

INDUSTRIAL/WAREHOUSE SPACE | AVAILABLE FOR SALE OR LEASE

# 2045 SOUTH VAN NESS AVENUE, FRESNO, CA 93721



## PROPERTY DESCRIPTION

This hard to find industrial space is located conveniently south of Highway 41, with quick access to Highway 180 & 99. The building is 25,140± square feet on a 52,694± square foot parcel and zoned Heavy Industrial (IH) per City of Fresno.

This space offers a clear height of 20-25', four (4) 12x14' roll up doors, and 240-volt, 3-phase power. The property has been recently renovated with completely fenced wrought iron, new paint & parking lot, and a large yard. Space is available immediately and offers very low triple rents, or for sale at \$99 per square foot.



2045 SOUTH VAN NESS AVENUE  
**PROPERTY INFORMATION**

**PROPERTY INFORMATION**

<b>TYPE</b>	Industrial
<b>LOCATION</b>	South of Highway 41 with quick access to 180 and 99
<b>BUILDING SIZE</b>	25,140± SF
<b>PARCEL SIZE</b>	52,694 ± SF
<b>CONSTRUCTION</b>	Metal/Brick
<b>CLEAR HEIGHT</b>	20-25'±
<b>ROLL UP DOORS</b>	(4) Roll Up Doors 12'x14'
<b>ZONING</b>	IH (Heavy Industrial- City of Fresno)
<b>ELECTRICAL</b>	240 Volt, 3-Phase
<b>AVAILABLE</b>	Immediately
<b>AVAILABLE AREA</b>	5,000-10,150± RSF
<b>LEASE RATE</b>	<b>\$0.65/SF/MO</b> (approx. \$0.10 PSF) NNN
<b>ASKING PRICE</b>	<b>\$2,488,860</b> (approx. \$99 PSF)
<b>COMMENTS</b>	Hard to Find Downtown, Fresno Industrial Space, Completely Fenced with Wrought Iron, New Paint, New Parking Lot, and Large Yard. Very Low Triple Nets.



OWNER USER FINANCING

**Competitive Owner User Financing Available with little as 10% Down!**

<b>SALES PRICE</b>	\$2,488,860
<b>SALES PRICE/SF</b>	\$99.00
<b>MONTHLY P&amp;I</b>	\$14,776.42
<b>MONTHLY P&amp;I/SF (NNN Base Rent Equivalent)</b>	\$0.59 PSF
<b>EXISTING TENANT (Leased through May 31, 2028) PAYING</b>	\$5,500/Month (NNN)



2045 SOUTH VAN NESS AVENUE  
**PROPERTY HIGHLIGHTS**

This 25,140± square foot building is powered by 240-Volt, 3-Phase electrical and recently improved with new exterior and interior LED lighting, new roof & gutters, and new asphalt. The property is fully fenced with new wrought iron and includes a large yard. This space includes an interior restroom and the balance of space is warehouse.

NEW ROOF & GUTTERS

CLEAR HEIGHT OF 20'-25'

