

FOR LEASE > RETAIL/OFFICE/SPECIAL PURPOSE BUILDING

# 1850 E. Griffith Way

JUST EAST OF BLACKSTONE AVENUE, FRESNO, CALIFORNIA



**YOUR NAME HERE** →



Pole Signage Available

Previous "Allard's"

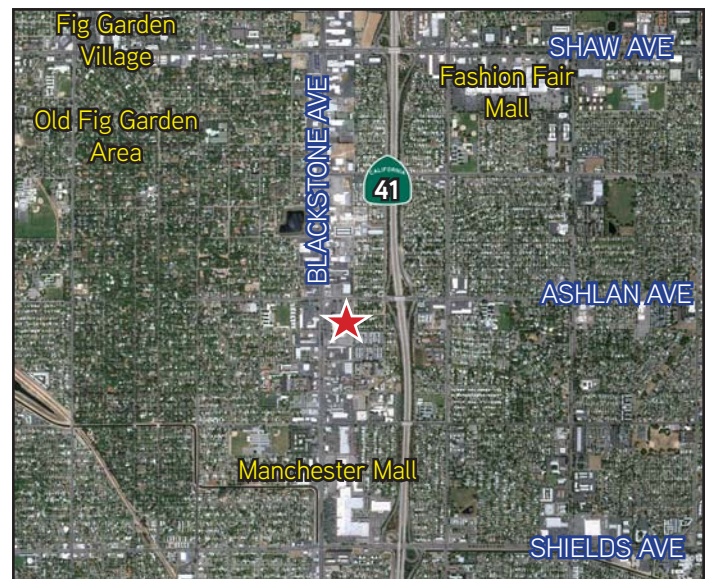
## 17,392 SF

### Property Features

- > 17,392 Square Feet Available
- > RMX Zoning
- > Blackstone Avenue Corridor
- > Fenced Parking & Yard Area
- > High Ceilings, Open Floor Plan
- > Walk-In Vault with Door
- > Pole Signage
- > Large Parking Lot with Street Parking

### USES

- RETAIL
- OFFICE
- CHURCH/RELIGIOUS
- BANQUET HALL
- FITNESS
- RECREATION
- ENTERTAINMENT
- SCHOOL/COLLEGE
- FUNERAL HOME
- ...AND OTHERS\*



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# Property Summary

**Location:** 1850 E. Griffith Way, just east of Blackstone Ave.  
**Size:** Approximately 17,392 SF on 2.02 acres.  
**Co-Tenant:** United Refrigeration  
**Zoning:** RMX, City of Fresno.  
**Construction:** Concrete tilt-up.  
**Electrical Service:** 800 amp, 120/208 v, 3-phase  
**Warehouse Clear Height:** 18'  
**Fire Sprinklered:** Yes  
**Amenities:** 3 offices, conference rooms, breakroom, 2 restrooms, 1 walk-in security vault  
**Ground Level Roll-Up Loading Door:** (Possible to add 10' high roll-up door)  
**Insulated Warehouse Ceiling:** Yes  
**Warehouse Lighting:** Tube fluorescent  
**Heated & Cooled Warehouse:** Yes - Full HVAC

Demographics:	Population	Avg. HH Income
1 Mile:	17,401	\$54,320
3 Miles:	180,924	\$49,053
5 Miles:	413,464	\$54,638
10 Miles:	700,644	\$67,580
20 Miles:	905,702	\$66,560

**Asking Lease Rate:** \$0.35 NNN

