

AVAILABLE FOR SALE OR LEASE
69,936± SF | INDUSTRIAL BUILDING

2860 S. EAST AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

FORTUNE ASSOCIATES
Agricultural & Commercial Real Estate Brokerage

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com | fortuneassociates.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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2860 S. EAST AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability: 69,936± SF
Office Space: 3,000±SF
Tenancy: Single
Ceiling Height: 27'
Year Built: 1976
Lot Size: 9.44± Acres
Zoning: IH (*Heavy Industrial*)
APN: 328-032-53

PROPERTY DESCRIPTION

This is a 69,936± SF office/industrial building which includes BNSF rail service and spur on approximately 9.44 acres.

Approximately 4.50± acres consist of expandable vacant land with services to the land. The property is zoned Heavy Industrial (IH) for most any use.

HIGHLIGHTS

- 3 Rail Doors
- 5 Rollup Doors
- 1,200 AMPS; 120-208 Volts; 3 Phase Power
- 5 Exterior Truck Docks Located on Front and South Side of Building



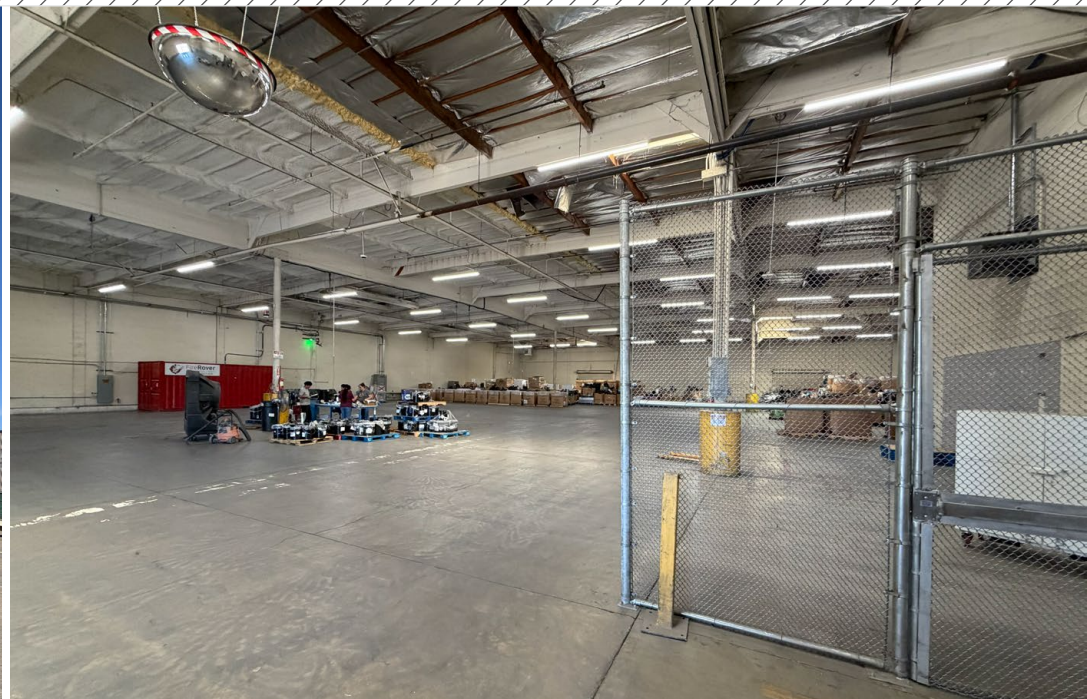
\$9,500,000
ASKING PRICE

\$0.80 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE

2860 S. EAST AVENUE
FRESNO, CA

PROPERTY
IMAGES





For information, please contact:

Scott Christensen

Senior Vice President - Office Division

t 559-447-6230

schristensen@pearsonrealty.com

CA RE Lic. #00853867

Jeff Wolpert, ALC

Senior Vice President - Land Division

t 559-447-6295

jwolpert@pearsonrealty.com

CA RE Lic. #01487371

Brett Todd

Fortune Associates – Vice President

m 559-352-1054

btodd@fortuneassociates.com

CA RE Lic. #01912244

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