

FOR SALE

2727 N. Grove Industrial Dr., #135
Fresno, California

Office/Warehouse Space Now Available for Sale

PROPERTY SUMMARY

Building Area:	Suite 135 ±6,466 SF
Sale Price:	\$395,040 (\$61.09 PSF)
Clear Height:	Suite 135B - 15'
Roll-Up Doors:	Suite 135A - (1) 10'W x 12'H Suits 135B - (1) 10'W x 12'H and (1) 12' x 12'
Zoning:	IL (Light Industrial) - allows office, industrial and some retail uses
Sprinklers:	No
Mo.Ground Lease:	Expires 2050 - \$327.21 per month
HOA Fees:	\$720.00 per month (includes maintenance and operations of common areas and shared improvements)

PROPERTY FEATURES

- Single-story Professional Office/Warehouse Buildings
- Close proximity to Fresno Yosemite International Airport
- Restaurants, Banks & Hotel Services Nearby
- Close to Fwy 180/Peach & Fwy 168/McKinley Interchanges
- Downtown Fresno & City of Clovis Easily Accessible
- On-Site Parking Available

Building Area

±6,466 SF

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7485 N. Palm Avenue, Suite 110

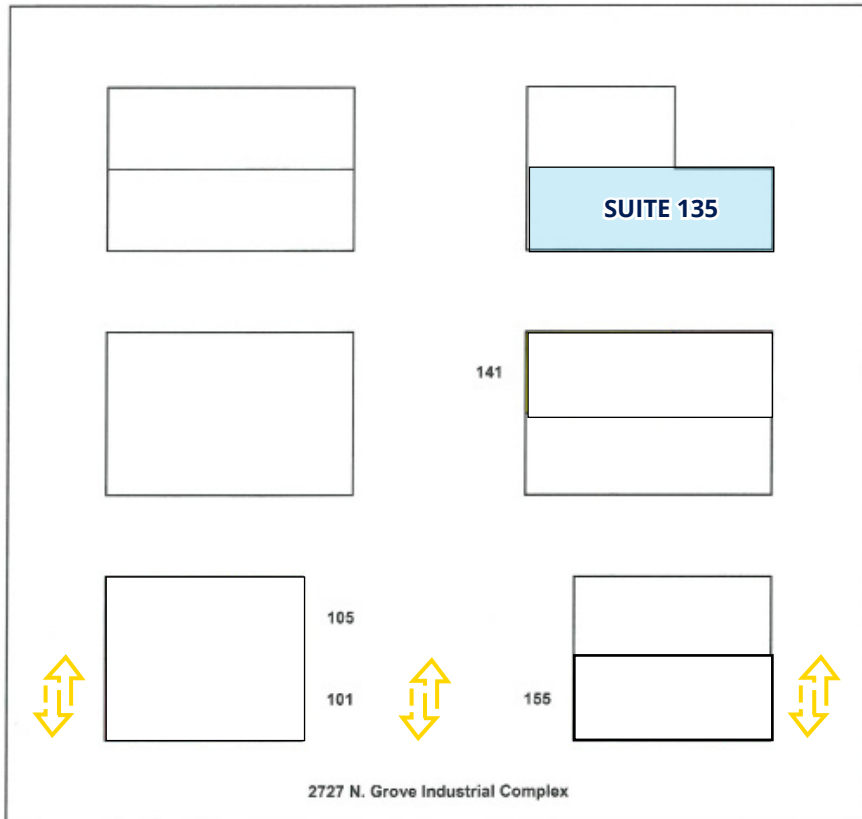
Fresno, CA 93711

+1 559 221 1271

2727 N. Grove Industrial Dr., #135 Fresno, California



Winery Ave



Grove Industrial Dr

Suite 135A:

Fully climate controlled office/warehouse space

Suite 135B:

Open warehouse space

Rent Roll

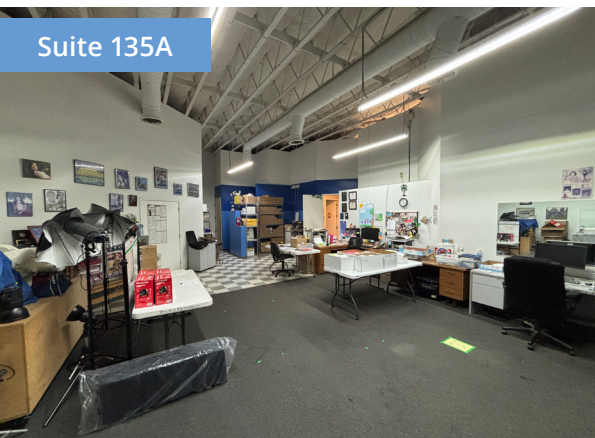
<u>Tenant</u>	<u>Size (SF)</u>	<u>Mo. Rent</u>	<u>Term Expires</u>
Suite 135A	±3,000	\$2,175*	9/30/2027
Suite 135B	±3,000	\$ 500**	9/12/2027
Total Mo. Rent		\$2,675	

*Suite 135A has a \$75/mo. CAM charge that is included in rent above.

**Suite 135B is a Gross lease



Suite 135A



Suite 135A



Suite 135B





Surrounding Amenities

Demographic Key Facts

	5 Minute Drivetime	10 Minute Drivetime	15 Minute Drivetime
Population	19,566	173,894	475,761
Total Households	5,893	56,926	156,811
Median Age	31.6	31.8	33.2
Average Household Income	\$69,669	\$70,130	\$92,038
Total Housing Units	6,190	59,546	164,119
Daytime Population	25,227	183,006	518,683

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