

**JENSEN-SARAH, LLC 2777 E Jensen/2575-2589 S
Sarah St, Fresno, CA 93706**

Available for Sale

Price: \$4,047,100 - 7% cap rate

Price/sf: \$155.4

Sale Type: Investor

Property Type/Subtype: Industrial/Warehouse

Lot Size: 1.82 Acres per assessor

Rentable Area: 30,040± sf office/warehouse

Stories: One

Construction: Steel, foam roof (15-year foam roof 2024)

Year Built: 1979

Tenancy: Multi-Tenant

Location: Easy access to CA 41 & US 99

Zoning: IH



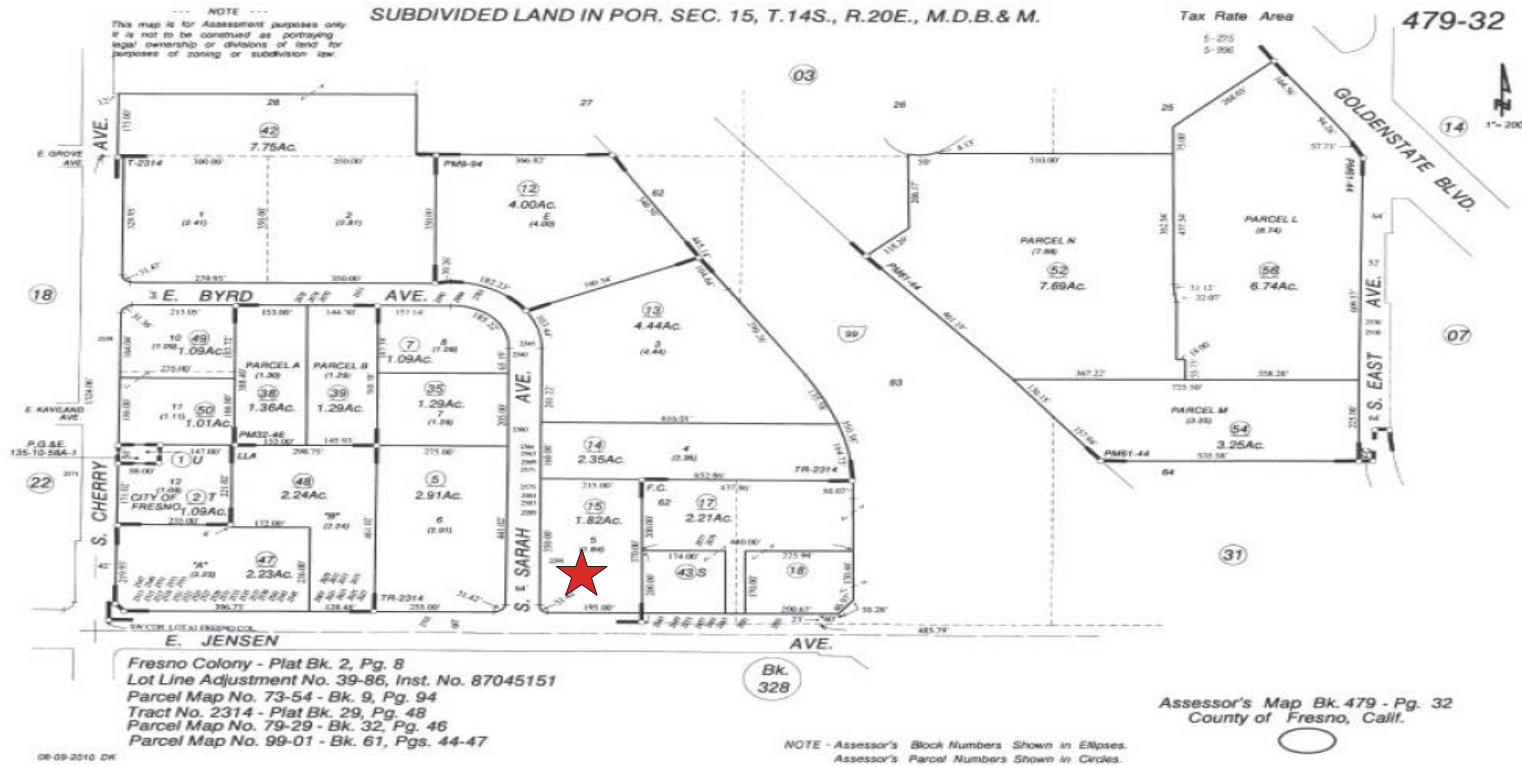
For information, contact:

Lou Ginise, SIOR
CA RE Lic #00298491

559.905.9950

LouRGinise@gmail.com

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Broker Disclosure: Pursuant to the regulations of the State of California Real Estate Commissioner, Chapter 6, Section 1785 (18), it is disclosed to all potential buyers, tenants, and their brokers/agents, and all other interested parties, that Lou Ginise is a partner in Freeway Industries Center, and as such, has an ownership interest in the subject property and will benefit from the lease or sale of the subject property.

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