

INDUSTRIAL FOR LEASE

BRAND NEW OFFICE/WAREHOUSE BUILDING - MULTIPLE SPACES

4630 E Olive Ave, Fresno, CA 93702



AVAILABLE SF:	2,400 - 8,100 SF
LEASE RATE:	\$0.60 SF/Month (MG)
LOT SIZE:	1.63 Acres
BUILDING SIZE:	30,600 SF
APN:	453-240-07
YEAR BUILT:	2018
ZONING:	M-1
MARKET:	Central Fresno
SUB MARKET:	Northeast Fresno Industrial
CROSS STREETS:	N Maple Avenue

PROPERTY FEATURES

- ±7,200 & 8,100 SF Clear-Span Freestanding Buildings
- Anywhere from ±2,400 SF - 30,600 SF Available
- Brand New 2018 Construction
- 43 Parking Spaces on 1.625 Acres
- Fully Fenced/Paved Lot W/ Automatic Gates
- (4) 30' Curb Cuts Offering Semi Access
- Excellent Access to HWY 180 & HWY 168
- Warehouse w/ Evaporative Cooler & Reznor Heaters
- Fully Insulated, Skylights & Air Vents Throughout
- Ground Level Rollup Doors & Ample Power

KW COMMERCIAL
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PROPERTY OVERVIEW

Multiple spaces ranging from $\pm 2,700$ SF - 30,600 SF available within four brand new Office/Warehouse buildings located in Central Fresno. The development has (2) 120' x 60' ($\pm 7,200$ SF) freestanding buildings and (2) 135' x 60' ($\pm 8,100$ SF) freestanding buildings. Each building offers a 12' x 27' office/showroom and one ADA restroom, 16' clear span (21' peak), 12' x 12' ground level rollup doors, fire sprinklers, fully insulated, skylights and air vents throughout, and coolers/heaters. The site offers ample loading area with semi access and 43 parking spaces. Visible by 3 streets and convenient location with (4) 30' wide access points. Excellent access to both Hwy. 180 and HWY 168 in Fresno, CA.

LOCATION OVERVIEW

This parcel is located just northeast of HWY 168 and HWY 180. North of E Tyler Avenue, east of N Maple Avenue, south of E Olive Avenue and west of N Backer Avenue in Fresno, California.



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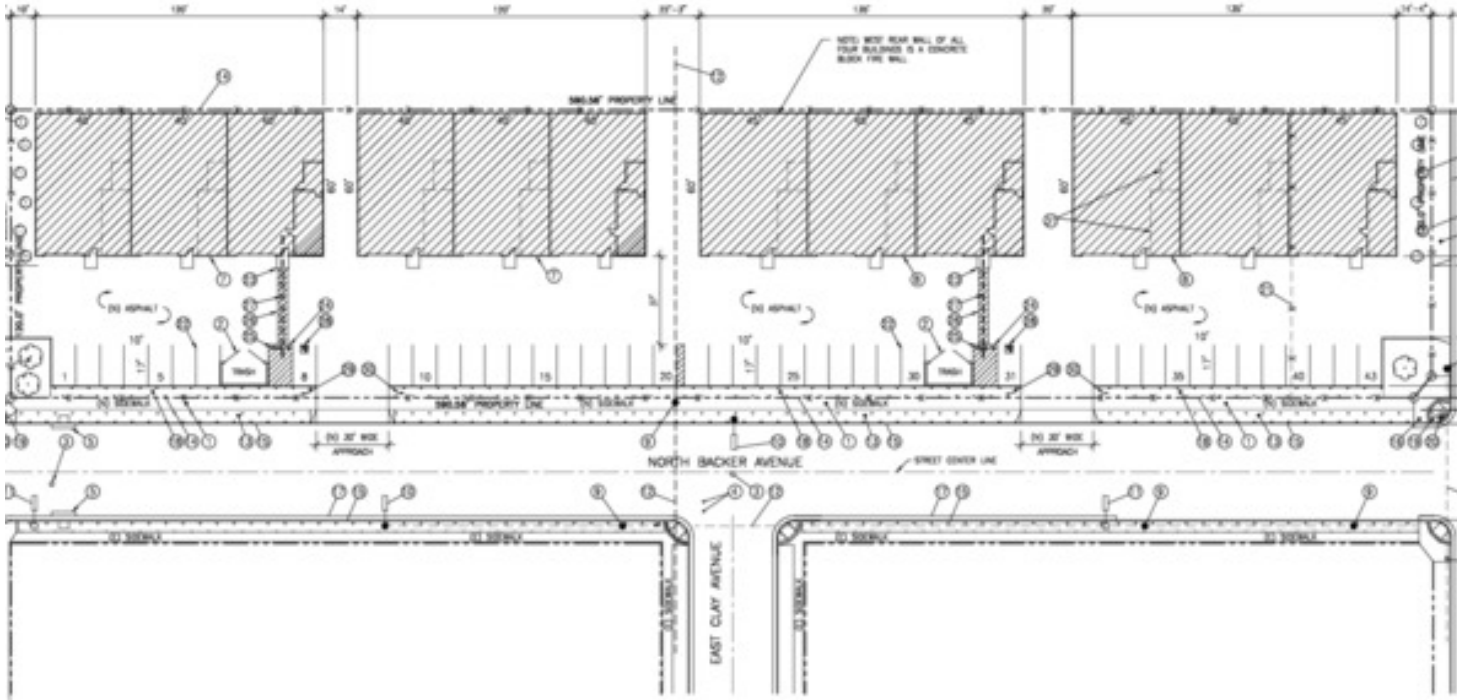
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Building A	Office Showroom	\$0.60 SF/MONTH	Modified Gross	2,400 - 7,200 SF	VACANT
Building B	Office Showroom	\$0.60 SF/MONTH	Modified Gross	2,400 - 7,200 SF	VACANT
Building C	Office Showroom	\$0.60 SF/MONTH	Modified Gross	2,700 - 8,100 SF	VACANT
Building D	Office Showroom	\$0.60 SF/MONTH	Modified Gross	2,700 - 8,100 SF	VACANT

