

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

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



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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
APN:	454-074-18, 454-074-16

PROPERTY HIGHLIGHTS

- (4) Office/Warehouse Buildings of ±20,080 SF on 2 APN's totaling ±1.42 AC
- Wrap Around Paved Yard | City Utility Services
- APN: 454-074-16: 14' Clear Height | 18' Open Eaves | 1017 N Maple Ave
- APN: 454-074-18: 14' Clear Height | 16' Open Eaves | 4574 E Clay Ave
- (10) Private Offices | (5) Workshops/ Garages | Various Roll Up Doors
- Prime Airport Location | Fully Fenced, Paved, & Lit Yard
- Fully Insulated | Fire Sprinklers Throughout APN: 454-074-18
- Semi Turn Around & Pull-Through Capability | Flexible Zoning
- Prime Alternative To New Construction | Move-In Ready
- Excellent Access To Major Freeways CA-168 and CA-180
- Ideal Heavy Industrial Distribution/Manufacturing Space
- Quick Freeway Access | Multiple Meters Available
- Within Minutes From Various Corporate Neighbors

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PROPERTY DESCRIPTION

Existing, operational, licensed automotive repair facility on 2 contiguous parcels. (4) buildings totaling $\pm 20,080$ SF ($\pm 16,275$ SF Warehouse; $\pm 3,805$ SF Office) on ± 1.42 AC of fully-paved wrap around yard with semi access. Existing tools, equipment, etc can be included. East parcel consists of a sprinklered $\pm 6,900$ SF main shop (14' clear; 18' eave height) with a $\pm 1,135$ SF office, and the 2 corner buildings have a ± 450 SF office and $\pm 4,050$ SF warehouse (12' clear; 14' eave height). West parcel consists of a north $\pm 6,600$ SF main shop (14' clear; 16' eave height) with a $\pm 2,220$ SF office, and south warehouse is $\pm 2,080$ SF warehouse (10' clear height) with a 8' x 40' overhang. Features newer LED lights throughout many of the warehouses, plentiful oversized rollup doors, operational swamp coolers, fully insulated warehouse, skylights, fire sprinklers, multiple existing separate electrical meters providing heavy 3-phase power. 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. Located near Fresno Yosemite International Airport, and easy access to I-5 via CA-180 & CA-99.

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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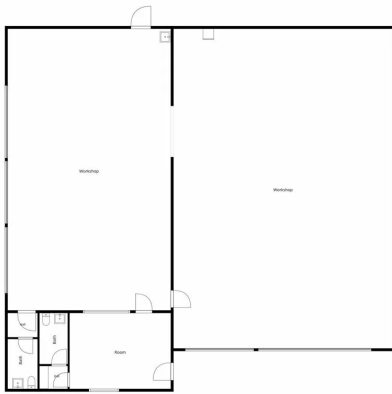
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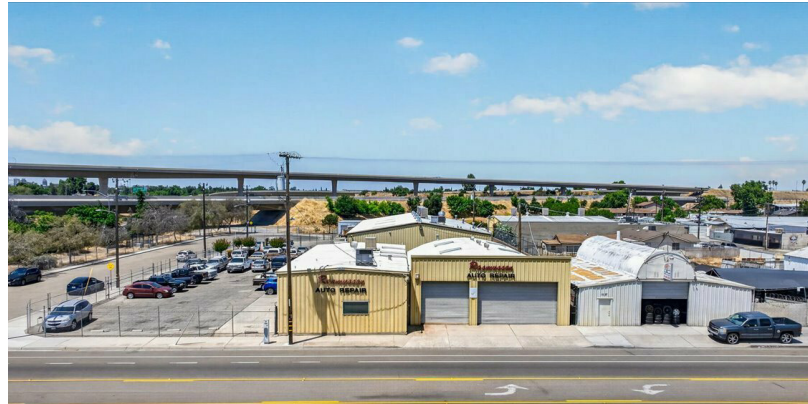
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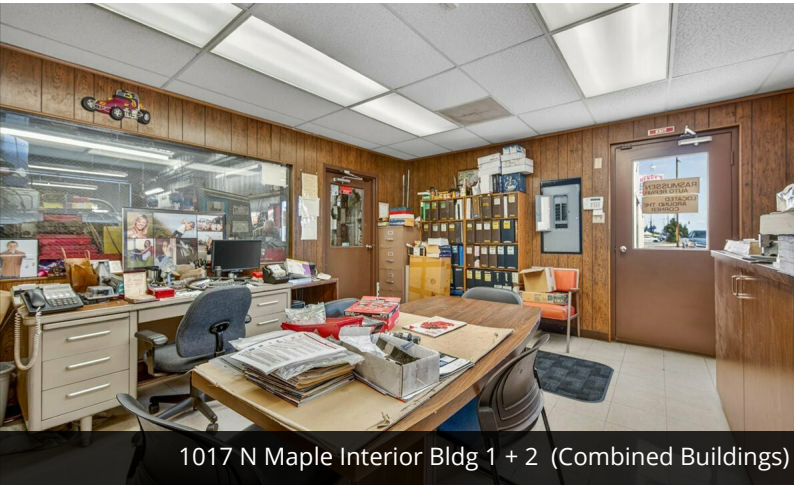
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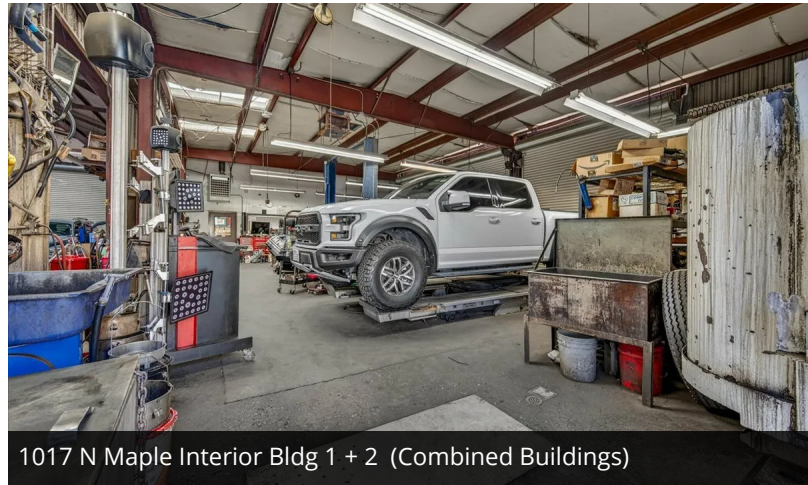
1017 N Maple Bldg 1+2 Floorplan



