

FOR
SALE



Headquarters Office Building for Sale

Palm Bluffs Area | 21,859 SF

FOR SALE | 286 W. Cromwell Avenue, Fresno, CA 93711

- Well maintained Corporate Headquarters Facility
- Prominent Palm Bluffs Corporate Center Area
- Quick Access to Freeways 41 and 99
- Many Nearby Retail Amenities (Restaurants, Banks & Retail Services)
- Short Term Seller Leaseback

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Subject Property

Sale Price	\$4,450,000
Rentable SF	Approximately 21,859 SF
Seller Lease-back:	Short term from the close of escrow
Year Built	Phase 1 in 1993 and Phase 2 addition in 2003; built exclusively for Provost & Pritchard Engineering Group
APN	303-342-07 (1.15 acres)
Ownership Type	Fee Simple
Zoning	IL (Light Industrial) - Allows for a mixture of office, light industrial and supporting retail uses up to a height of 60'.

286 W. Cromwell Avenue, Fresno | California

This property is ideally situated near the Palm Bluffs Corporate Center, one of Fresno's largest office and retail/commercial developments. The building is centrally located near the Friant Rd/Highway 41 interchange.

FEATURES

- **Amenities:** Fresno's largest regional shopping center - The Marketplace at River Park sits 300 yards east of the Subject Property. There are over 200 restaurants, gas/car wash/mini marts, abundant retail services and grocery & drug stores within 5 minute drive from the subject property. The Building offers several additional amenities: garage space, courtyard fountains, a patio, gated parking and power generator back-ups.
- **Seller/Leaseback:** Seller has outgrown this facility and purchased land in Clovis to construct a large headquarters building. They will need to sign a short term (12-24 months) lease with the Buyer until their new facility is completed, which is targeted for completion in late 2020. Will want a 12 month lease extension, if necessary. If a Buyer wants to occupy a portion of the Building, Seller can easily accommodate that need, as the Building can be split down in size.
- **HVAC System:** Has been well maintained and regularly serviced every year. One unit was replaced in 2017.
- **Roof System:** Age is 1993 for the southernly portion of the Building and 2003 for the northernly portion.
- **UPS Generator:** The Catepillar natural gas generator (Model G100F1 rated to 100 kw) has been well maintained and serviced since its installation. Provides back-up power service for the entire Building and is situated in a sound insulating enclosure.

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Contact us:

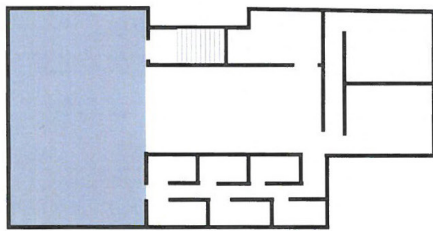
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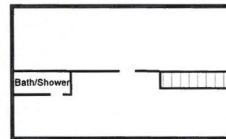