INTERIOR & EXTERIOR  
LED LIGHTING

FOUR (4) 12'X14'  
ROLL UP DOORS

NEWLY PAVED PARKING LOT  
WITH AMPLE PARKING

FULLY FENCED WROUGHT IRON

**SUITE A**

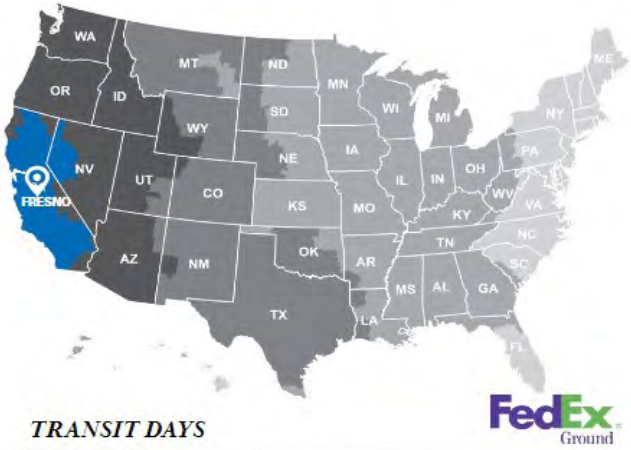
5,000-10,150± RSF

*\*Suites can be combined for a total of 10,150± RSF*





# GROUND MAP & STATISTICS



TRANSIT DAYS



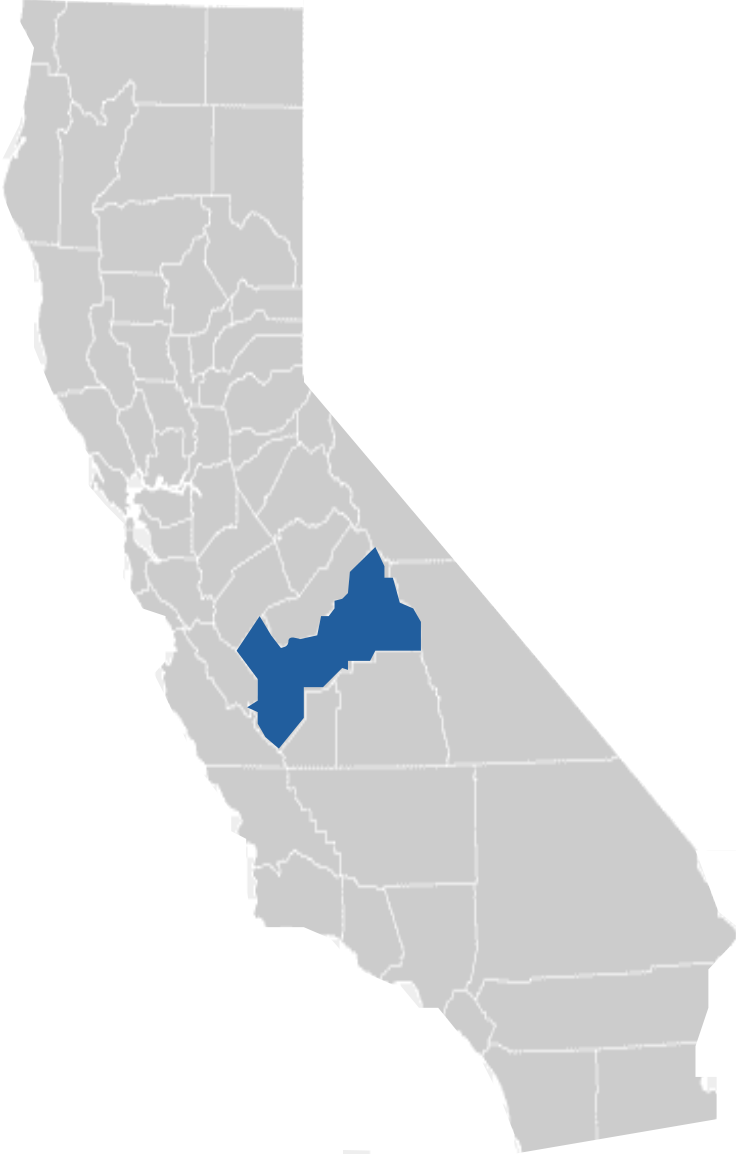
WAREHOUSING  
**14.3%**  
 GROWTH PROJECTION