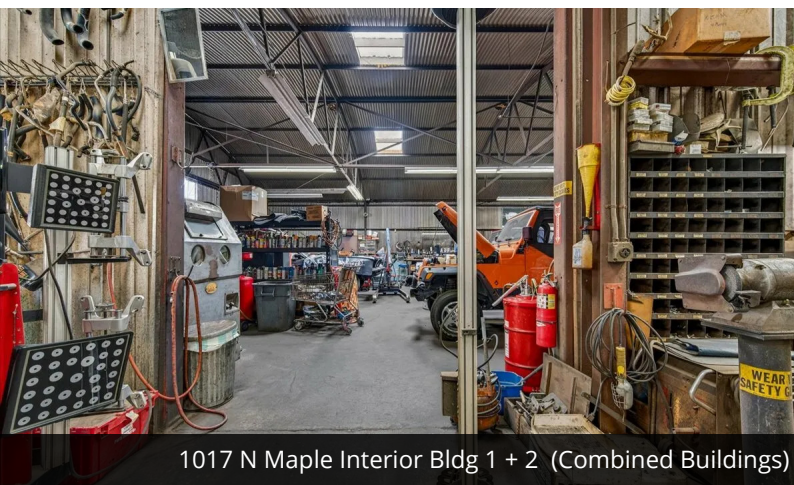
1017 N Maple Bldg 1+2 (Combined Buildings) Exterior



1017 N Maple Interior Bldg 1 + 2 (Combined Buildings)



1017 N Maple Interior Bldg 1 + 2 (Combined Buildings)



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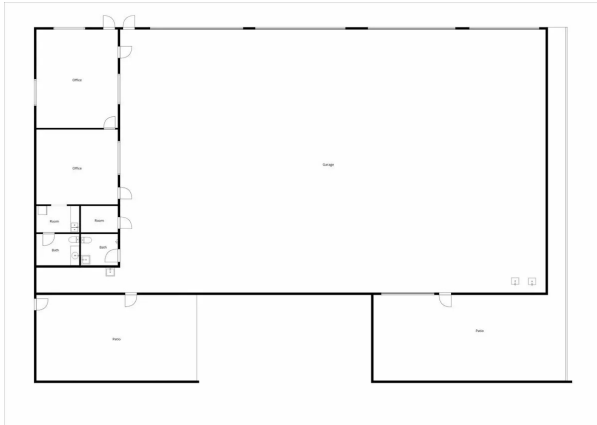
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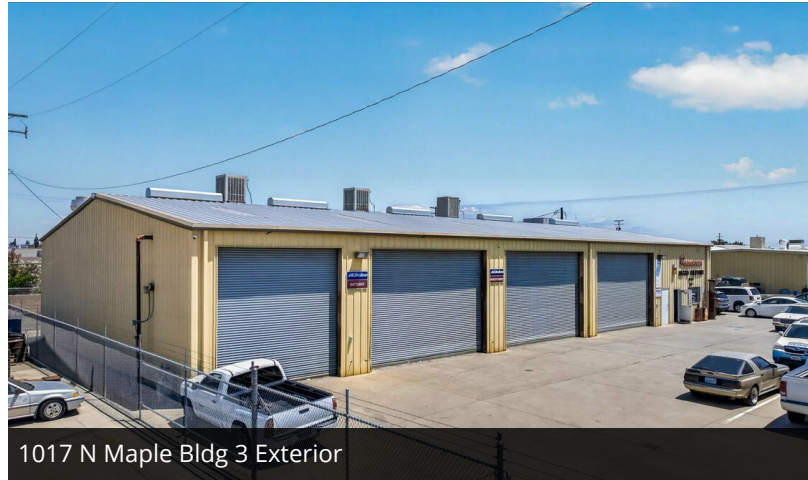
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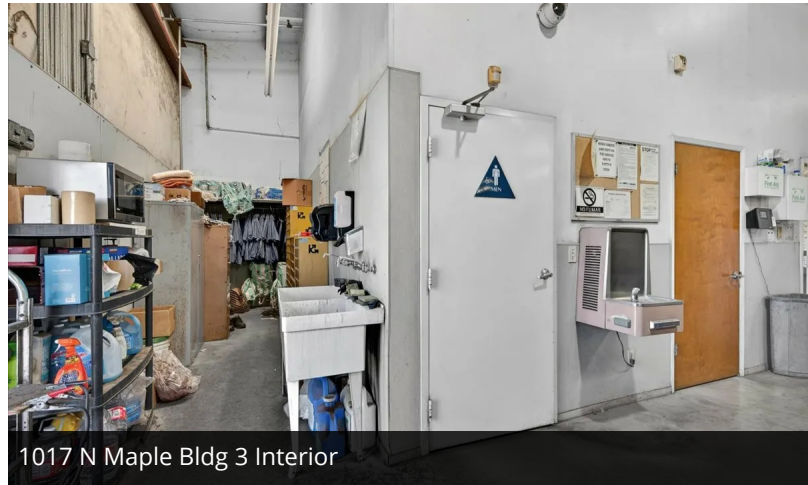
1017 N Maple Bldg 3 Floorplan



