



For Sale

Rail Served Industrial Facility with Cranes
±81,984 SF on ±8.43 AC | 2990 E Annadale Ave, Fresno, CA

 **JLL** SEE A BRIGHTER WAY

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2990 E Annadale Ave, Fresno, CA / For Sale

Property Features



±81,984 SF building
on ±8.43 AC lot



±71,148 SF open warehouse/
manufacturing area



Two BNSF
rail spurs



Wrought iron and electric
perimeter fences



±10,836 SF
main office building



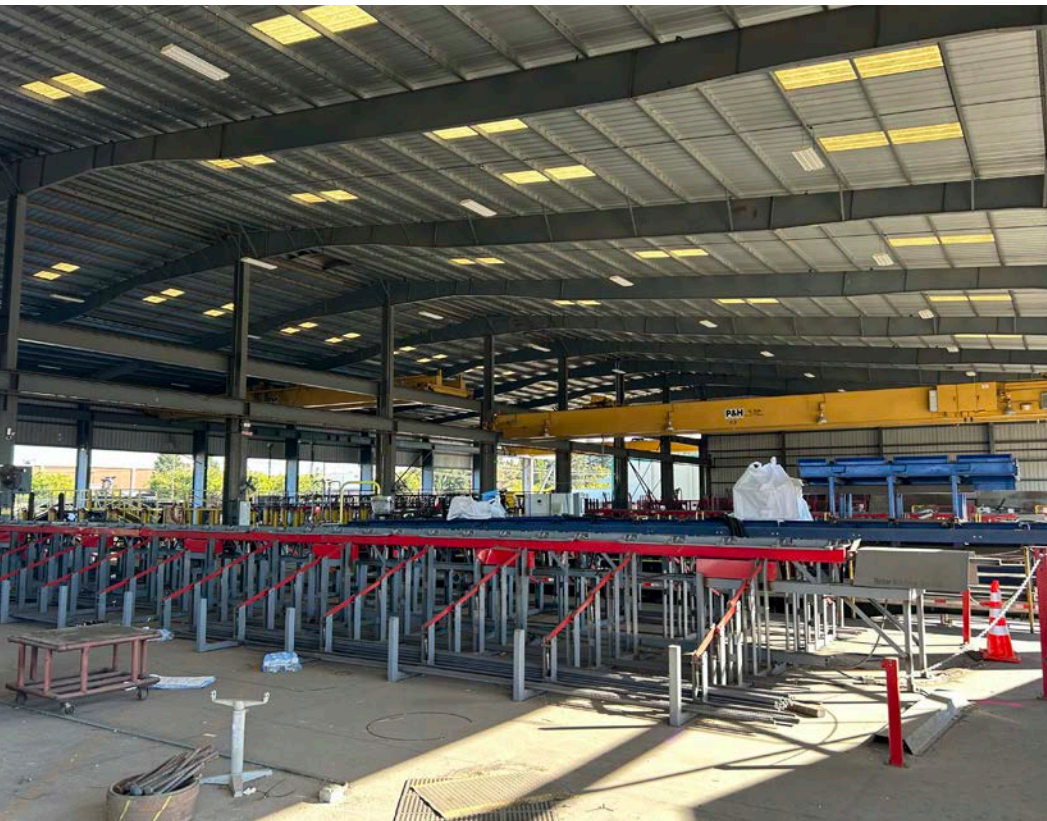
Nine interior
dock positions



Two bridge cranes
(10 & 15 ton)



