



FOR LEASE

2686 N. Clovis Avenue
Fresno, CA 93727

SAITO
COMPANY

Presented by:

PATRICK MONREAL

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DRE 02007579

Location, demographics and Information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

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

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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.



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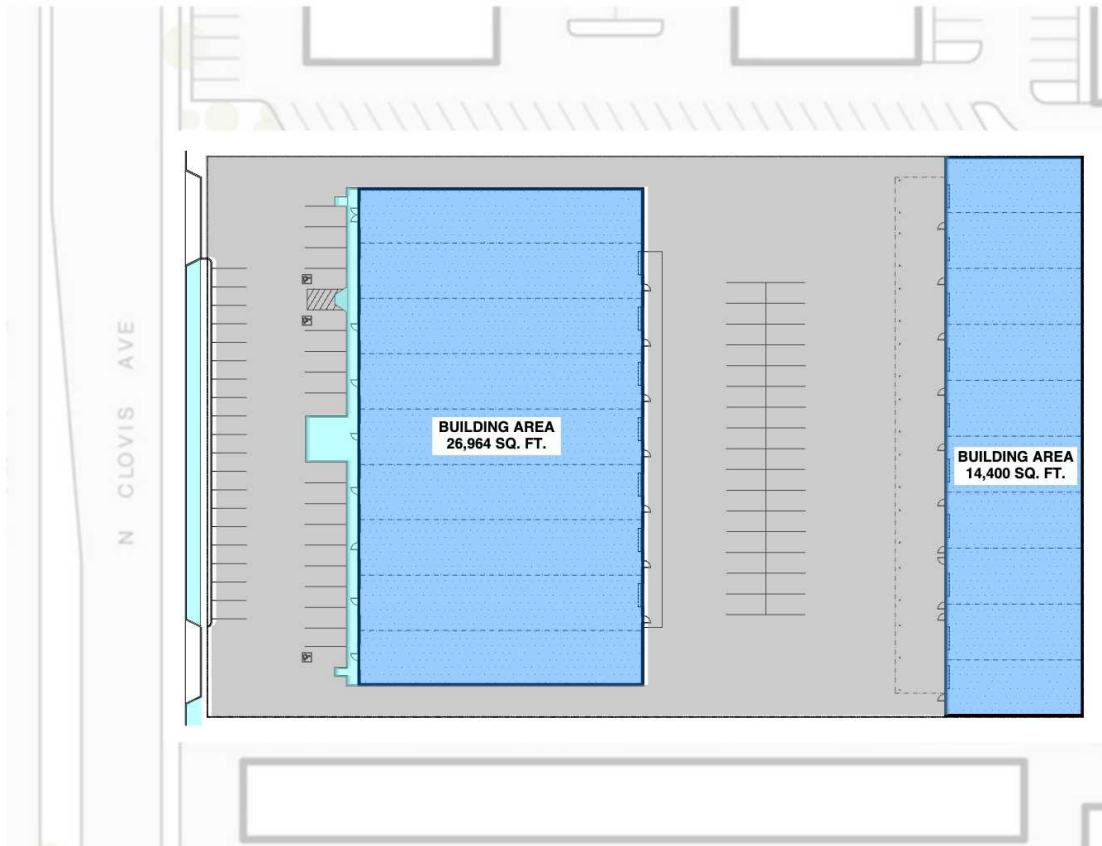
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