



AVAILABLE FOR LEASE

**2686 N. Clovis Avenue**  
**Fresno, CA 93727**



TUTELIAN REAL ESTATE

**Joseph Tutelian**  
*President*  
c: 559.349.0000  
CA RE Lic. #01898510

The distributor of this communication is performing acts for which a real estate license is required in the State of California. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty, or representation, either express, implied or otherwise, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawn without notice.

## PROPERTY INFORMATION

Available Space	41,364 +/- SF
Front Building	26,964 (divisible: 5,992 +/- SF)
Rear Building	14,400 (divisible: 4,320 +/- SF)
Lot Size	2.12 Acres
Lease Rate	Contact Broker
Property Subtype	Flex Industrial
Zoning	IL (Light Industrial)
Sprinklers	Yes
Front Bldg Drive-In Doors	(7) 12' x 14'
Rear Bldg Drive-In Doors	(10) 10' x 10'
Power Front Bldg	800 AMP / 208V / 3Phase
Power Rear Bldg	400 AMP / 208V / 3Phase
Clear Height	Front Bldg 17' - 19' / Rear Bldg 11' - 13'

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Avg Household Income	\$75,716	\$74,180	\$73,248
Population	2,635	119,146	344,594

## FEATURES



### Gated Secured Yard



### 40,000 plus cars per day

- Less than 1.5 miles to Highway 180 East and West On/Off Ramps
- Pylon Signage Available

## 2686 N. Clovis Avenue, Fresno, CA 93727

### Property Description

This 41,364 +/- SF flex industrial opportunity is comprised of two buildings situated on a gated secure lot of approximately 2.12 acres and can be occupied by a single user, or multiple.

The Property is ideally located on Clovis Avenue less than 1.5 miles from Highway 180 Clovis interchange immediately East of The Fresno Air Terminal in one of Fresno's most sought after industrial areas with excellent demographics, access and visibility.

This property has 1,200 Amps of 208V 3 Phase power, existing gas, 16' - 18' clear height, 17 grade level doors and an oversized 1.25 acre gated secure yard area between the two buildings with ingress/egress circulation that can accommodate large trucks.



TUTELIAN REAL ESTATE

**Joseph Tutelian**  
President  
c: 559.349.0000  
CA RE Lic. #01898510

The distributor of this communication is performing acts for which a real estate license is required in the State of California. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty, or representation, either express, implied or otherwise, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawn without notice.

2686 N. Clovis Avenue, Fresno, CA 93727

Site Plan and Building Plan(s)



TUTELIAN REAL ESTATE

**Joseph Tutelian**  
President  
c: 559.349.0000  
CA RE Lic. #01898510

The distributor of this communication is performing acts for which a real estate license is required in the State of California. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty, or representation, either express, implied or otherwise, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawn without notice.



*For information, please contact:*

**Joseph Tutelian**  
*President*  
c: 559.349.0000  
CA RE Lic. #01898510



TUTELIAN REAL ESTATE

**Joseph Tutelian**  
*President*  
c: 559.349.0000  
CA RE Lic. #01898510

The distributor of this communication is performing acts for which a real estate license is required in the State of California. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty, or representation, either express, implied or otherwise, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawn without notice.