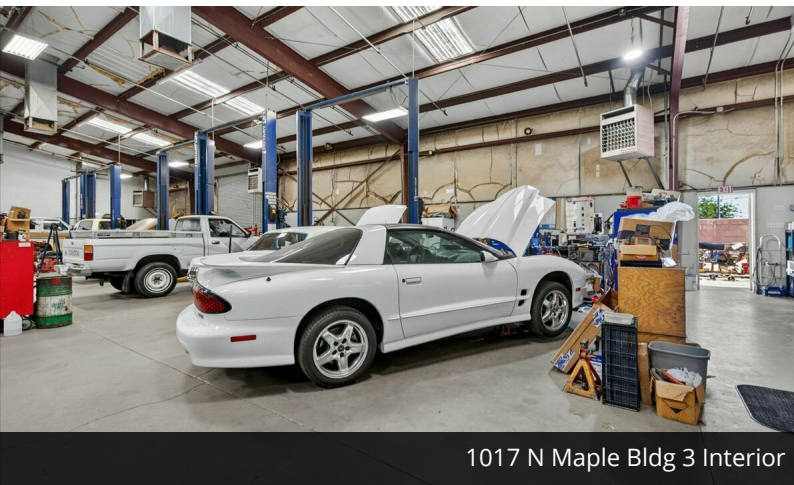
1017 N Maple Bldg 3 Exterior



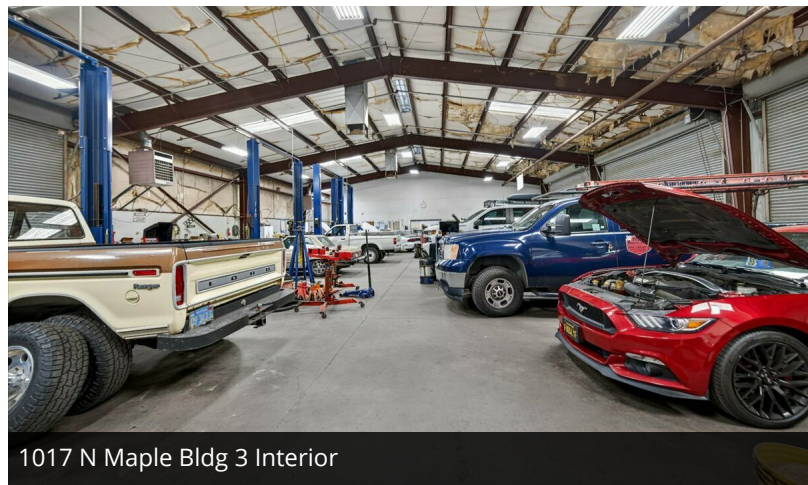
1017 N Maple Bldg 3 Interior



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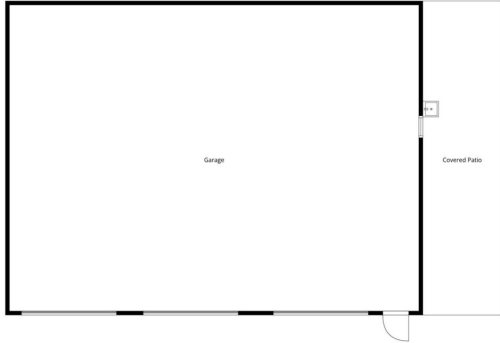
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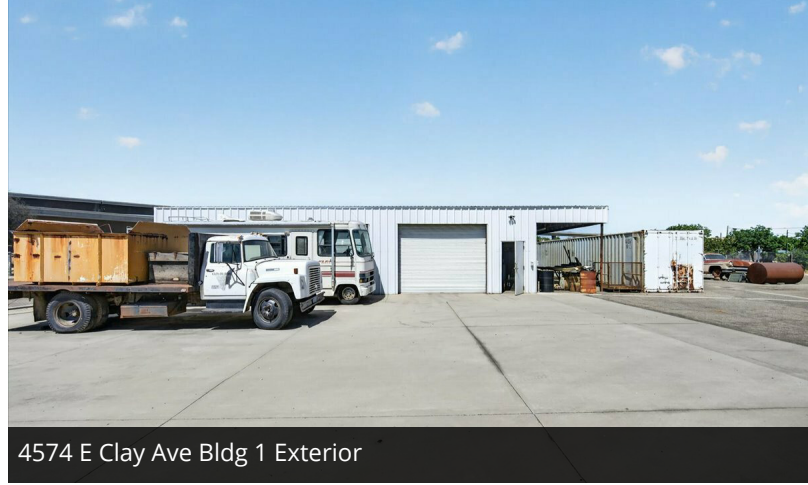
4574 E Clay Ave Bldg Floorplan



