FOR SALE OR LEASE > MULTI TENANT RETAIL/INDUSTRIAL BUILDING

"United Carpet One" Building

FRESNO, CA





NEC of Clovis and Clinton Avenues, Fresno, CA

- > 2,000 SF, 7,040 SF and 14,080 SF Available
- > High Traffic Counts/Great Exposure
- > Close Proximity to Airport
- Great Access to Freeway 180
- Fenced and Secured Yard
- > Buy or Lease
- > Owner Will Consider Sale/Leaseback!



Street Pole Sign

Common Area Yard



Building Amenities

- > Total Building Size: 35,200 SF on 2.12 Acres
- > APN: 496-201-06, Fresno County
- > 2452 N. Clovis Ave 7,040 SF 2450 (#A) N. Clovis Ave - 7,040 SF

14,080 SF Total Available

(2,000 SF Shop Space Also Available!)

- "Industrial Light" Zoning (IL)
- > High Visibility Location
- > Pole Signage Available
- > 10' x 14' Ground Level Roll-Up Doors
- > Showroom with Warehouse
- > 12' to 14' Clear Height
- > Common Area Yard Available for Both Suites
- > Customer Traffic Clovis Ave: Approx. 40,000 Cars Per Day
- > Customer Demographics

	<u>Population</u>	Avg. HH Income
1 Mile:	2,635	\$57,612
3 Miles:	109,639	\$55,794
5 Miles:	312,083	\$56,430
10 Miles:	679,720	\$67,103
20 Miles:	875,920	\$67,597

- > Asking Rent: \$0.65 NNN (\$0.75 NNN 2,000 SF Shop Space)
- > Price: \$2,800,000. Seller can consider staying in the building using a Sale/Leaseback with United Carpet One, or move to their Shaw Avenue store!



Facing East



Facing West



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