Property Photos | 286 W. Cromwell Avenue, Fresno, CA

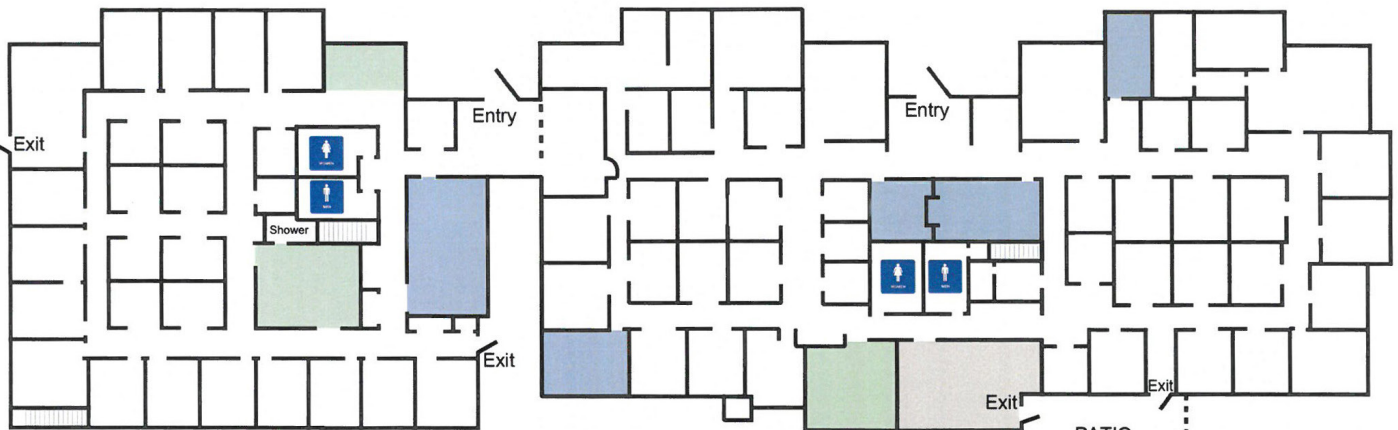
MEETING ROOM PRINT ROOM COMMON AREA



SECOND FLOOR NORTH
3,061 SF



SECOND FLOOR SOUTH
1,045 SF



6,799 SF

FIRST FLOOR
10,954 SF

PATIO

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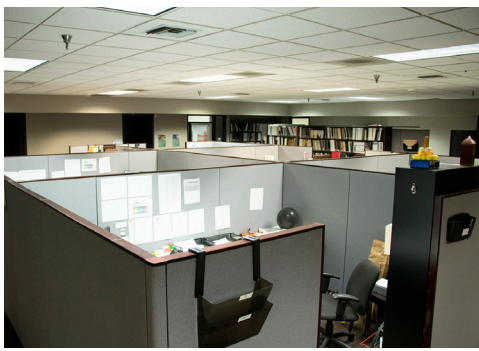