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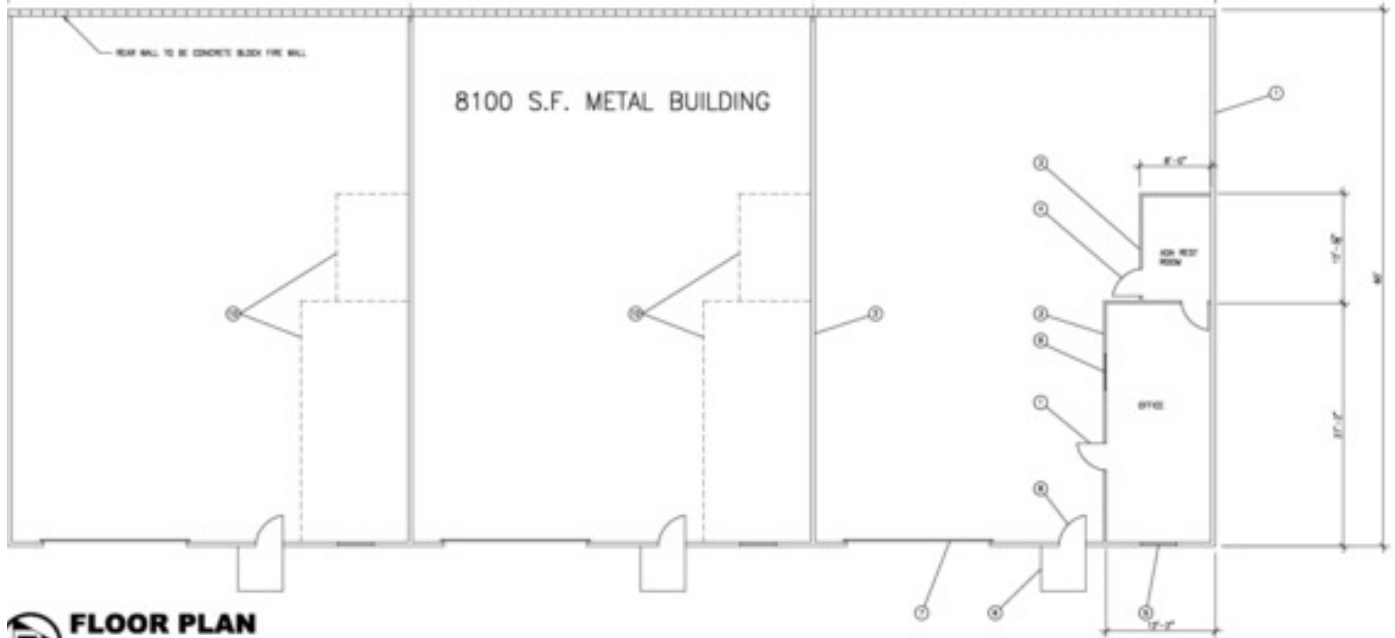
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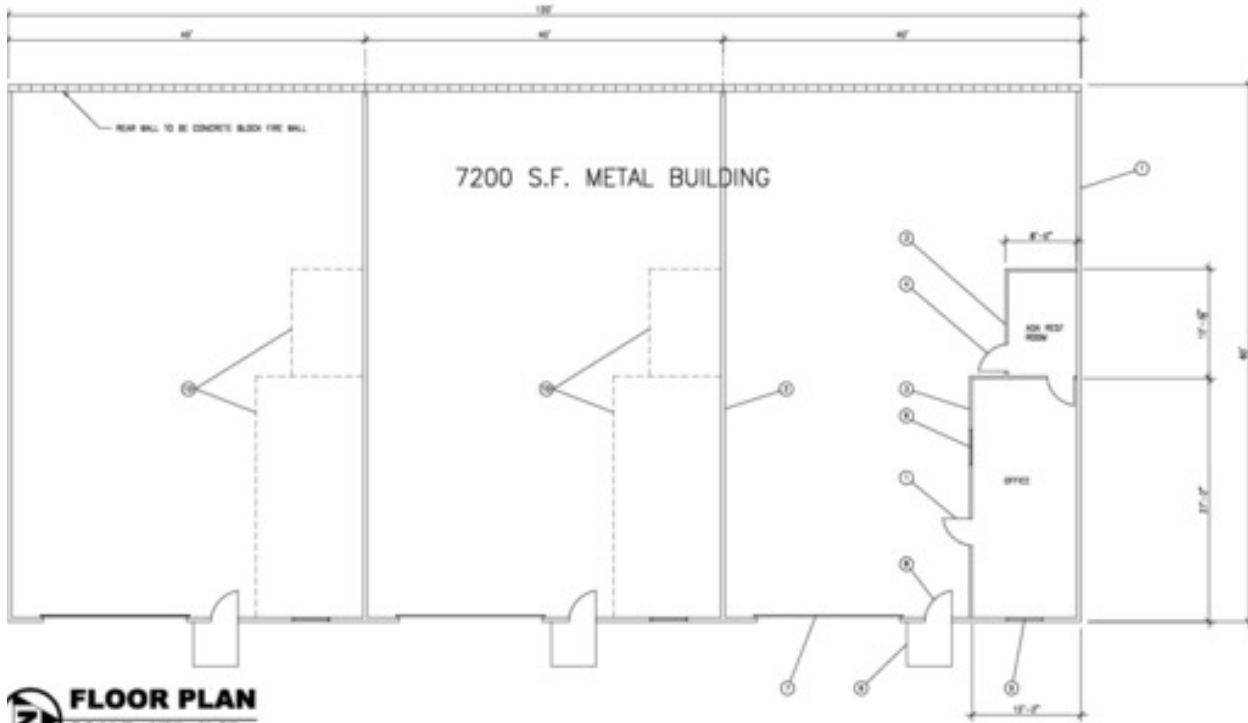
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FLOOR PLAN
SCALE: 1/8"=1'-0"