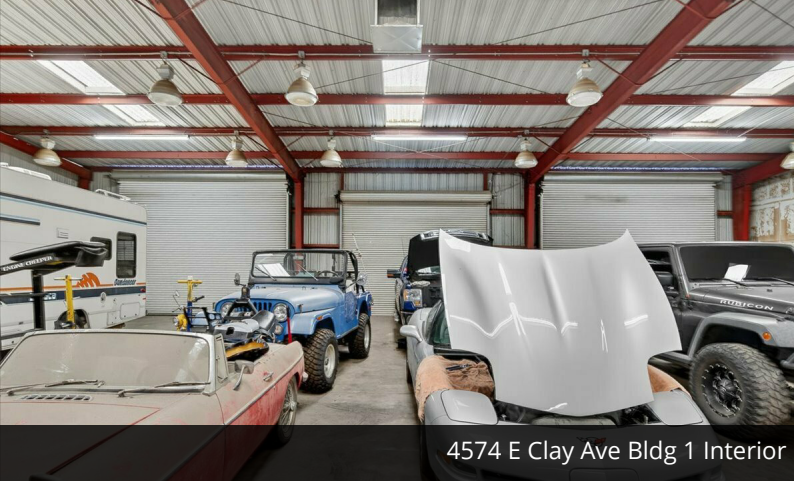
4574 E Clay Ave Bldg 1 Exterior



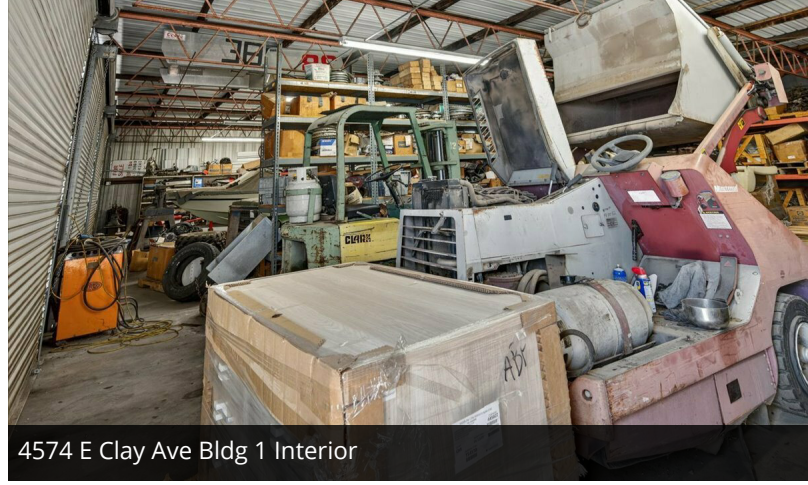
4574 E Clay Ave Bldg 1 Interior



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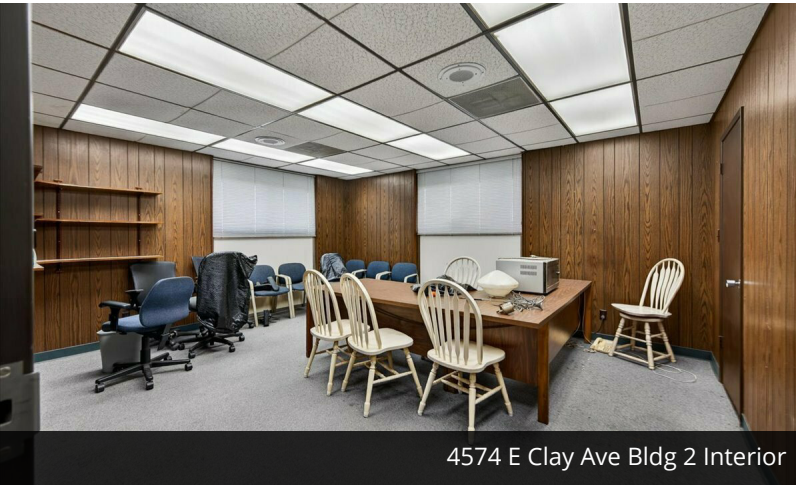
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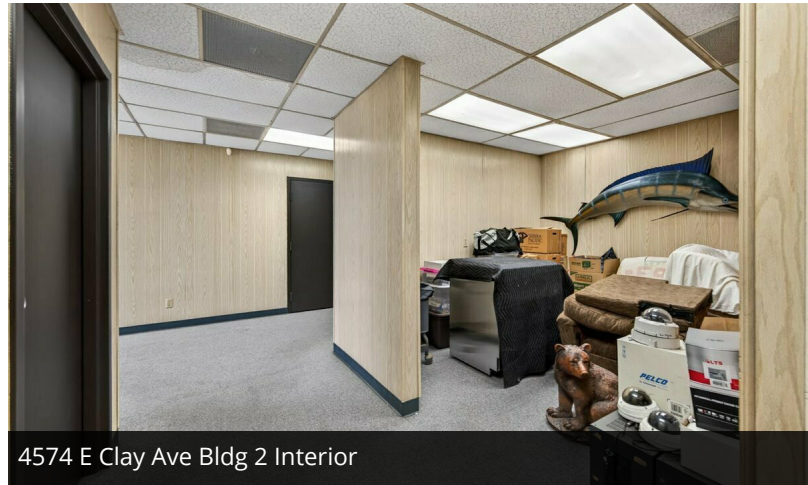
4574 E Clay Ave Bldg 2 Floorplan



