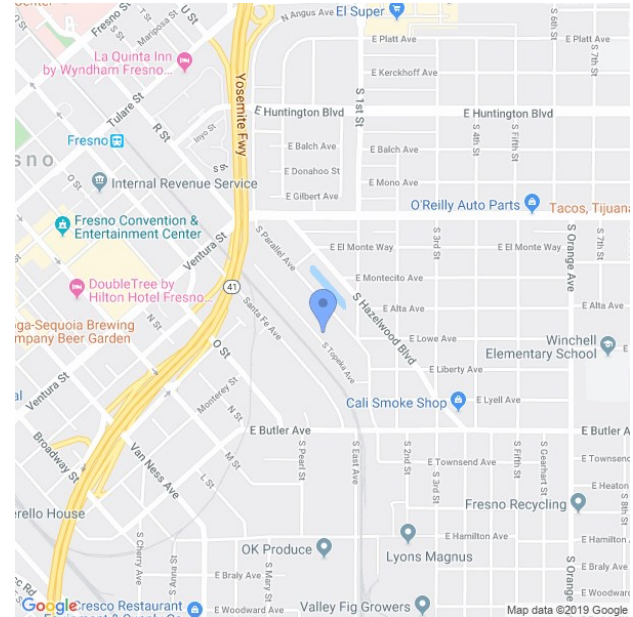


# High Exposure Heavy Industrial Building's on 5.63 Acres



920, 935, 936, 955, 1000 S TOPEKA AVE, FRESNO, CALIFORNIA 93721

COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$1,650,000**  
SALE TYPE **OWNER USER**  
ZONING **IH HEAVY INDUSTRIAL**  
BLDG TYPE **MULTI-TENANT**

YEAR BUILT **1959**  
GROSS BLDG **26,875 SQFT**  
LAND AREA **5.63 ACRES**  
MARKET **DOWNTOWN FRESNO**  
SUB-MARKET **DOWNTOWN INDUSTRIAL**

- ±16,875 SF & ±10,000 SF Freestanding Buildings
- Bonus ±3,200 SF Overhang Area
- ±5.629 Acres: Split Between 4 Sections
- Warehouse, Full Overhang, & Loading Dock
- Excellent Access To All Major Freeways
- Flexible Zoning That Allows Many Uses
- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Located In The Enterprise Zone

±26,875 SF of freestanding Industrial buildings on ±5.629 acres of land with CA-41 visibility. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high...



**Jared Ennis**  
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