

AVAILABLE FOR SALE

INDUSTRIAL DUPLEX



PROPERTY INFORMATION

Total Building Size:	5,000± SF
Available Space:	Suite 101 - 2,730± SF* Suite 102 - 2,270± SF*
Sale Price:	\$440,000
Price per SF:	\$88.00
Terms & Conditions:	All cash at close of escrow
APN:	493-052-15
Zoning:	IL - Light Industrial
Year Built:	1976
Ceiling Height:	14'
Grade Doors:	(1) 12' X 14' per unit
Electrical:	200 AMP; 240V; 3 phase per unit

*Each unit has a fenced yard.

For Additional Information Please Contact:

Daniel Simon
Senior Sales Associate - Industrial Division
559.447.6274 - dsimon@pearsonrealty.com
CA BRE #018959464

4946 East Lansing Way - Fresno, California 93727

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200
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www.ngpearson.com
Independently Owned and Operated

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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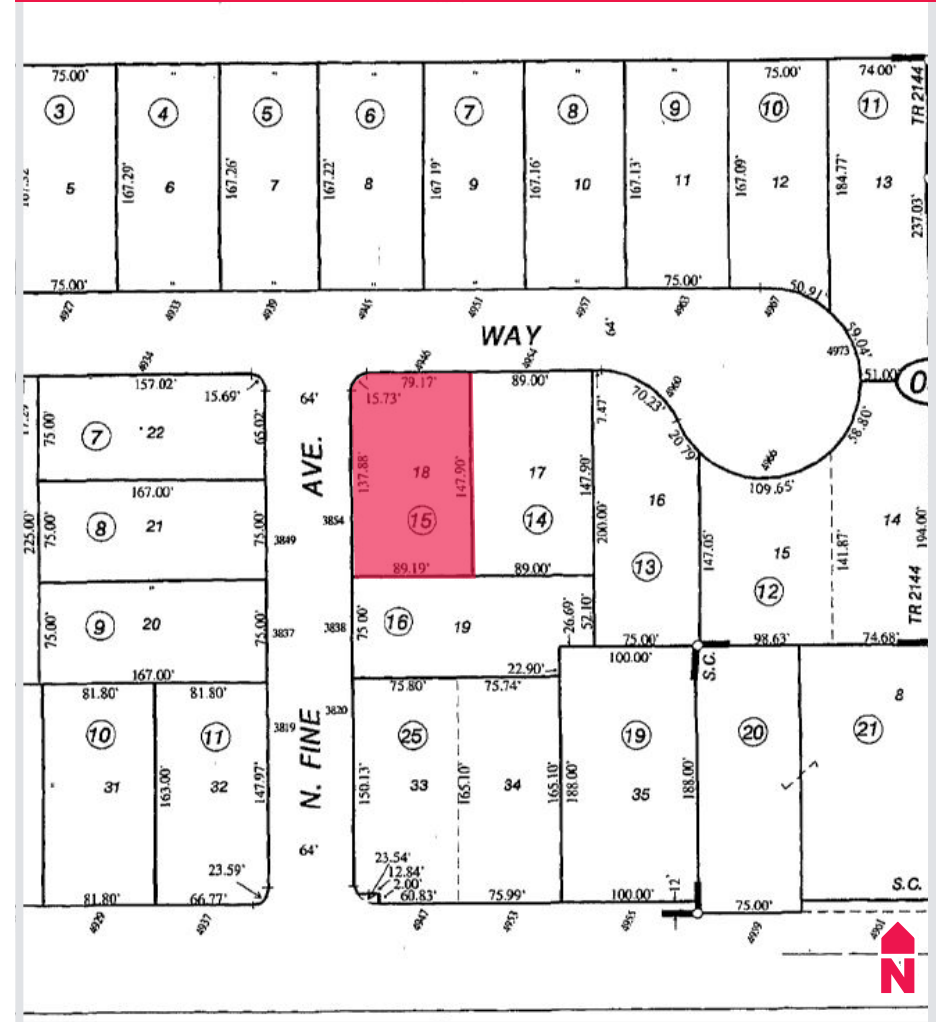
4946 E. LANSING WAY - FRESNO, CA 93727



INCOME & EXPENSE ANALYSIS

INCOME								
ADDRESS	TENANT	Lease Type	SQ. FT.	RENT P.S.F.	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
-	Hobbs	Gross	2,800	\$ 0.71	n/a	n/a	\$ 2,000.00	\$ 24,000.00
-	JMC	Gross	2,200	\$ 0.70	n/a	12/31/18	\$ 1,550.00	\$ 18,600.00
TOTALS			5,000				\$ 3,550.00	\$ 42,600.00
TOTAL GROSS INCOME							\$ 3,550.00	\$ 42,600.00
EXPENSES (2016 Estimated)								
							MONTHLY	ANNUAL
Utilities - Electric							\$ -	\$ -
Utilities - Water, Septic							-	-
Utilities - Trash							\$ -	\$ -
Taxes (Based on assessor info)							\$ 332.42	\$ 3,989.00
Insurance							\$ 166.67	\$ 2,000.00
Landscaping							-	-
Fire Alarm							-	-
Maintenance, Misc. Etc.							\$ 83.33	\$ 1,000.00
Management							-	-
TOTAL EXPENSES							\$ 0.12	\$ 6,989.00
CAM Reimbursement								
							-	-
NET OPERATING INCOME							\$ 2,967.58	\$ 35,611.00
CAP RATE @ 8.00% \$440,000								

PARCEL MAP | APN: 493-052-15



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SUITE 101

Suite 101 has a 750± square foot office comprised of reception, two private offices, two restrooms, and one with a shower.

Interior finishes are tile floors, drywall walls, and popcorn ceiling.

Warehouse is L-Shaped with one 12'x14' roll-up door, heater and evap cooler.



SUITE 102

Suite 102 has a new 1,200± SF office buildout comprised of reception 3 private offices, large conference room, restroom and small breakroom. Interior finishes are carpet floors, drywall walls, and T-bar acoustical tile ceiling. It also has a 900± SF warehouse with a 12'x14' roll-up door, and evap cooler. The yard is resurfaced and fenced.



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LOCATION DESCRIPTION

The property is at the corner of East Lansing Way and North Fine Avenue at the northeast corner of Fresno Yosemite International Airport.

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