

FOR SALE OR LEASE > OFFICE COLD STORAGE WAREHOUSE



# 2481 N. Sunnyside Avenue

FRESNO, CALIFORNIA



## Property Summary *(Owner will remove cold storage for qualified office/warehouse user)*

- > Location: 2481 N. Sunnyside Avenue
- > Space:
  - Building One (Front)**
    - Office: ± 400 SF (newly remodeled)
    - Open Shop: ±2,600 SF
    - Self Contained Cold Storage: ±2,000 SF
    - Total: ±5,000 SF
- > Total Building: ±10,000 SF (total cold storage 5,000 SF)
- > Lot Size: 23,400 SF (±.54 acres)
- > Sale Price: \$875,000 (\$87.50 PSF)
- > Lease Rate: \$5,500/mo. Gross (\$0.55 psf)
- > Ground Level Doors: 4 @ 12' x 12'
- > Clear Height: ±14'
- > Skylights: Yes
- > Power: 600 amps, 240/208/120v, 3 Phase
- > Fenced/Secured Yard: Yes (±10,000 SF Fenced)

### **Building Two (Back)**

- Insulated Cold Storage: ±3,000 SF
- Open Shop: ±2,000 SF
- Total: ±5,000 SF

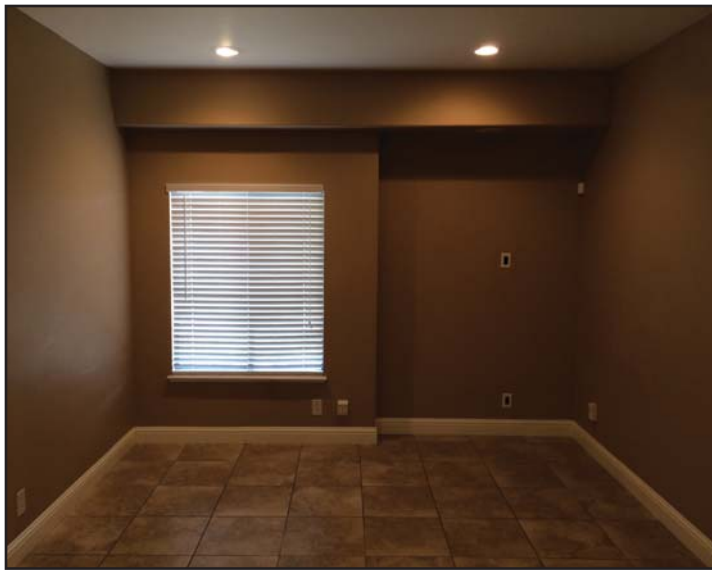


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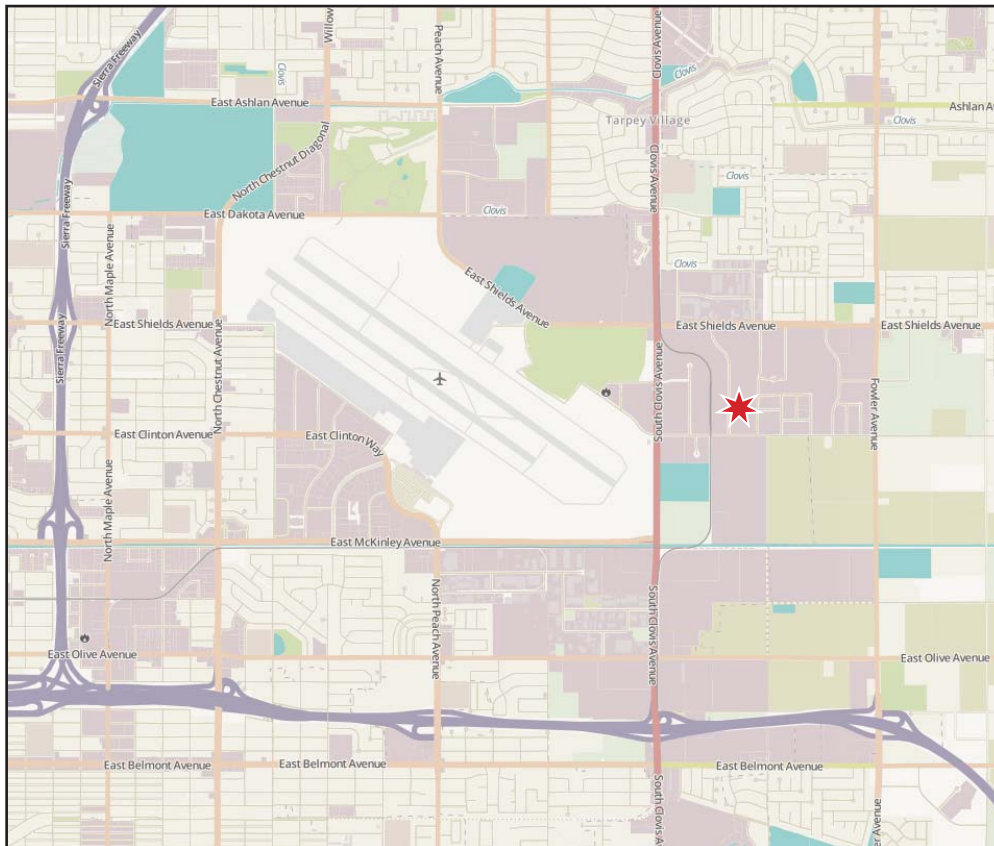
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## 2481 N. Sunnyside Avenue > Area Map & Photos



- Recently Remodeled
- Significant Investments made in Repairing/Maintaining Cold Storage Units
- Both Cold Storage Units have Pre-Coolers
- Close Proximity to Freeway 180

- Fresh Landscaping
- Alarm and Camera Systems with Remote Access
- Desirable Airport Location
- Secured Yard



### Contact Us

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