



PACIFIC
COMMERCIAL REALTY ADVISORS

WAREHOUSE FOR SALE

4603 E. Vine Avenue

Fresno, CA

±98,818 sf on ±6.57 acres



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Associate Director
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james.griffin@paccra.com

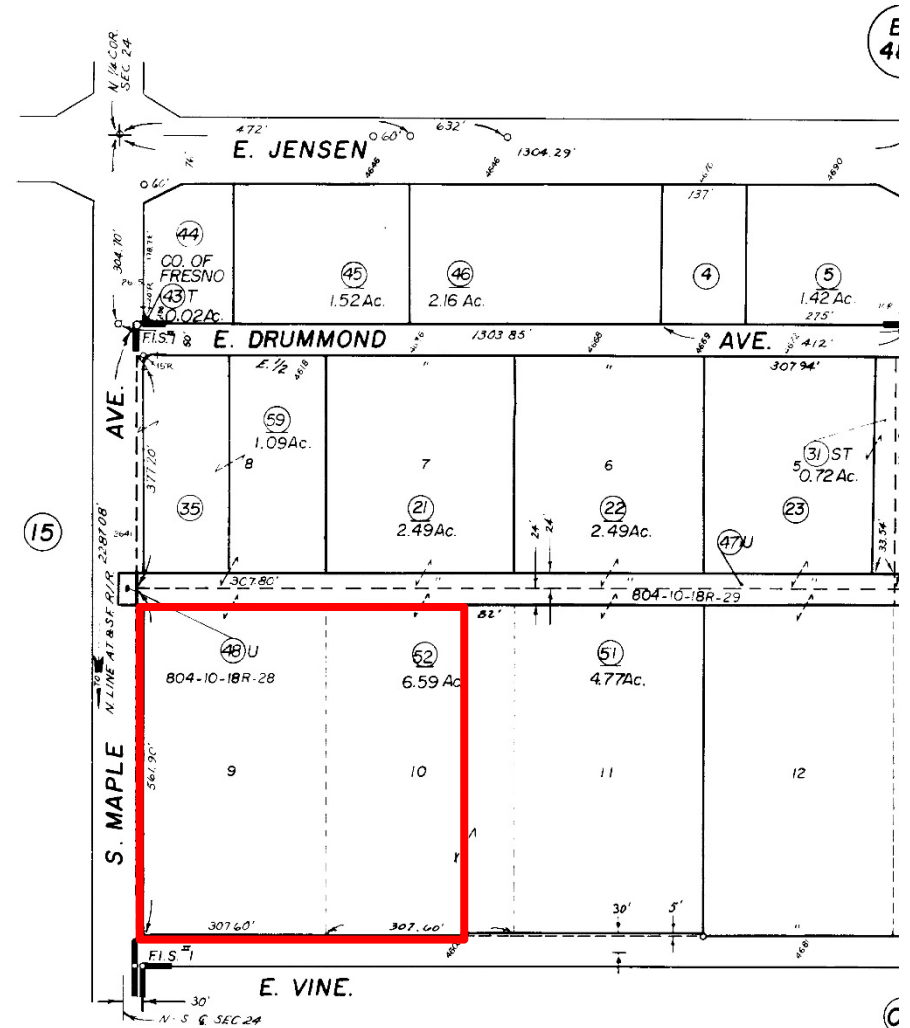
9 River Park Place East, Suite 101
Fresno, CA 93720
+1 599 433 3500
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Property Highlights