FRESNO  
**6.57%**  
 MSA% GROWTH

BUSINESSES  
**31,524**  
 WITHIN 20 MILES

FRESNO COUNTY  
**931,847**  
 2024 POPULATION

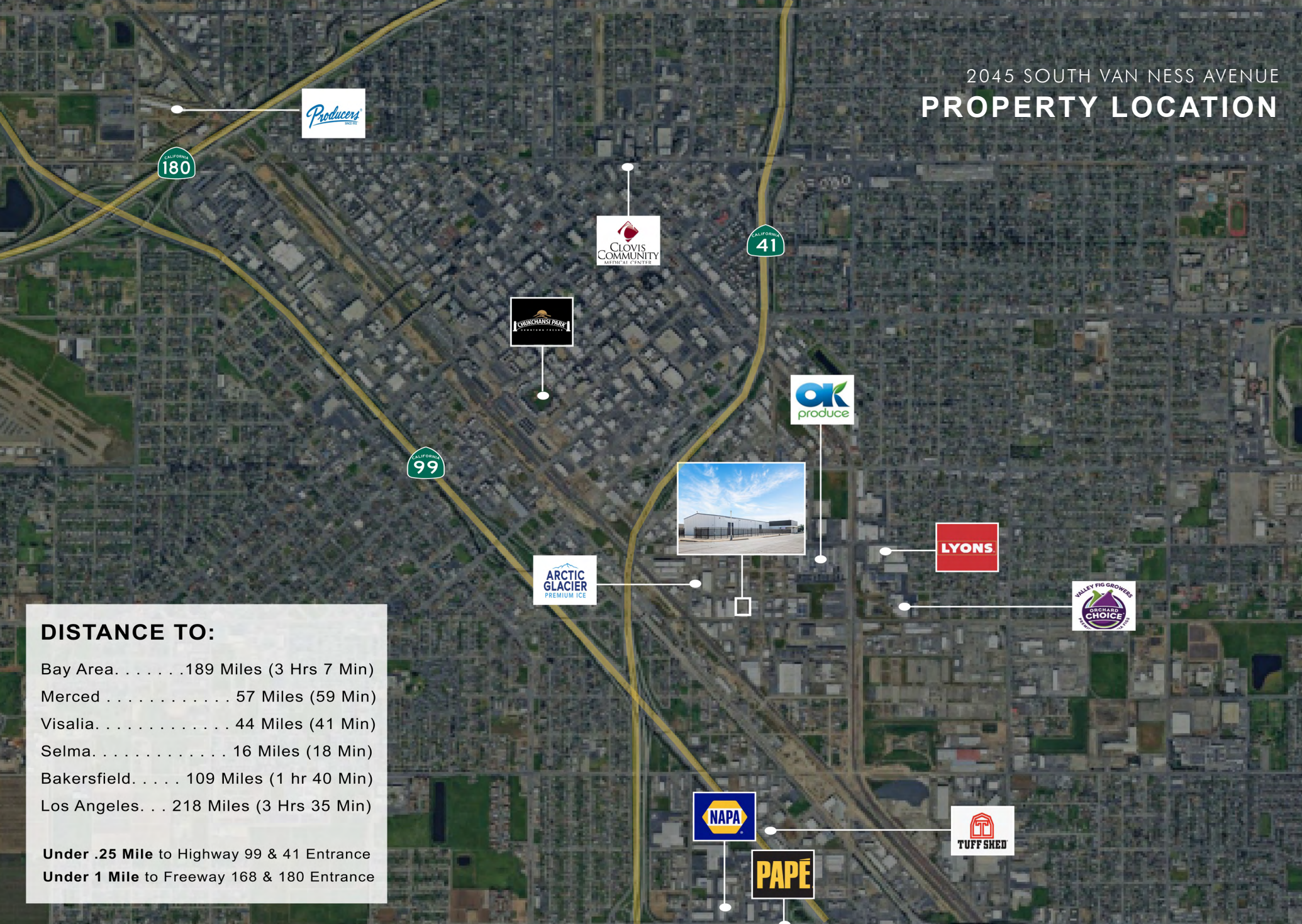
FRESNO MSA  
**459,583**  
 TOTAL LABOR FORCE



TRANSIT DAYS



2045 SOUTH VAN NESS AVENUE  
**PROPERTY LOCATION**



**DISTANCE TO:**

- Bay Area . . . . . 189 Miles (3 Hrs 7 Min)
- Merced . . . . . 57 Miles (59 Min)
- Visalia . . . . . 44 Miles (41 Min)
- Selma . . . . . 16 Miles (18 Min)
- Bakersfield . . . . . 109 Miles (1 hr 40 Min)
- Los Angeles . . . . . 218 Miles (3 Hrs 35 Min)

**Under .25 Mile** to Highway 99 & 41 Entrance  
**Under 1 Mile** to Freeway 168 & 180 Entrance

2045 SOUTH VAN NESS AVENUE

# CONTACT

*Exclusively Offered By*

**BILL DALY**

[bdaly@fortuneassociates.com](mailto:bdaly@fortuneassociates.com)

559-930-3260

DRE#01453177

**JAMES BITTER**

[jbitter@fortuneassociates.com](mailto:jbitter@fortuneassociates.com)

559-916-2603

DRE#02044628