4574 E Clay Ave Bldg 2 Exterior



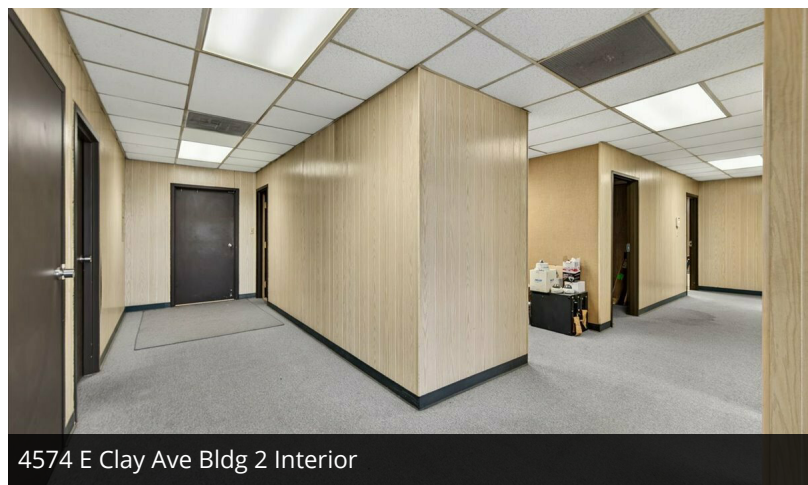
4574 E Clay Ave Bldg 2 Interior



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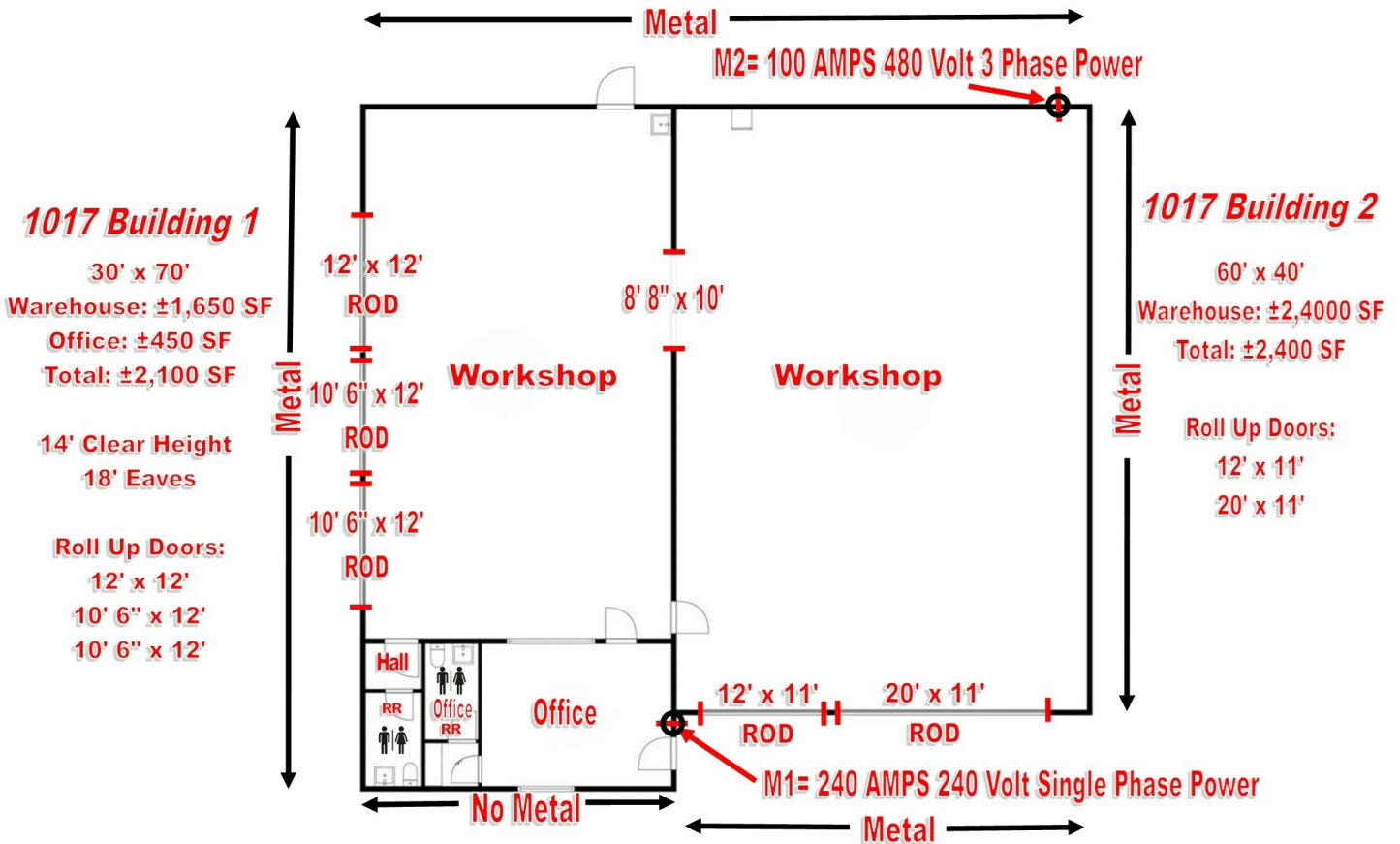
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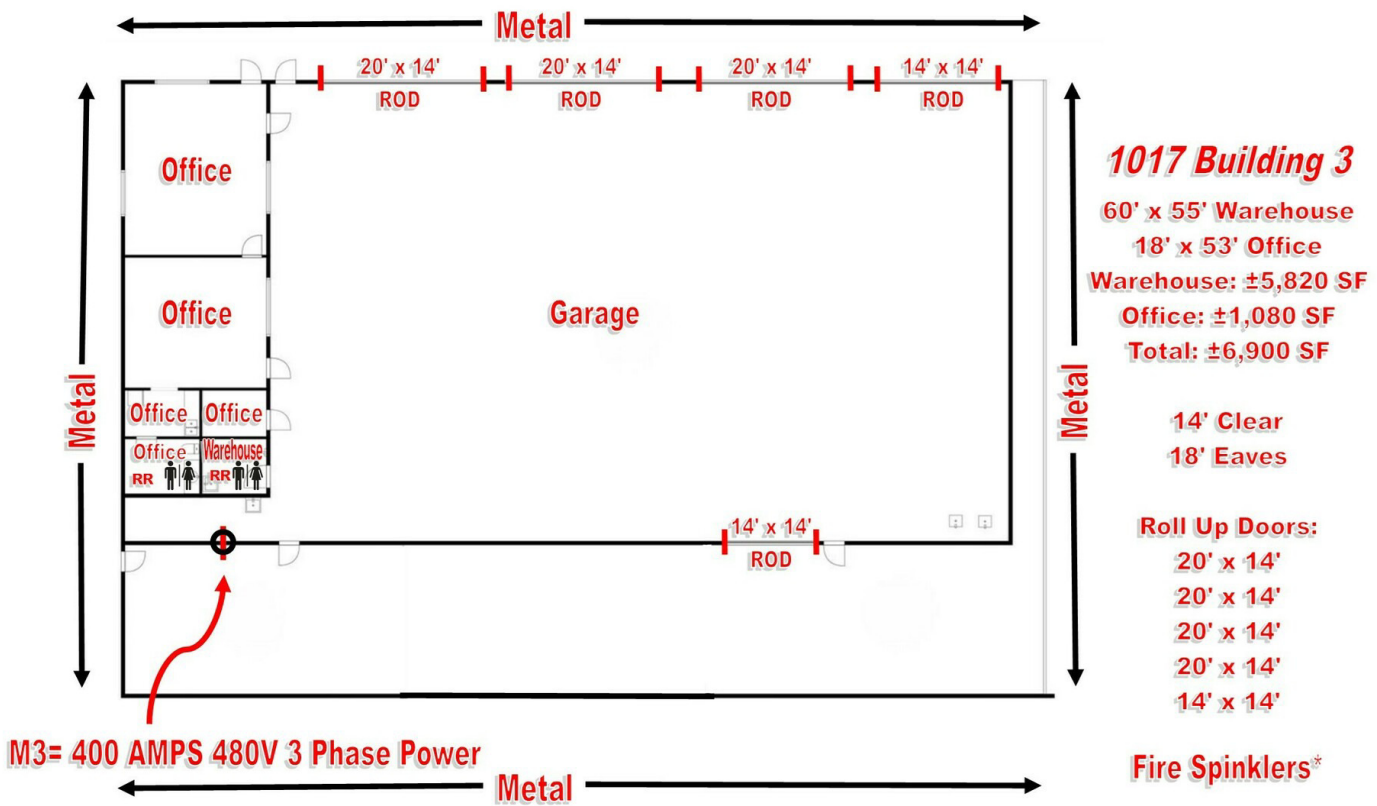
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1017 N Maple Bldg 3