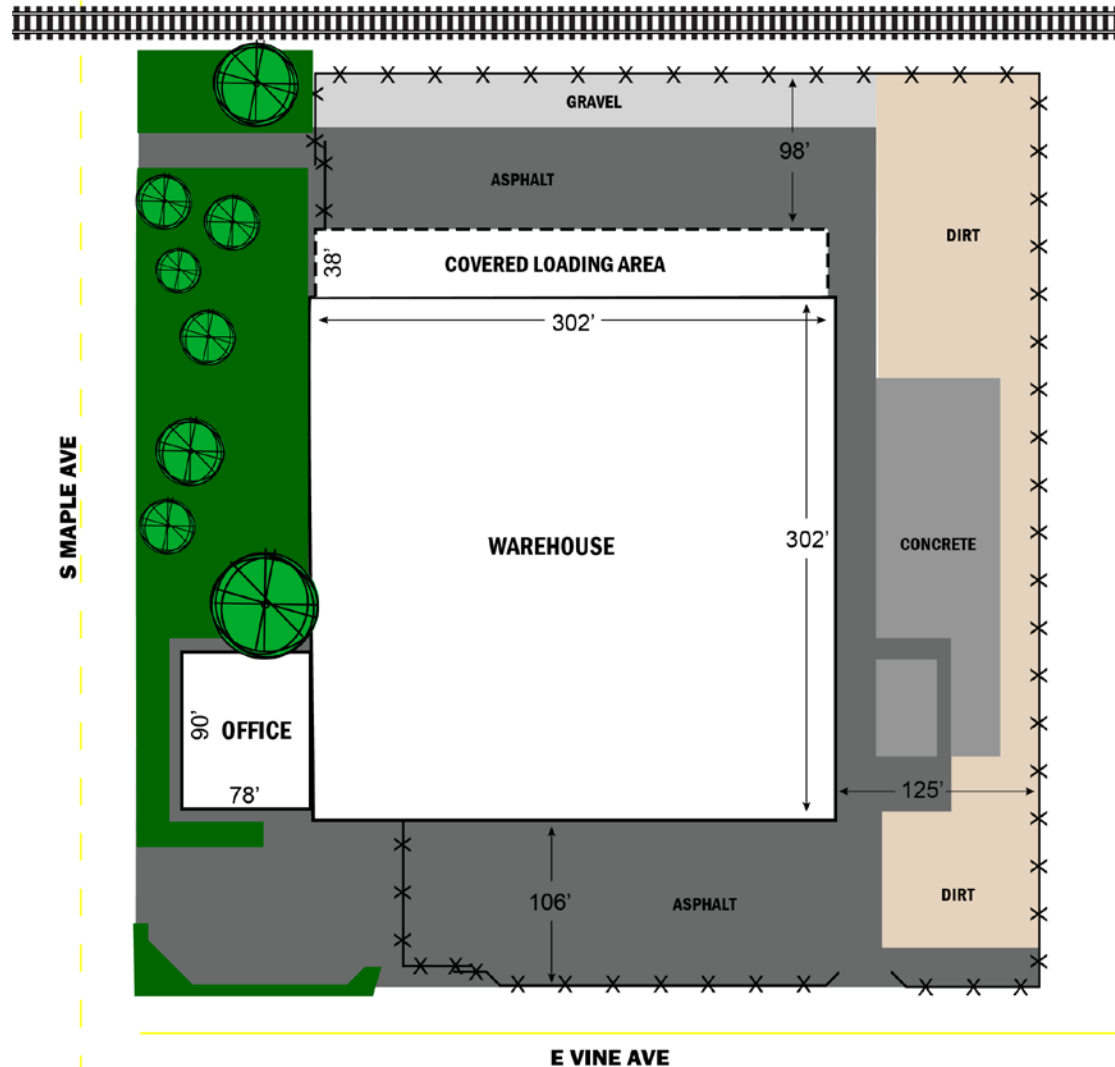
Location	4603 E. Vine Avenue Fresno, CA 93725
APN	487-070-52
Size	Main Office: ±7,360 SF Warehouse Office: ±2,049 SF Total Office: ±9,409 SF Warehouse: ±89,409 SF Entire Building: ±98,818 SF
Sales Price	\$4,500,000
Land Area	±6.57 Acres
Loading Platform	±9,000 square feet on north side of building
Zoning	I-H (Heavy Industrial)
Loading Doors	1 – 10' x 10' bobtail high dock 10 – 10' x 20' dock high doors (south side of building) 4 – 10' x 10' loading doors (north side of building)
Warehouse Lighting	T-8 fluorescent tube
Construction	Concrete tilt up
Clear Height	±22' in warehouse, ±18' in loading platform
Fire Sprinklers	Yes
Electrical	400 AMPS, 277/480 volt, 3 phase
Comments	Heating & cooling provided by a boiler & chiller. The building has 8 pit levelers & a ±9,000 square foot loading platform. Close proximity to both freeways 99 & 41.


