



For Lease



# 1945 N. Fine Avenue, #107 Fresno, California

Contact Us:

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## Office/Warehouse Available for Lease



Functional  
Floor Plan



Desirable Fresno  
Location



Excellent  
FWY 168 Access  
at Herndon Ave

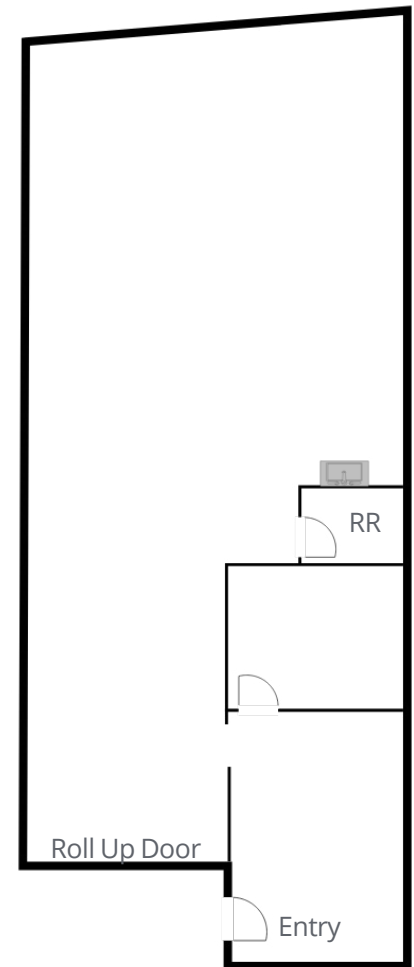
# Property Summary

Colliers

## Office/Warehouse Space Available

Address	1945 N. Fine Avenue, Fresno, California
Available Space	<b>Suite 107</b> : Up to approximately 2,100 SF
Lease Rate	\$2,000 per month. Tenant pays for all direct services, water/sewer, P.G.&E.
Zoning	IL
Construction	Concrete
Ground Level Roll-Up Doors	Yes - 10' x 10'
Clear Height	14' - 16'
Electrical	3 phase
Insulated Ceilings	Yes
Monument Signage	Yes
Comments	Rare small warehouse space with private office. Existing swamp cooler in warehouse. Available 1/1/2026.

## Floor Plan



Floor Plan Not to Scale

## Demographic Trends within a 10 Minute Drivetime



203,892



Current Total Population

\$71,811



Current Average HH Income

64,525



Current Total Households

204,528



5 Yr Projected Total Population

\$79,409



5 Yr Projected Average HH Income

65,735



5 Yr Projected Total Households

# Property Photos

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Monument Signage



Warehouse Area



Office Interior



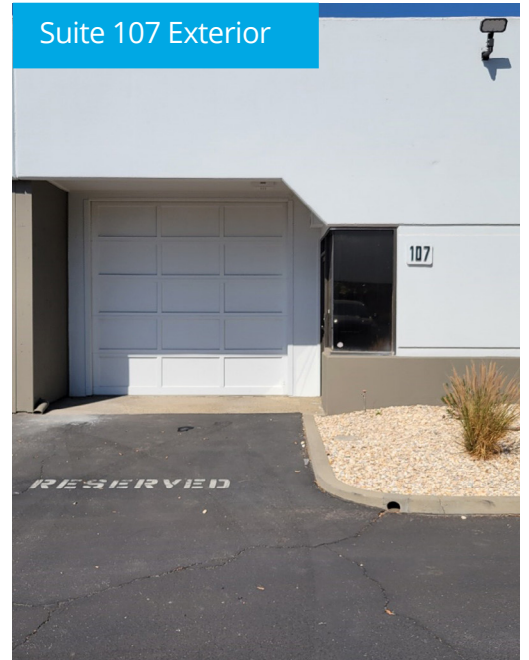
Warehouse Interior



Office Interior



Suite 107 Exterior



*\*Pictures shown are from when previously vacant*

1945 N. Fine Avenue Fresno, California

# Area Amenities



- 1 Hampton Inn  
Fairfield Inn & Suites  
Best Western Plus  
Starbucks  
Quizno's  
Little Caesars
- 2 Piccadilly Inn  
Shell Gas Station  
Steak & Anchor  
Quality Inn
- 3 Subway  
Me-n-Ed's Pizza  
McDonald's  
Ceviches & Beer  
Taco Bell  
Ewell's Place  
Saber Liquor Market

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Office/Warehouse  
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