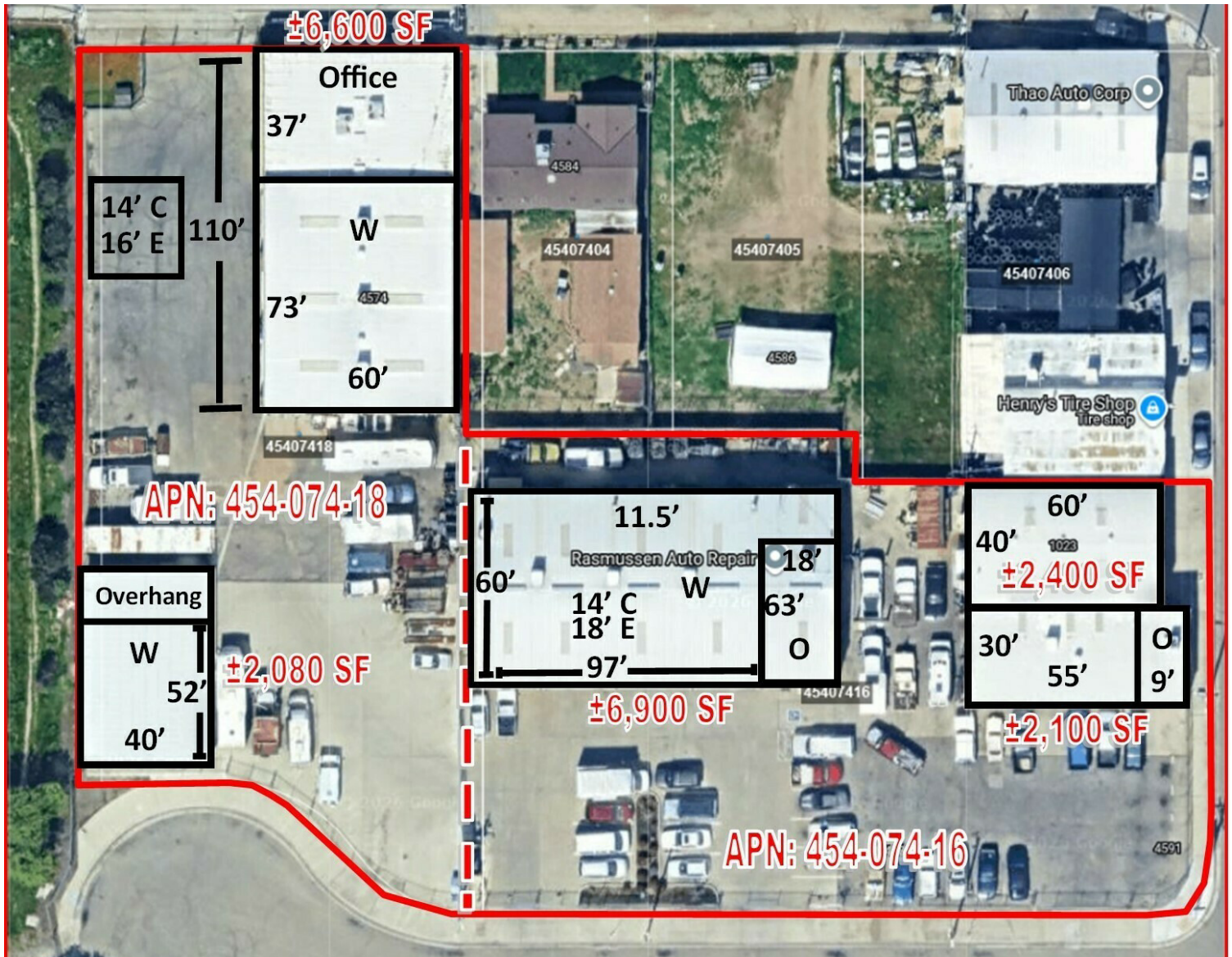
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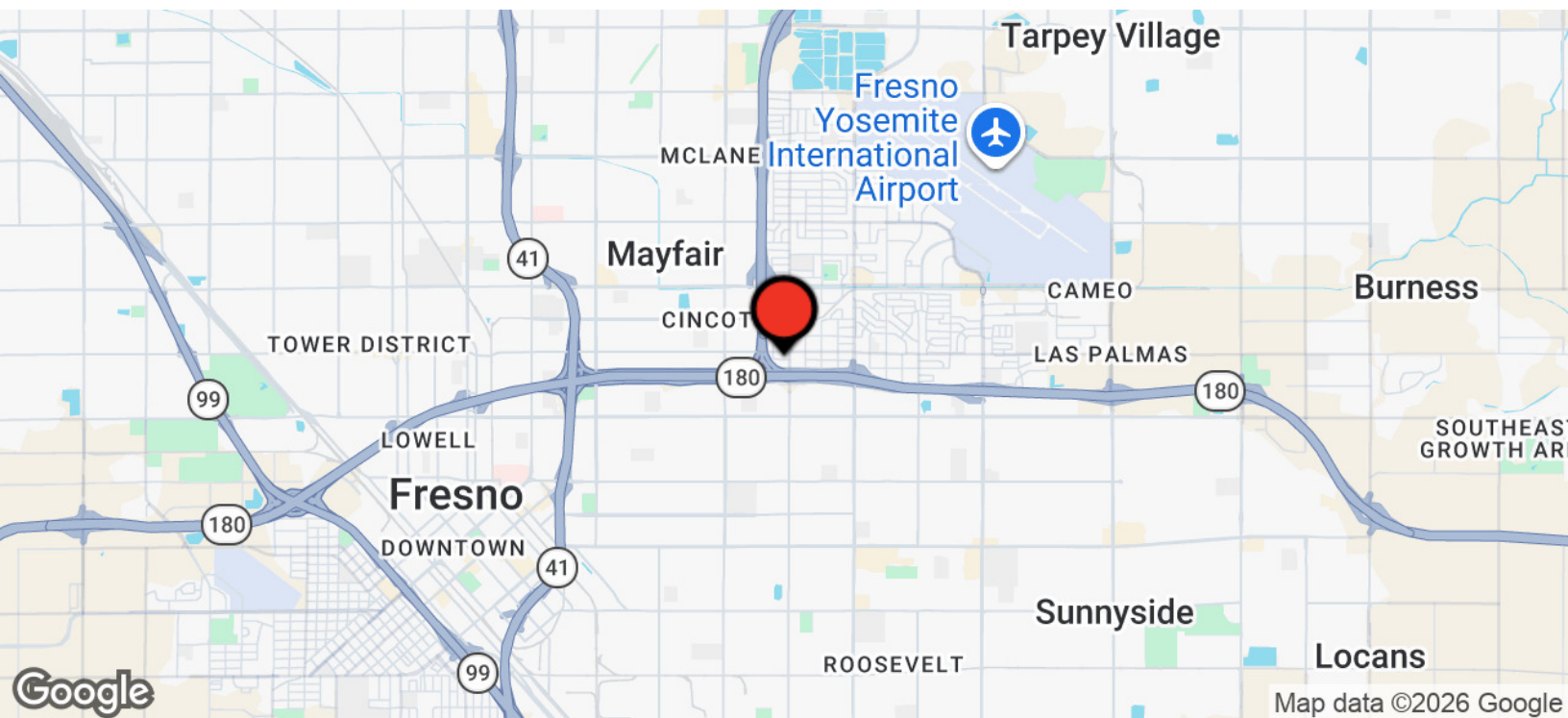
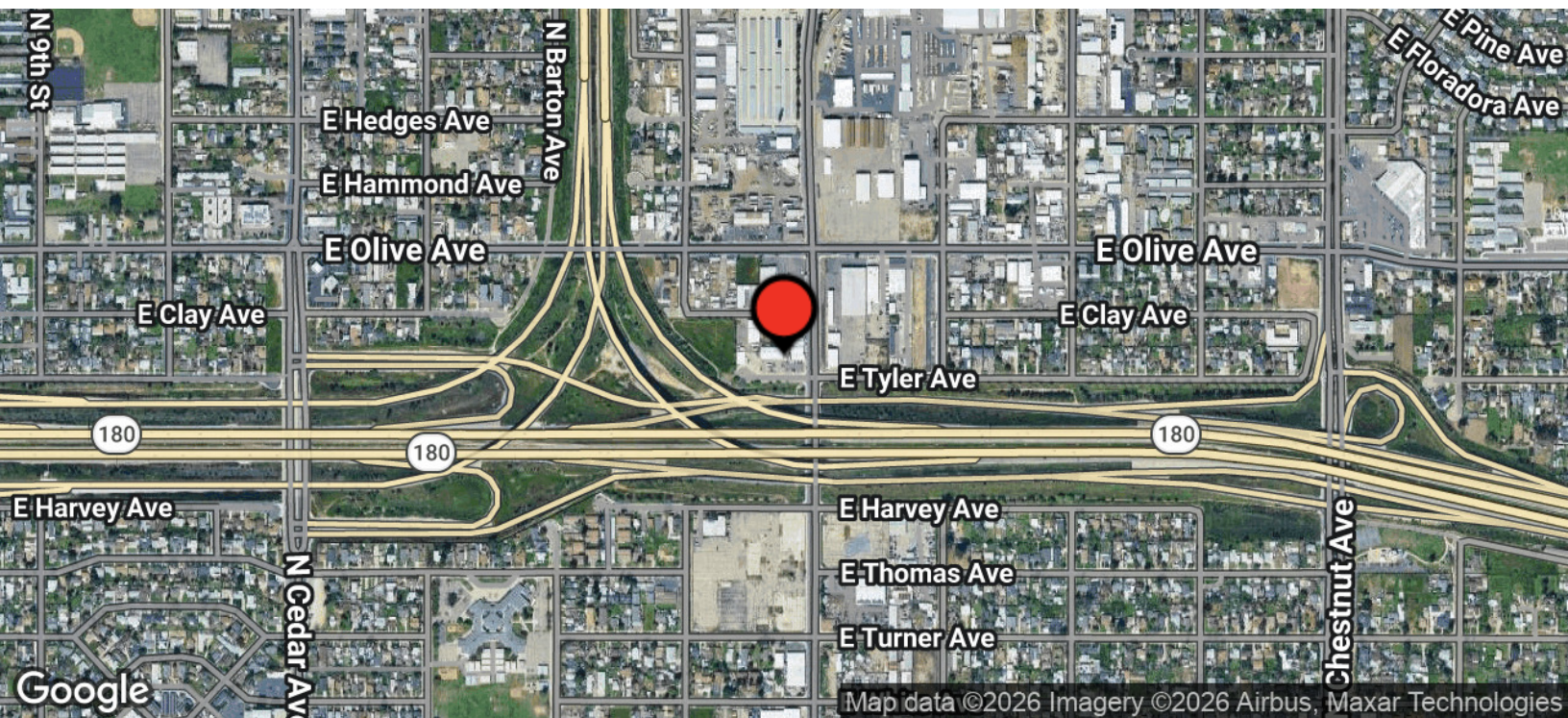
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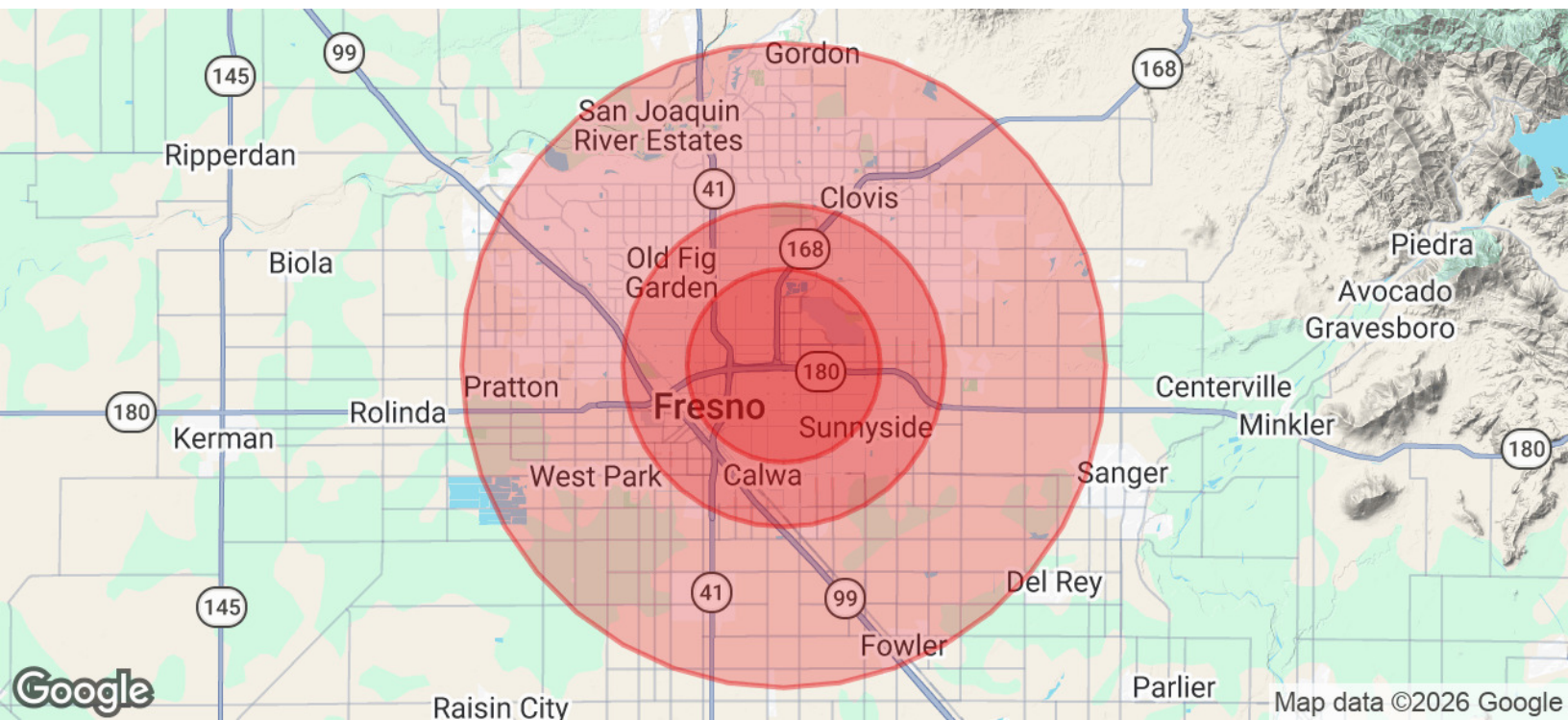
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POPULATION

3 MILES

5 MILES

10 MILES

Total Population	167,420	371,011	737,070
Average Age	30.9	31.6	34.1
Average Age (Male)	30.1	30.8	33.1
Average Age (Female)	31.8	32.7	35.3

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	51,207	118,512	242,291
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$64,479	\$74,555	\$99,590
Average House Value	\$255,045	\$308,834	\$408,227

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	63.5%	57.1%	47.8%
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