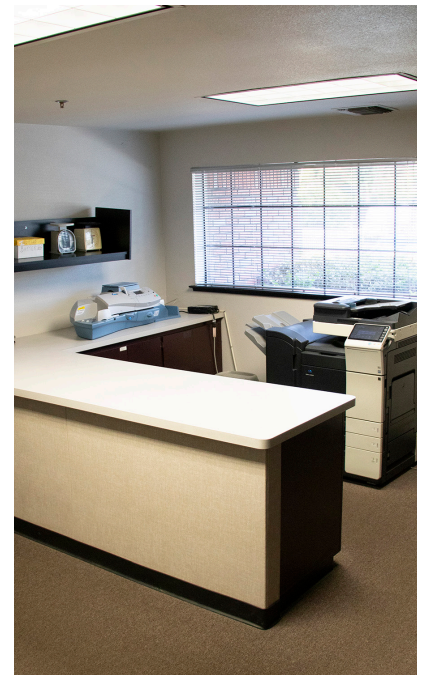
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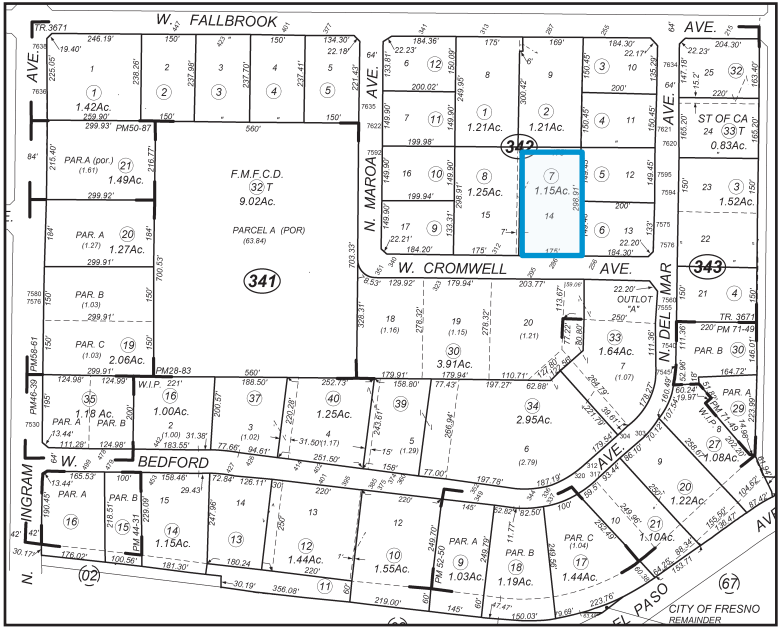
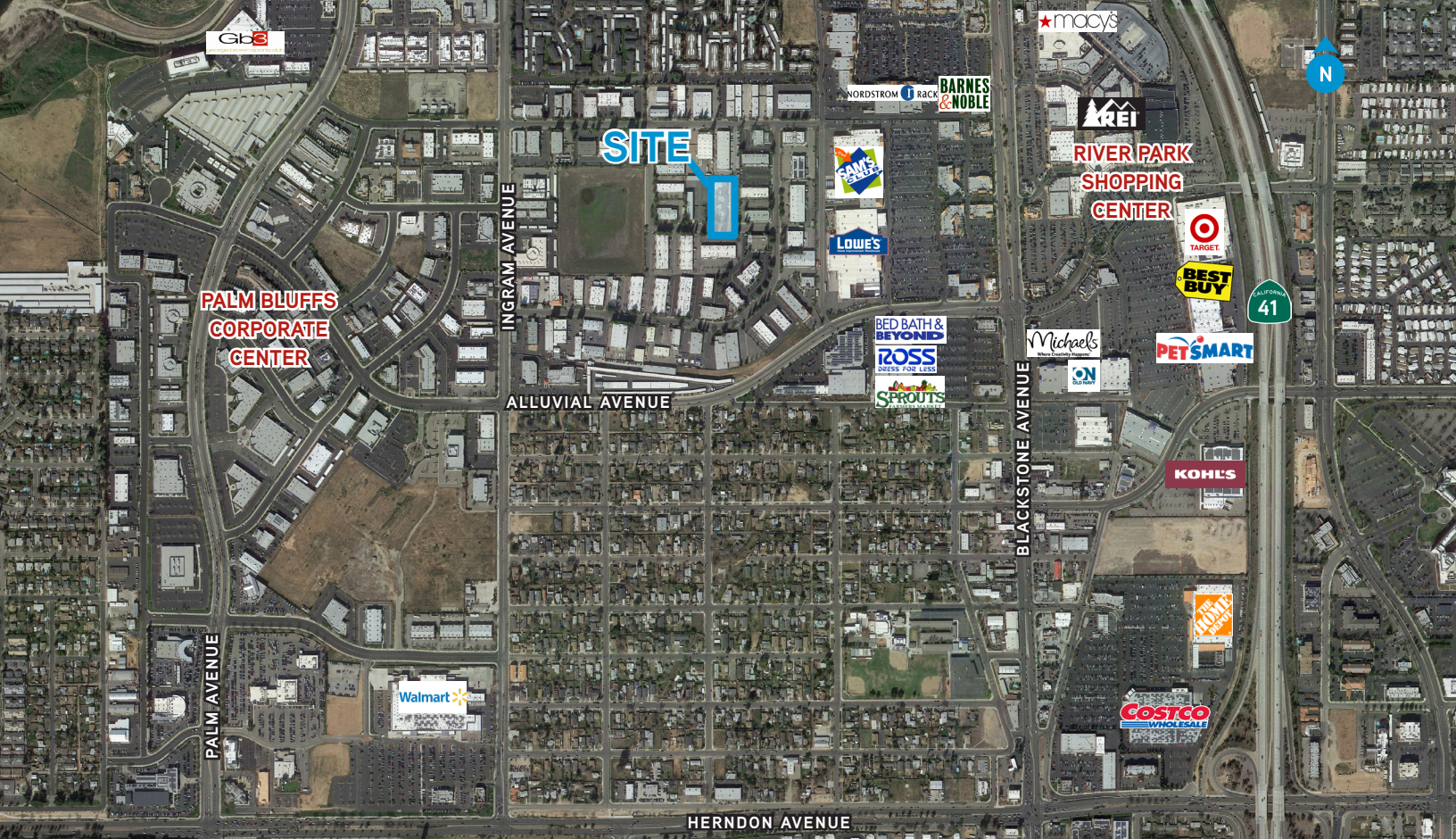
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PROPERTY AERIAL

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