Close proximity
to Highway 99

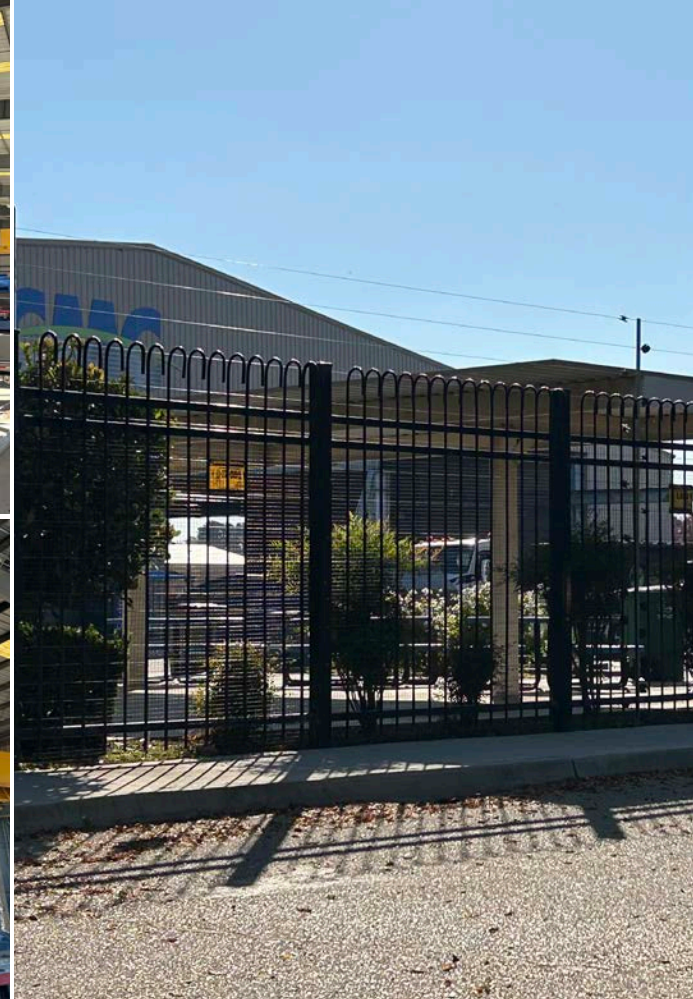


Property Specs

Rentable SF	±81,984 SF
Lot Size	±8.43 AC
Warehouse/ Manufacturing Area	±71,148 SF
Main Office Building	±10,836 SF including 20+ private offices, conference room, reception, break room, 4 bathrooms, and copy room
Cranes	<ul style="list-style-type: none">• One - 10 ton bridge crane Bay dimensions: 330' x 100' Floor to crane height: 18'• One - 15 ton bridge crane Bay dimensions: 360' x 85' Floor to crane height: 25'
Rail	Two BNSF rail spurs
Year Built	2007
Clear Height	33' to 39'
Power	2,500 amps, 480/277v (to be verified)
Docks	9 interior dock positions
Yard	Asphalt, paved, and lighted
Security	Wrought iron and electric perimeter fences
Roof	Metal
Features	<ul style="list-style-type: none">• Large bay open metal building• Well distributed air & electrical• Large corporate office• Close proximity to Hwy 99
Asking Price	Contact Broker