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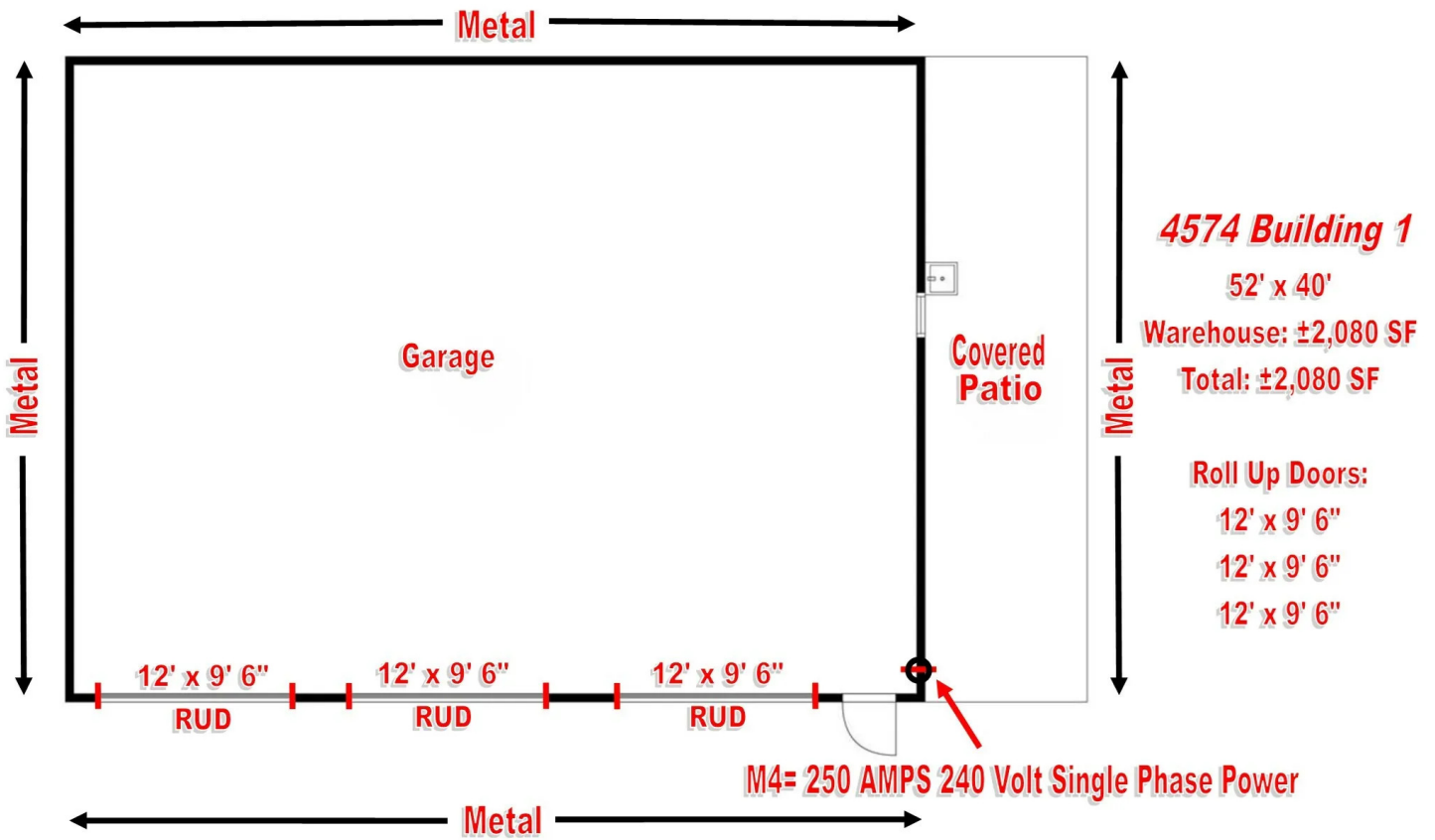
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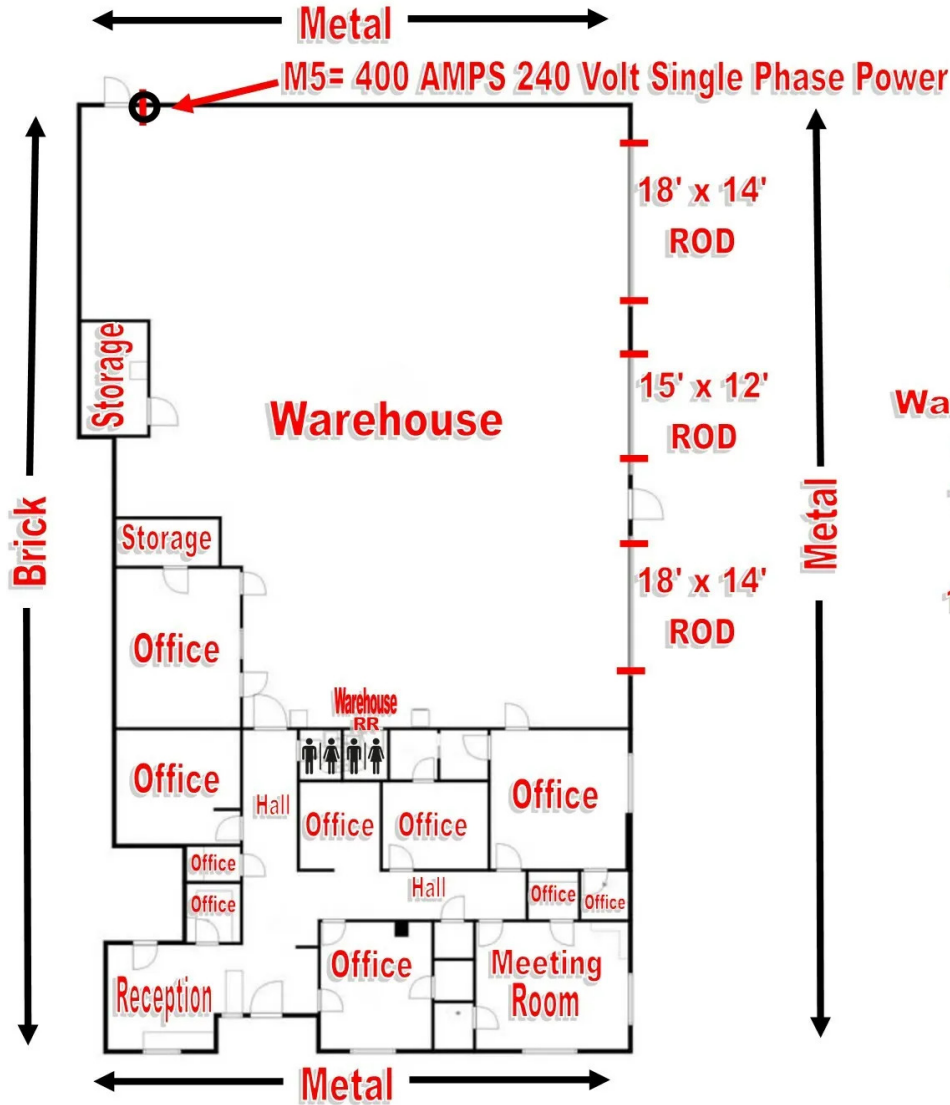
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4574 Building 2