Fresno Industrial Sites No.1 Tract No. 1207 - Plat Bk. 15,

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SITE PLAN



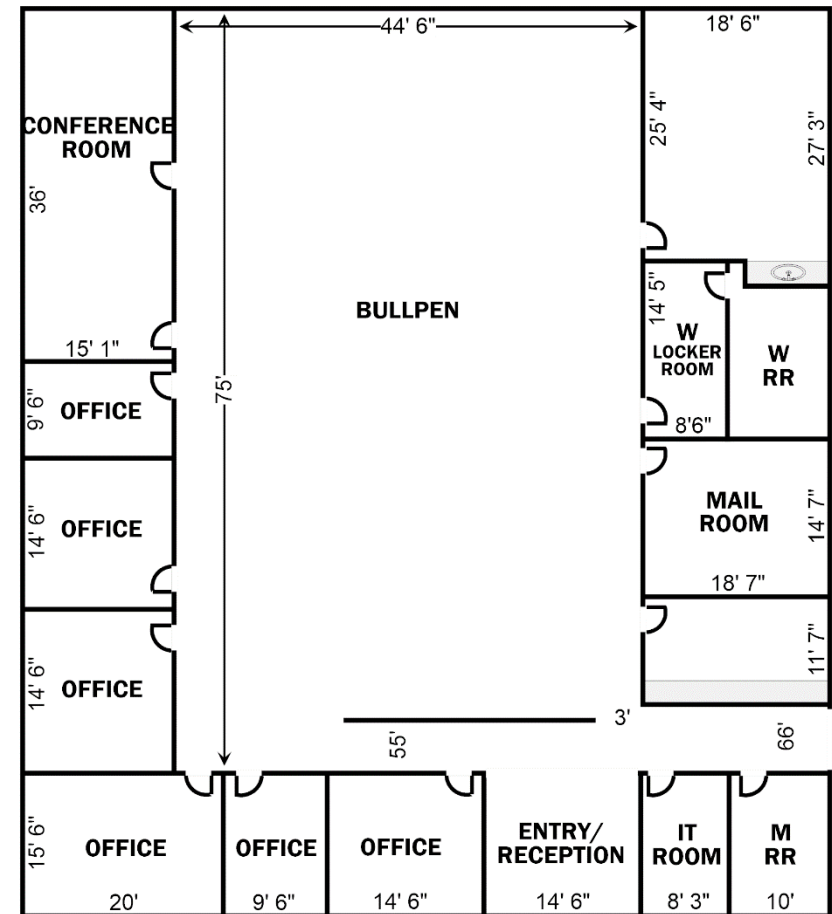
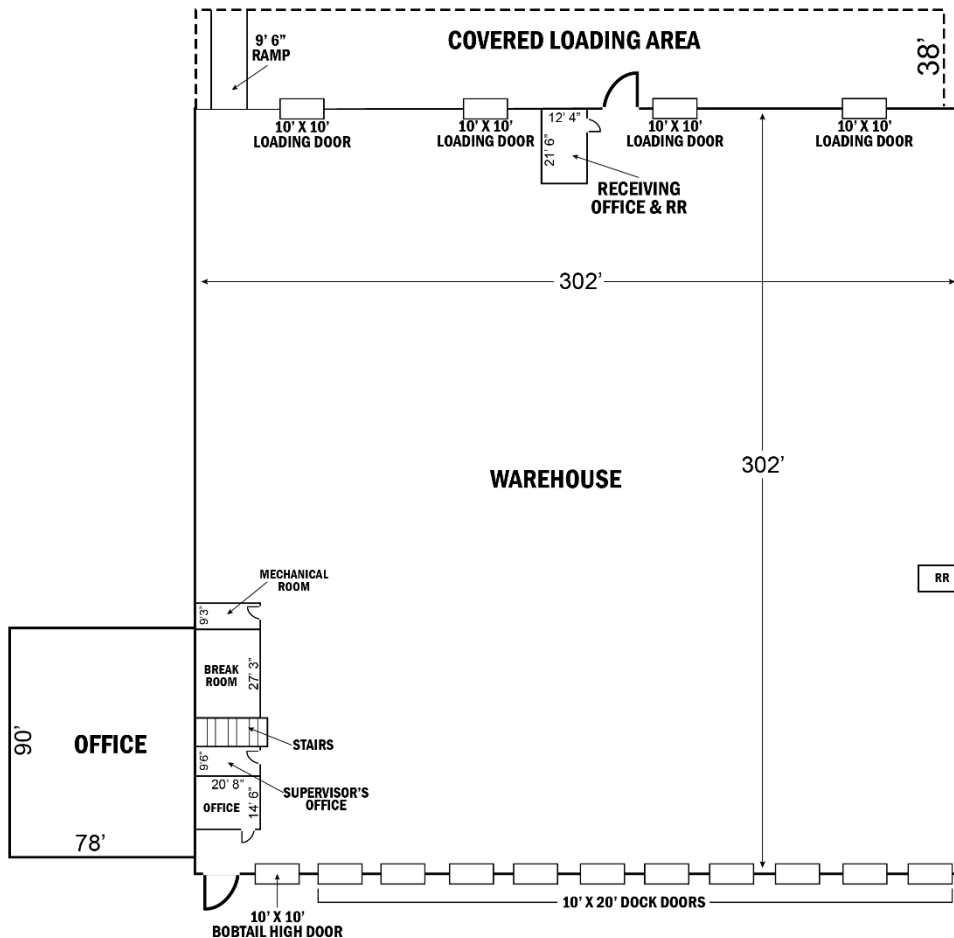
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FLOOR PLANS – WAREHOUSE & OFFICE