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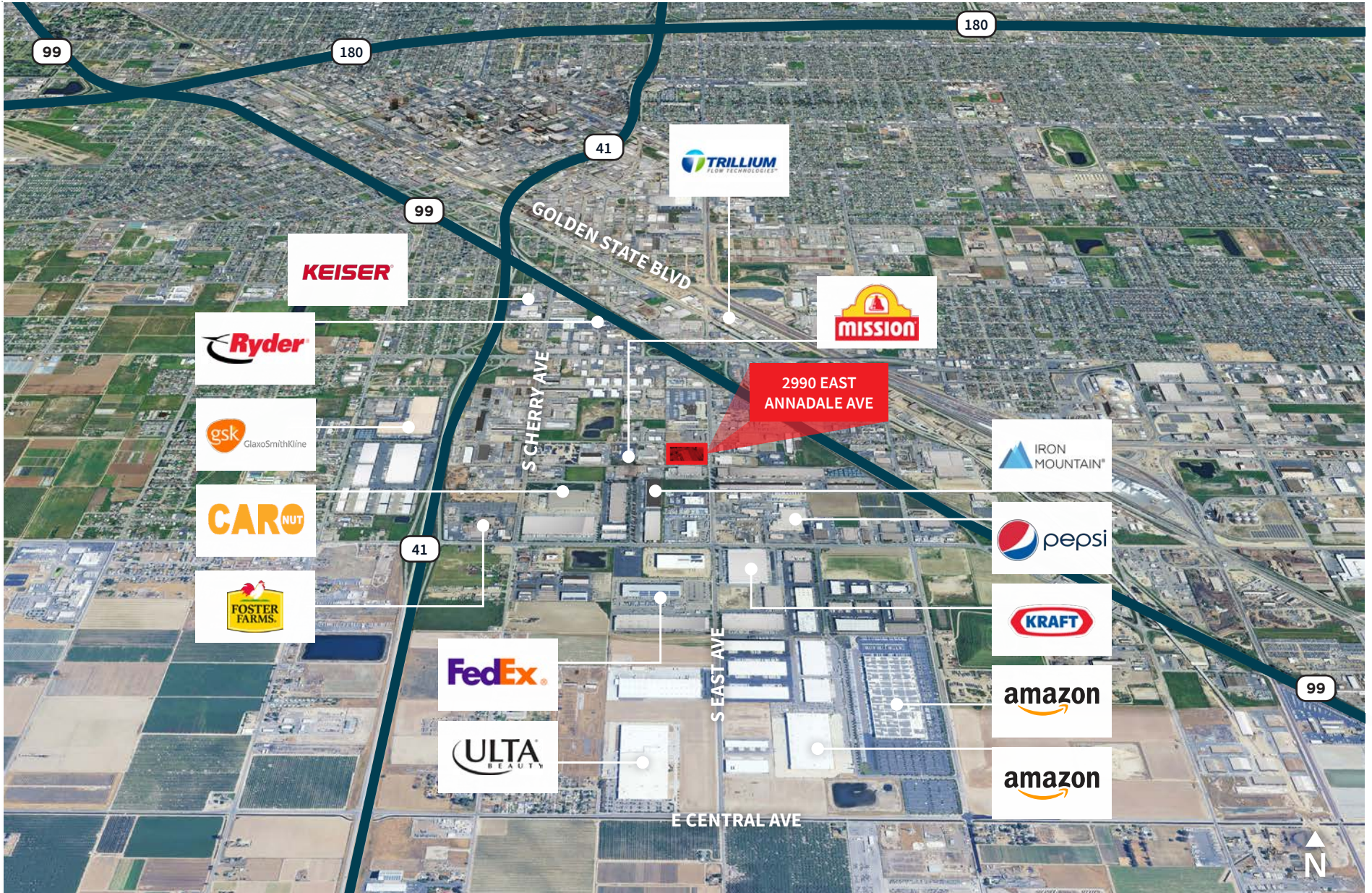
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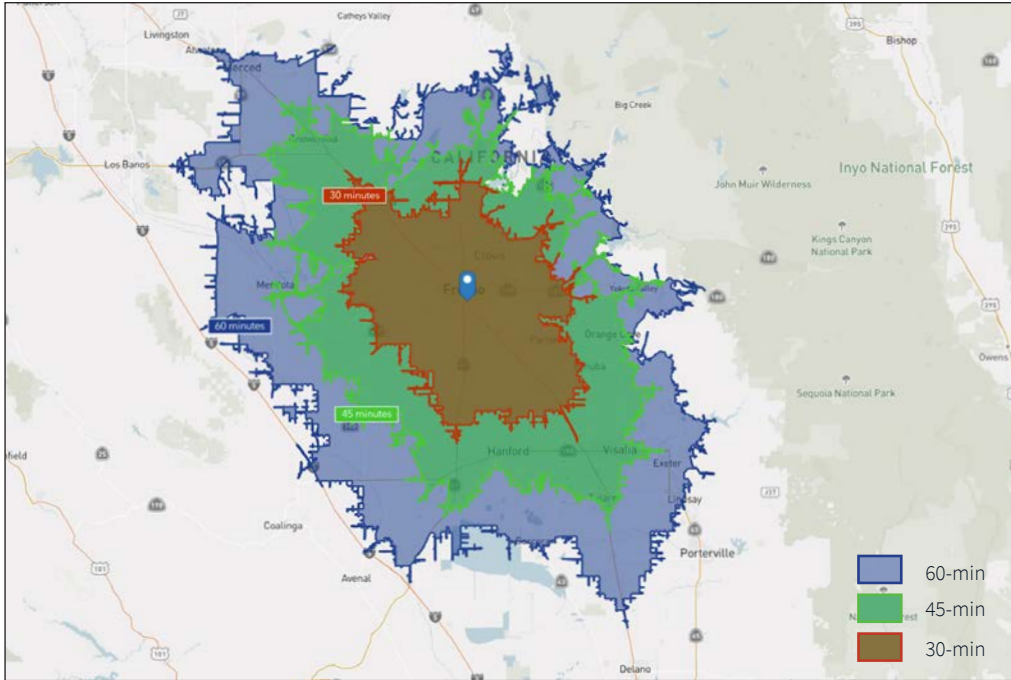
Highway Access




Corporate Neighbors



Strategic Location



2025 Demographics

 30-min drive time

Labor Demographics



9,519

Transportation & Warehousing employees



20,558

Manufacturing employees

Consumer Demographics



1,017,585

Population



330,099

Households



\$64,545

Median Household Income



\$472,687

Median Home Value



153,521

Baby Boomer:
Born 1946 to 1964



170,676

Generation X:
Born 1965 to 1980



260,362

Millennial:
Born 1981 to 1998



272,721

Generation Z:
Born 1999 to 2016



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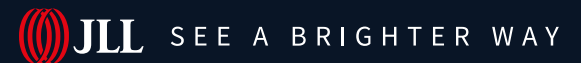
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