FLOOR PLAN

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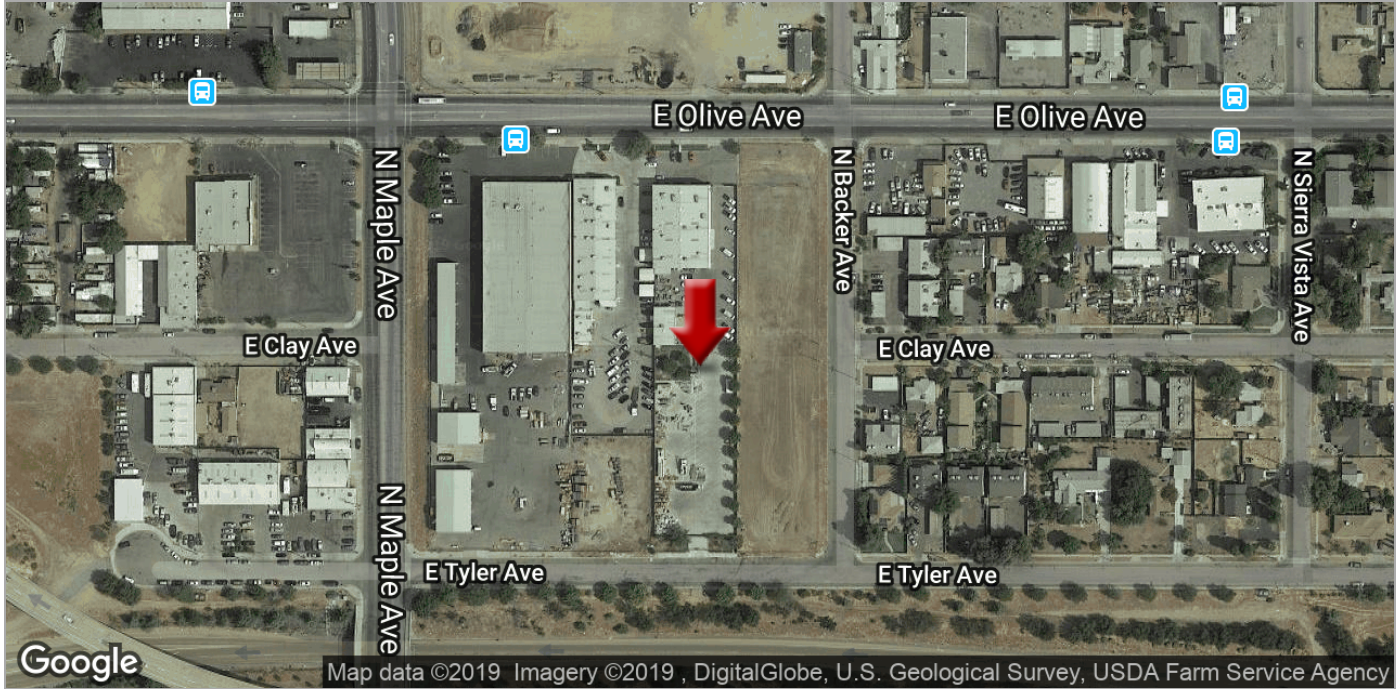
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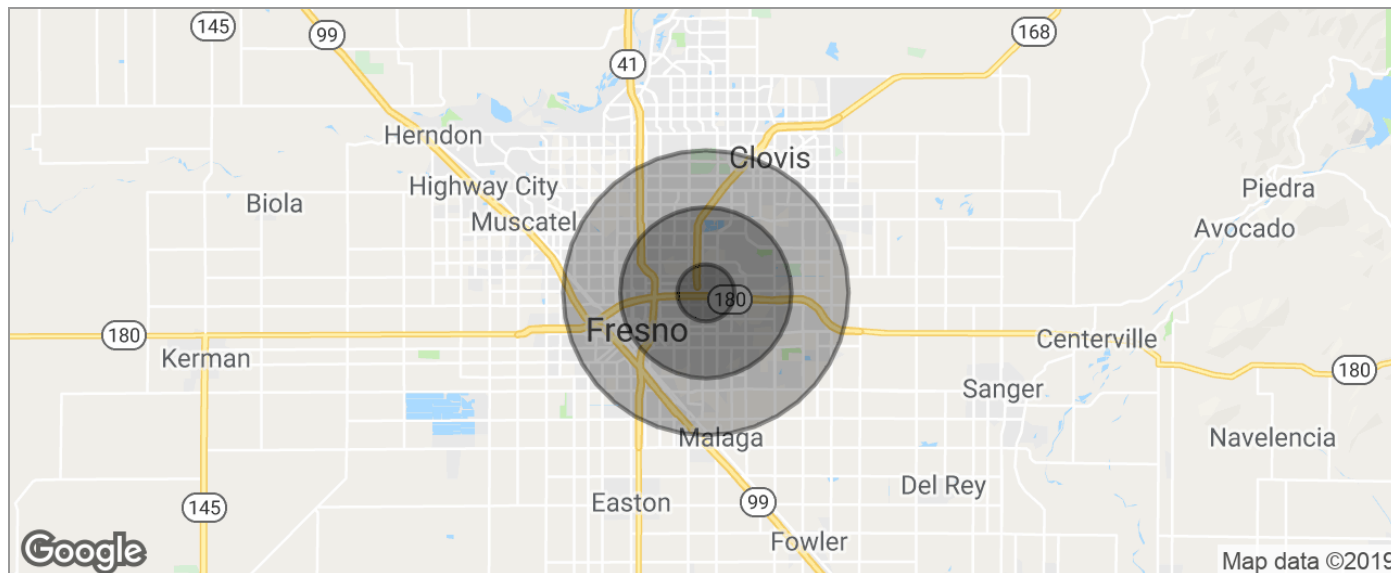
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,292	172,845	367,452
MEDIAN AGE	24.8	26.7	28.1
MEDIAN AGE (MALE)	23.3	26.0	27.4
MEDIAN AGE (FEMALE)	26.5	27.5	29.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,045	49,137	113,941
# OF PERSONS PER HH	3.9	3.5	3.2
AVERAGE HH INCOME	\$37,686	\$39,780	\$45,030
AVERAGE HOUSE VALUE	\$200,766	\$210,626	\$225,738
RACE	1 MILE	3 MILES	5 MILES
% WHITE	35.1%	40.6%	47.6%
% BLACK	7.2%	6.1%	6.8%
% ASIAN	16.5%	16.3%	13.1%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	1.7%	1.2%	1.2%
% OTHER	36.1%	32.7%	27.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	61.5%	59.2%	52.4%

* Demographic data derived from 2010 US Census

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