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PHOTOGRAPHS



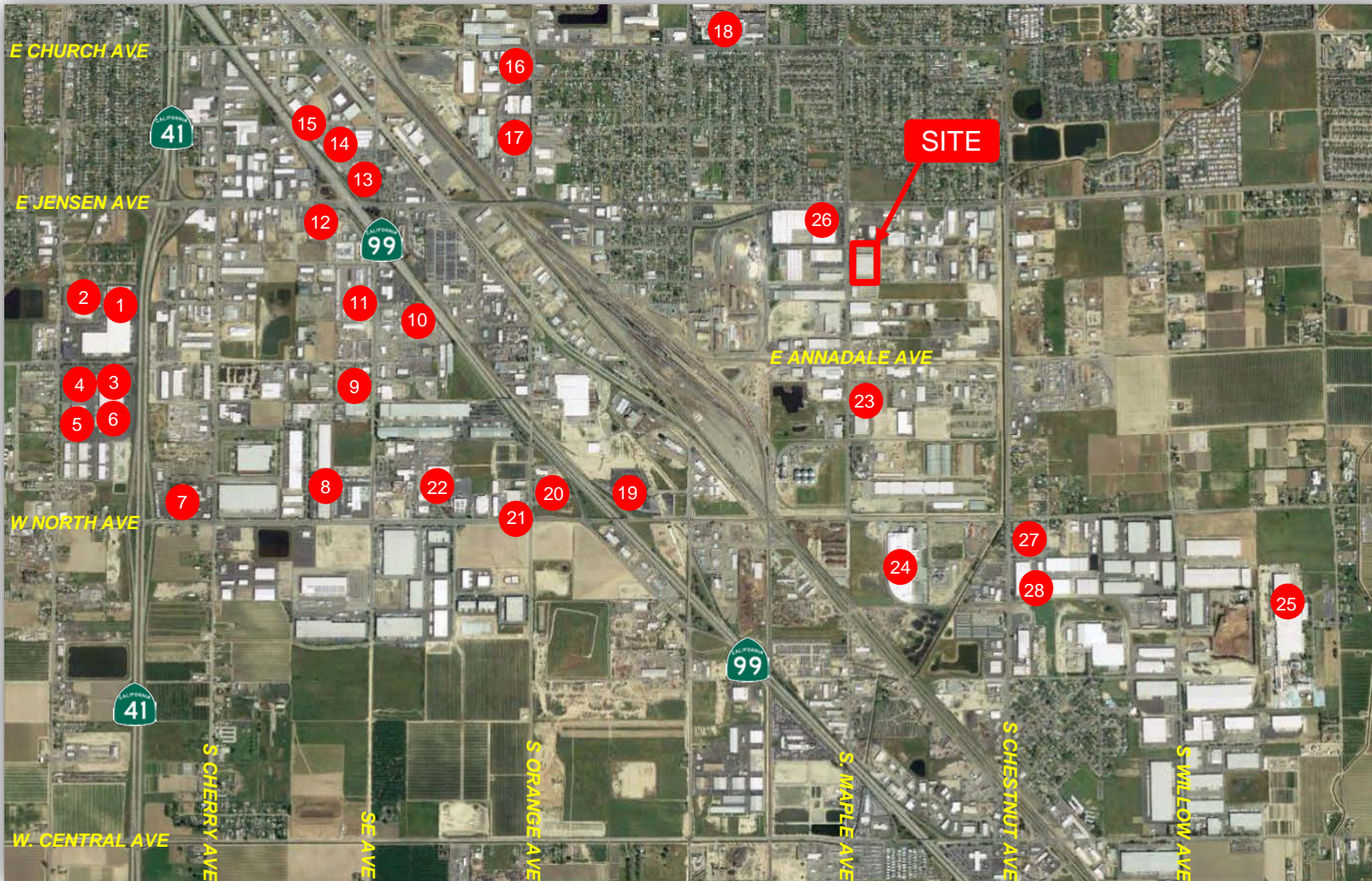
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NEARBY INDUSTRIAL USERS

1. Smith Kline Beechum
2. Sunset Waste Systems
3. IFCO
4. Dapper Tire
5. Plastic Industries
6. WDS
7. Foster Farms
8. Toro
9. CMC Rebar
10. Thermo King
11. Utility Trailer Sales
12. Kenworth
13. AC Electric Company
14. Ryerson
15. Ry-Den Truck Center
16. Fiore DiPasta
17. Kraft
18. Donaghy Sales
19. Valley Wide Beverage
20. East Bay Tire Co.
21. Coast Aluminum
22. Pepsi
23. Betts Company
24. US Cold Storage
25. PPG
26. Westrock
27. ATD
28. Inland Star



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