



**2754 Business Park Ave.**

Fresno, CA 93727

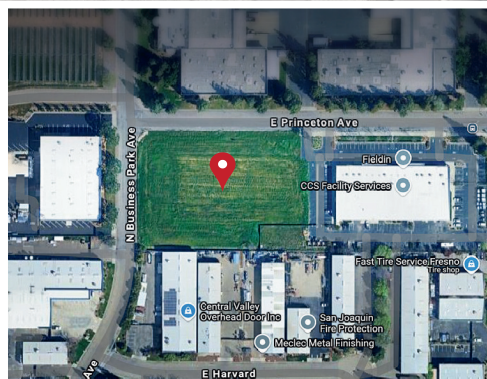


*A Premium Industrial Property in Fresno, California*

## Exceptional Location and Access:

An approximately 2-acre industrial parcel in a highly desirable Fresno, California location.

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[Click to view map](#)



[Click to view 3D walkthrough](#)

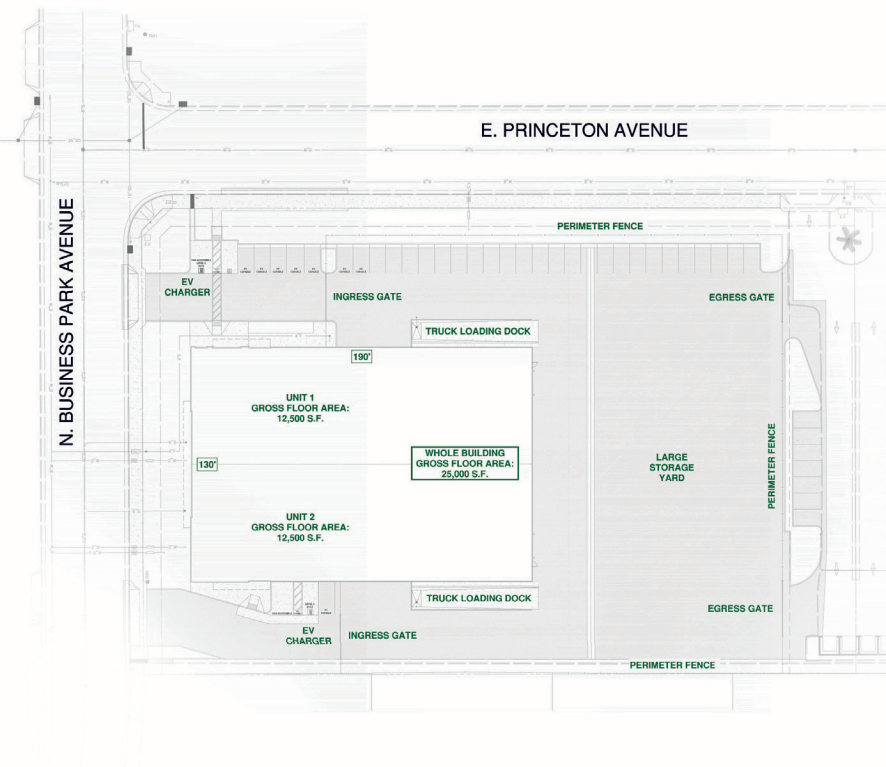
## Built for Modern Industry

A state-of-the-art commercial development by Cook Land Company, offering a rare combination of functionality, location, and future-forward amenities.

### Property Highlights:

**The shell building was completed: June 2025**

- **20-foot eave height for increased vertical clearance**
- **6 oversized roll-up doors (12' wide x 14' tall) for flexible access and logistics**
- **2 high-efficiency loading docks on north and south sides**
- **Fully gated and secure yard for enhanced property protection**
- **3-phase power ideal for manufacturing and energy-intensive operations**
- **Built-in opportunity for up to ±6,000 sq. ft. of office buildout**
- **Fire sprinkler system rated for Class III commodity storage compliance**
- **Electric vehicle (EV) charging infrastructure in place**
- **6-inch reinforced concrete slab for heavy equipment support**
- **Skylights throughout warehouse provide natural light and reduce energy costs**
- **Pre-wired for evaporative coolers to enhance interior climate control**
- **Excellent site for manufacturing, distribution, or flex industrial use**
- **Convenient freeway access for streamlined transportation and logistics**

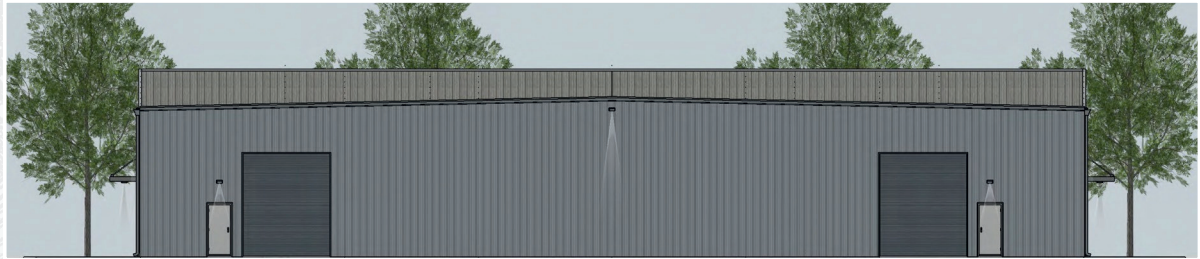


## Every Detail Designed to Perform

With a strong foundation and smart infrastructure, the site is tailored for operational excellence from day one.

## Project Elevations

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**A** East elevation  
A200 SCALE: 1/8" = 1'-0"



**B** North elevation  
A200 SCALE: 1/8" = 1'-0"



**C** North elevation  
A200 SCALE: 1/8" = 1'-0"



**D** West elevation  
A200 SCALE: 1/8" = 1'-0"

## Providing Innovative Real Estate Solutions for Leading Companies



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