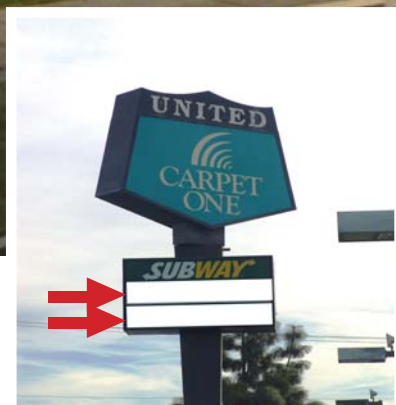


FOR SALE OR LEASE > MULTI TENANT RETAIL/INDUSTRIAL BUILDING



"United Carpet One" Building

FRESNO, CA



Street Pole Sign

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!



Common Area Yard

AGENT: STEVE RONTALL
559 221 1271 | EXT. 113
FRESNO, CA
steve.rontell@colliers.com
BRE #00932510

AGENT: BUK WAGNER
559 221 1271 | EXT. 120
FRESNO, CA
buk.wagner@colliers.com
BRE #01296746

AGENT: CHARLIE SCHUH
559 221 1271 | EXT. 108
FRESNO, CA
charlie.schuh@colliers.com
BRE #01992259

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

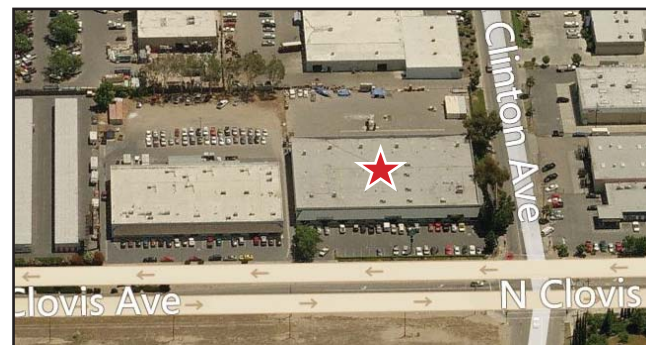


Building Amenities

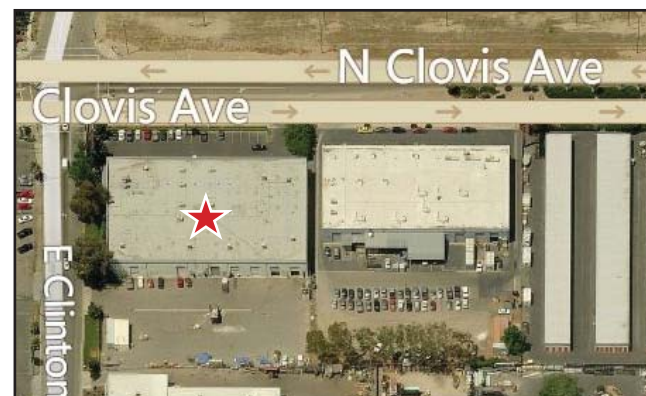
- > Total Building Size: 35,200 SF on 2.12 Acres
- > APN: 496-201-06, Fresno County
- > 2452 N. Clovis Ave - 7,040 SF
- > 2450 (#A) N. Clovis Ave - 7,040 SF
- > 14,080 SF Total Available
- > (2,000 SF Shop Space Also Available!)
- > "Industrial Light" Zoning (IL)
- > High Visibility Location
- > Pole 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

	Population	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