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'

4574 E Clay Ave Bldg 5

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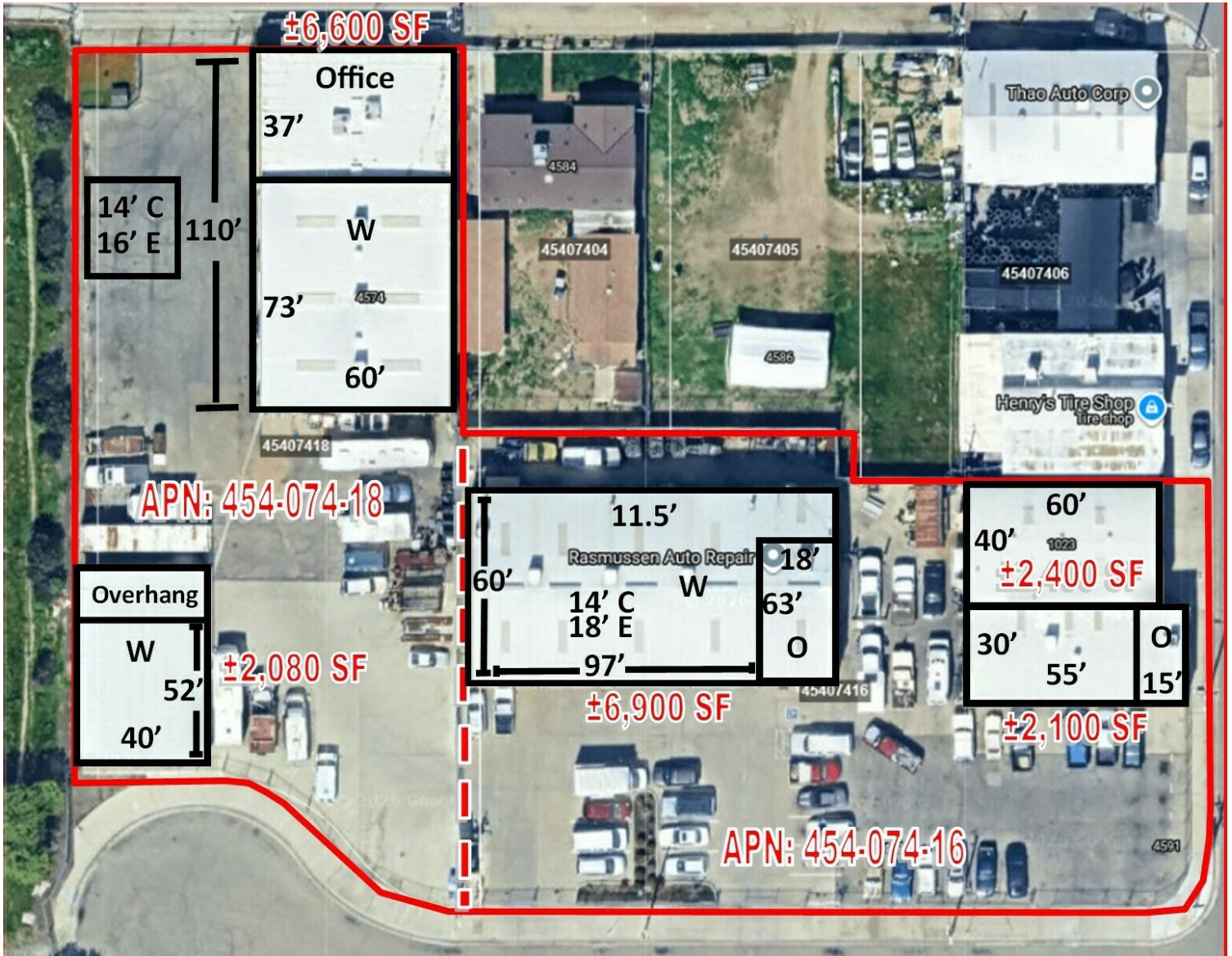
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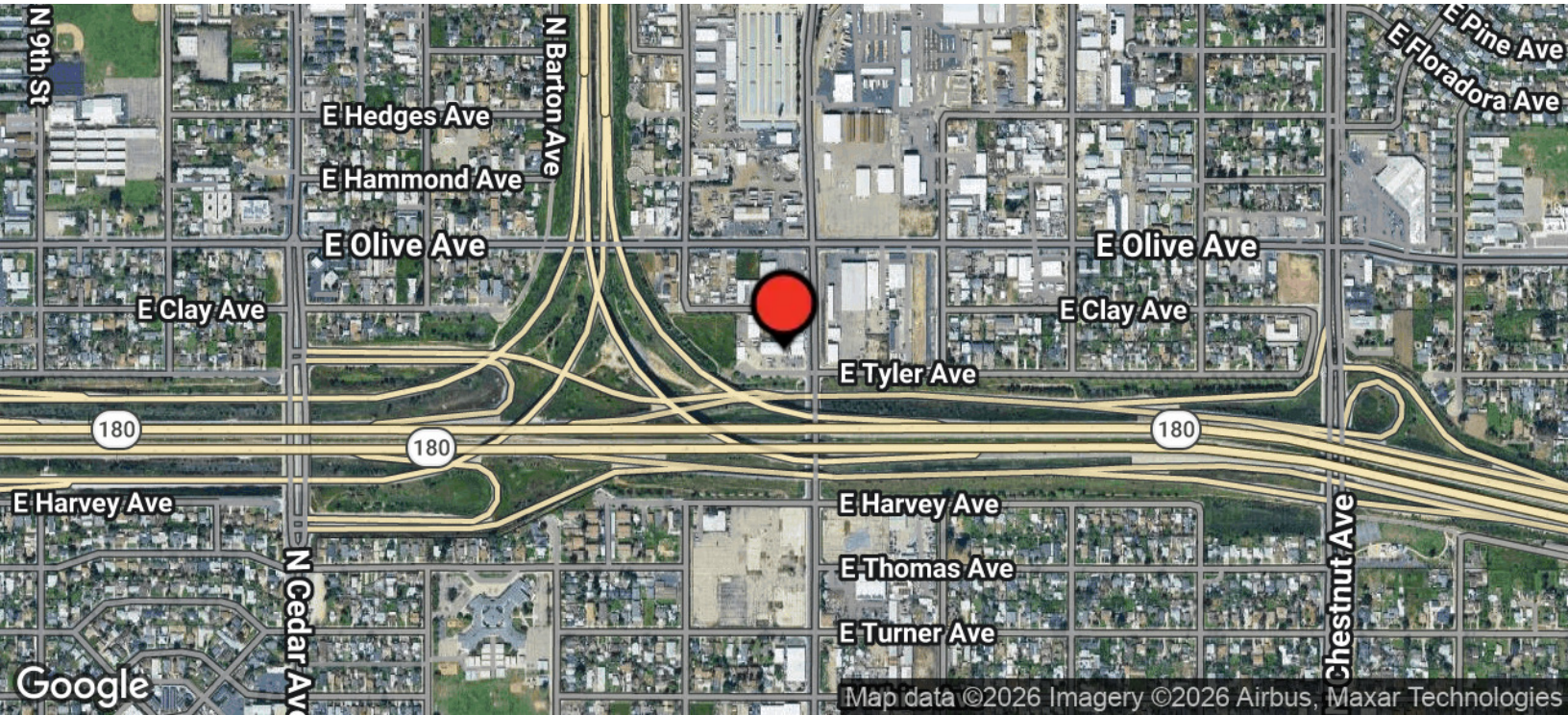
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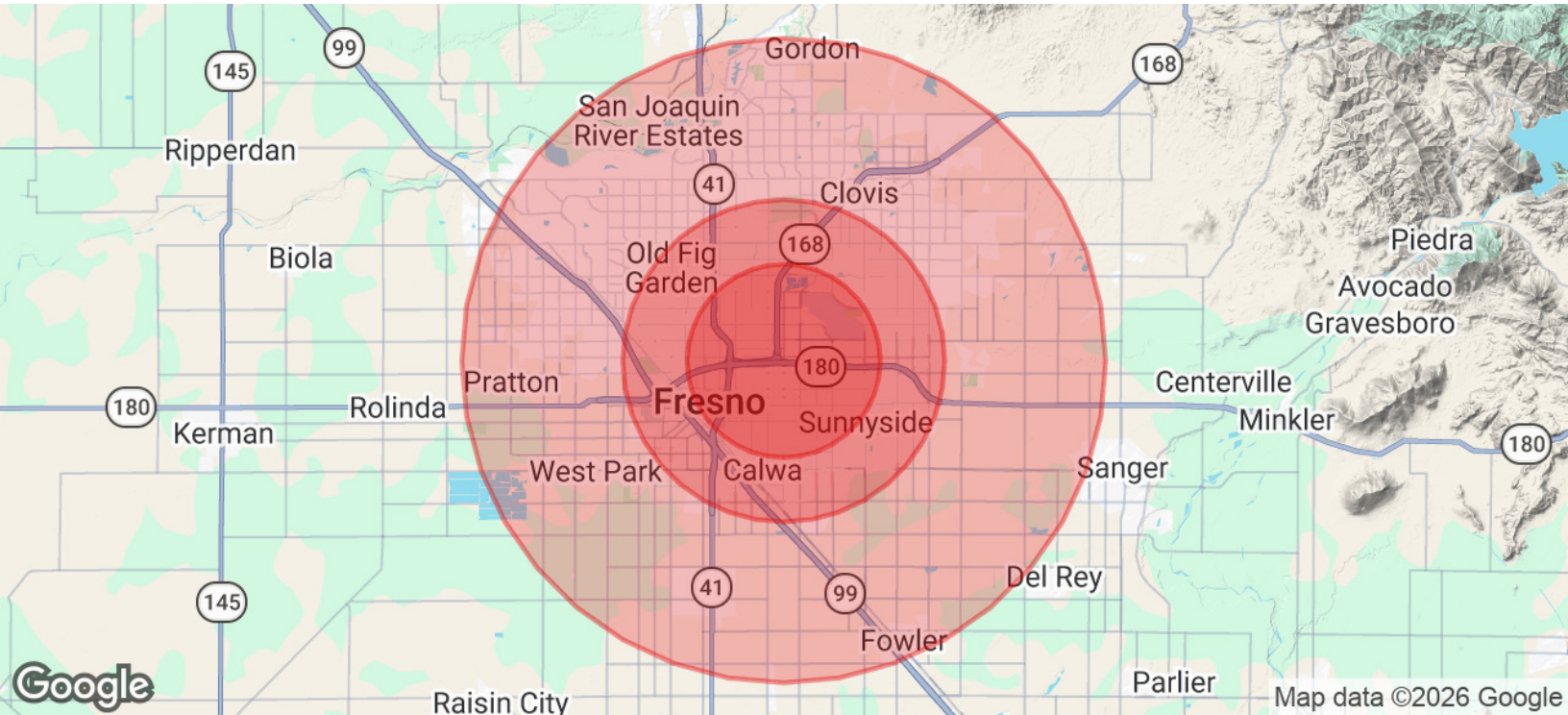
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	167,420	371,011	737,070
Average Age	30.9	31.6	34.1
Average Age (Male)	30.1	30.8	33.1
Average Age (Female)	31.8	32.7	35.3

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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