



99


E CHURCH AVE

GOLDEN STATE BLVD

CALIFORNIA
HIGH-SPEED
RAIL

For Sale

State of the Art Manufacturing Facility | $\pm 40,967$ SF on ± 3.89 AC
2432 S East Ave, Fresno, CA

 SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

2432 S East Ave, Fresno, CA / For Sale

Property Features



±40,967 SF building
on ±3.89 AC lot



Pride of
ownership



Insulated and
conditioned



Heavy power:
2,500 amps, 480v/277, 3p



Concrete, paved, lighted,
and secured yard



Concrete block perimeter wall
with multiple points of
ingress/egress



Strategic logistics location in
Fresno between Hwy 99 &
Golden State Blvd



Easy access to Hwy 99,
Hwy 41 and Hwy 180



Property Specs

Building A

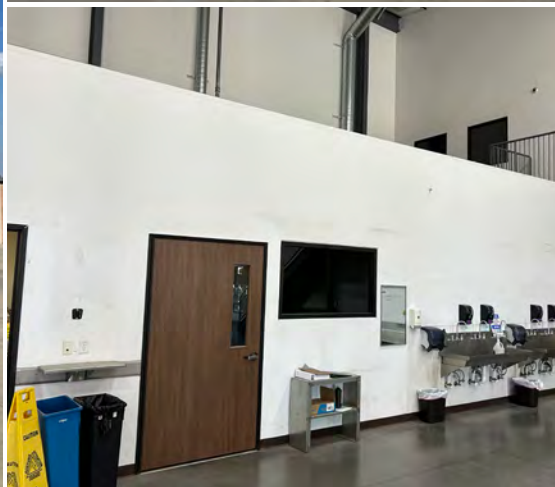
Building SF	±35,950 SF
Manufacturing Warehouse Space	±28,213 SF
Office	±7,737 SF Furnished Corporate Office: private offices, conference rooms, break rooms, restrooms, drinking fountains
Roll-Up Doors	5 total (4 - 16'x16'; 1 - 14'x16')
Clear Height	32'
Auto Parking	50 stalls
Cranes	8 (0.5 to 3 ton capacity)
Construction	Metal & Concrete
Power	2,500amps, 277/480v, 3-phase (to be verified)
Year Built	2019
Features	Concrete yard (fully secured and concrete block perimeter wall), fully conditioned building, air compressor, wash area, machine shop, parts room, space heaters, thick reinforced slab for heavy machinery

Building B

Building SF	±5,017 SF
Roll-Up Doors	2 (12'x12')
Clear Height	14'
Construction	Concrete block
Power	400 amps, 120/240v, 3-phase (to be verified)
Year Built	1952
Features	Freestanding crane, exterior air compressor



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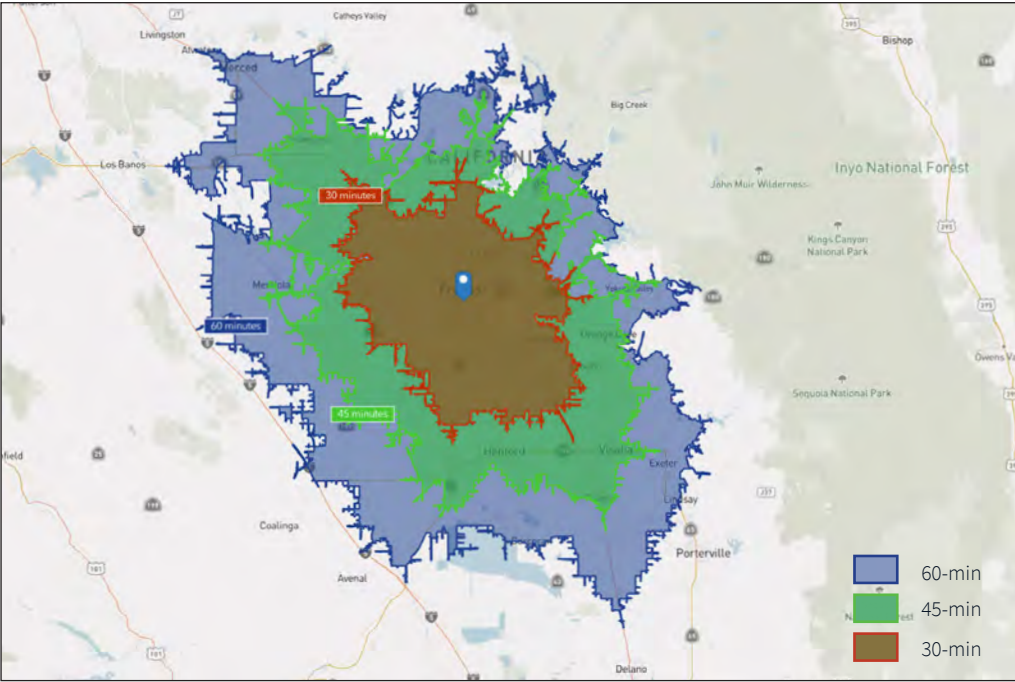
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Corporate Neighbors

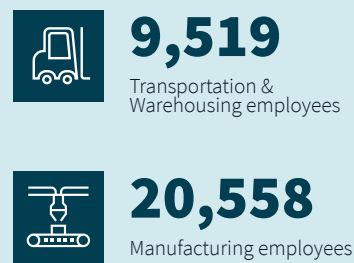


Strategic Location

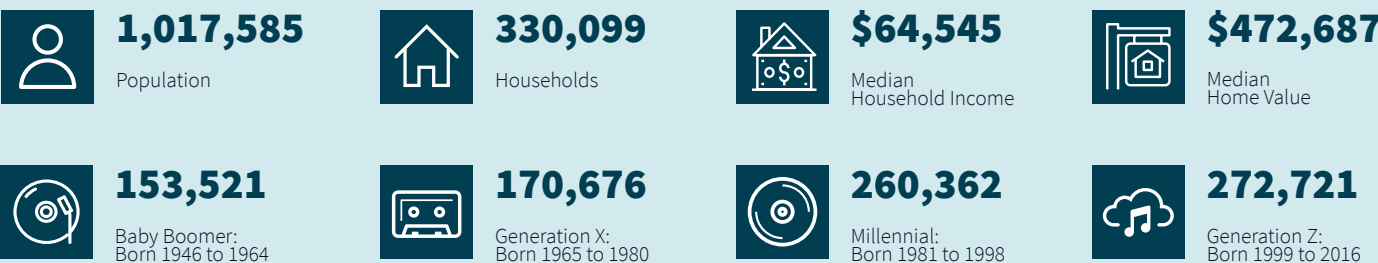


2025 Demographics 30-Min Drive Time

Labor Demographics



Consumer Demographics





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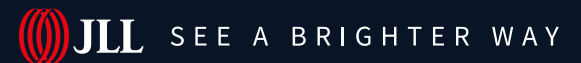
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