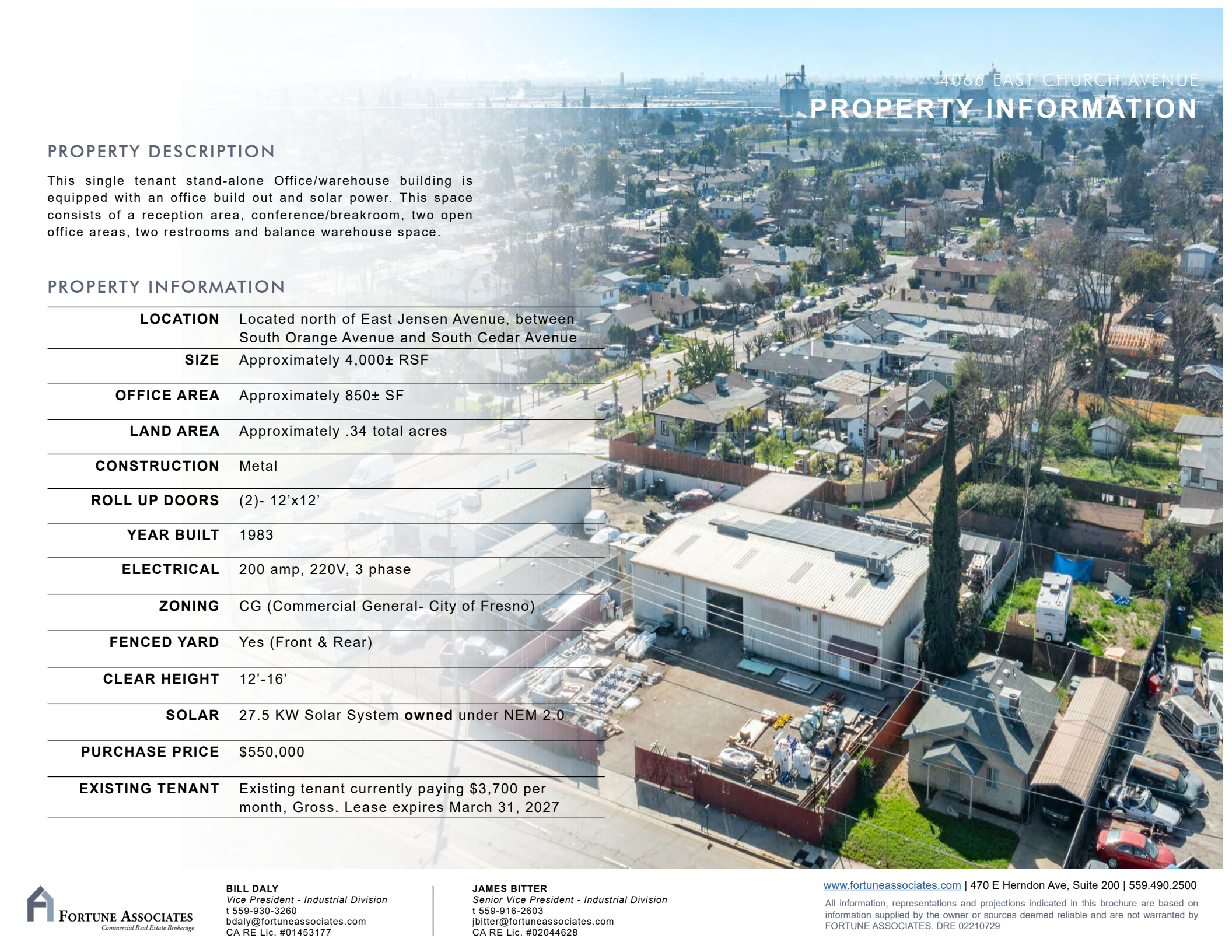


OFFICE/WAREHOUSE BUILDING | AVAILABLE FOR SALE

4066 EAST CHURCH AVENUE,
FRESNO, CA 93725



4066 EAST CHURCH AVENUE PROPERTY INFORMATION

PROPERTY DESCRIPTION

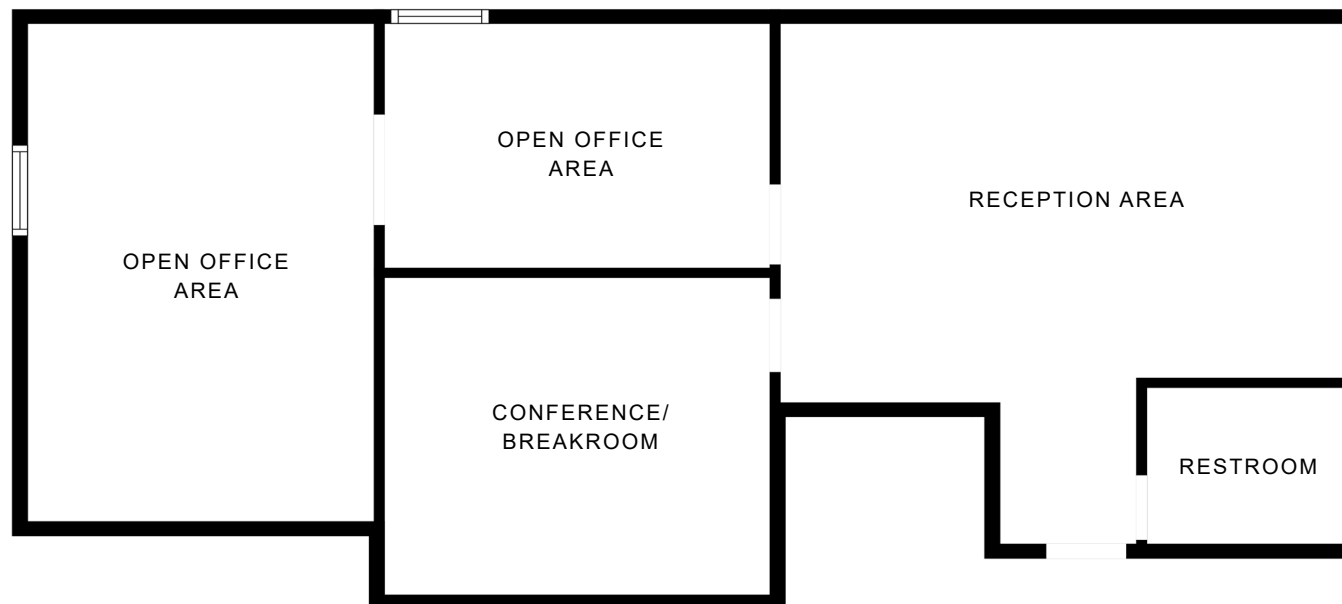
This single tenant stand-alone Office/warehouse building is equipped with an office build out and solar power. This space consists of a reception area, conference/breakroom, two open office areas, two restrooms and balance warehouse space.

PROPERTY INFORMATION

LOCATION	Located north of East Jensen Avenue, between South Orange Avenue and South Cedar Avenue
SIZE	Approximately 4,000± RSF
OFFICE AREA	Approximately 850± SF
LAND AREA	Approximately .34 total acres
CONSTRUCTION	Metal
ROLL UP DOORS	(2)- 12'x12'
YEAR BUILT	1983
ELECTRICAL	200 amp, 220V, 3 phase
ZONING	CG (Commercial General- City of Fresno)
FENCED YARD	Yes (Front & Rear)
CLEAR HEIGHT	12'-16'
SOLAR	27.5 KW Solar System owned under NEM 2.0
PURCHASE PRICE	\$550,000
EXISTING TENANT	Existing tenant currently paying \$3,700 per month, Gross. Lease expires March 31, 2027

4066 East Church Avenue

4,000± SF



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4066 EAST CHURCH AVENUE
PROPERTY LOCATION

PDM Steel Service Centers

Donaghy Sales

United States Postal Service

CHURCH AVENUE

Pressed Juicery

Lee's Plumbing & Air

Allan Company Sunland

ORANGE AVENUE



CEDAR AVENUE

JENSEN AVENUE BYPASS

JM Equipment Co

WestRock

GOLDEN STATE BOULEVARD



4066 EAST JENSEN AVENUE

CONTACT

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