

AVAILABLE FOR SALE

Warehouse and Distribution Buildings - 135,200± Sq. Ft.



- ◆ Large secure truck court
- ◆ Both dock high and grade level truck doors
- ◆ Ideal for warehouse & distribution use
- ◆ Good access to Freeway 180 just south of Fresno Yosemite International Airport
- ◆ Zoning M-1
- ◆ Electrical - 277/480 & 120/208 volts; 3 phase
- ◆ Ceiling height - 24'±
- ◆ Column spacing - 28' X 50'
- ◆ Multi-tenant office/warehouse units
- ◆ Fire sprinklers .22/2,000

**For Additional Information
Please Contact:**

Lou Ginise, SIOR
Senior Vice President
Industrial Division
559.447.6232
lginise@pearsonrealty.com
CA BRE# 00298491



Jeff Wolpert
Vice President
Land Division
559.447.6295
jwolpert@pearsonrealty.com
CA BRE# 01487371

5405 & 5425 E. Home Avenue - Fresno, California

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

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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.

AVAILABLE FOR SALE

5405 & 5425 East Home Avenue - Fresno, CA



Partial Tenant List

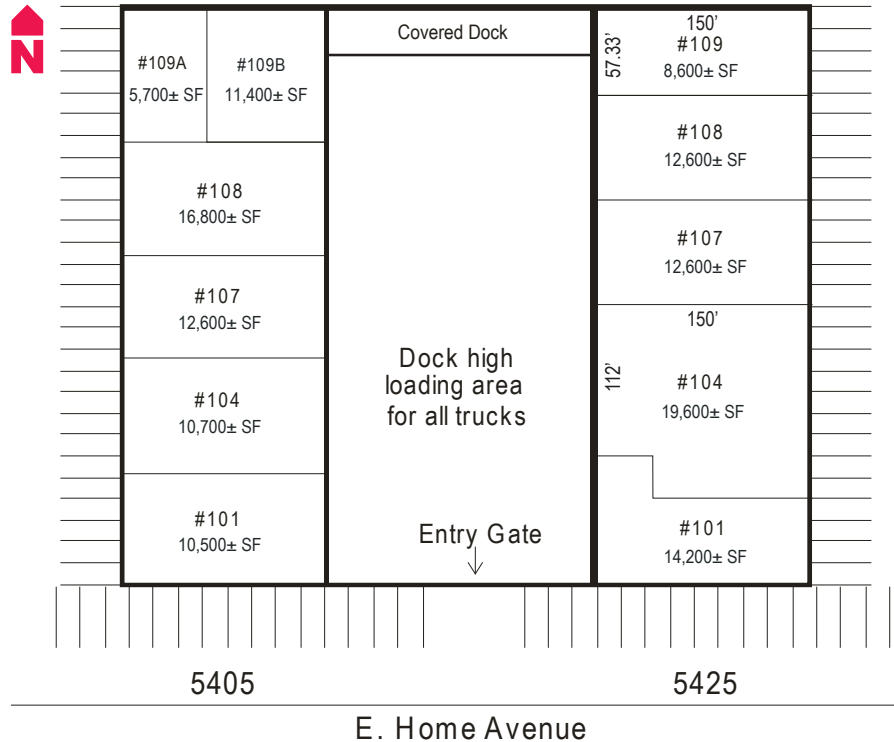
1. Total Filtration
2. Sherwin Williams
3. R.E. Michel Company
4. Transforce
5. Office Depot
6. Dal-Tile Distribution, Inc
7. Shelco
8. URS Federal Services



- Quality Tenants
- Upside Potential
- Close to Fresno Air Terminal
- Located in the Northeast submarket with vacancy rate down to 4.0% for the fourth quarter of 2016.
- Market is firming up and rents are increasing with reduced vacancies!
- Two buildings at 67,600± square feet each, both dock and grade level truck doors.

Combined Net Income: \$338,583.00
 Total Net Income \$628,335.00
 Less 5% Vacancy \$ 31,417.00
 NOI \$596,918.00

6.5% Cap Rate: \$9,183,353.00
 Sale Price: \$9,183,000.00



*Drawing not to scale

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Warehouse and Distribution Buildings

SALE PRICE:
\$9,183,000.00



General Information

The location is just south of the Fresno Air Terminal now known as "Fresno Yosemite International." Freeway access is excellent. Freeway 180 is approximately one mile south of the complex and Freeway 168 is approximately two miles west of the complex.

The site has adequate on-site and off-street parking. The truck dock area is in the center of both buildings which does not interfere with the auto parking areas.

Note: 5405 E. Home Avenue, #108 lease is out for signature with national tenant. Most leases have annual rent increases. Property management fees are included in CAM.

5405 E. Home Avenue

SUMMARY DATA: Current rents plus CAM

Total NNN Monthly Rent (\$28,215.25 x 12)	\$338,583.00
Plus CAM Rent (\$7,506.56 x 12)	\$ 90,075.00 <small>21.01% of Annual Rent</small>
Total Gross Rent	\$428,658.00
Annual Net Rent per sf (\$0.42 x 12)	\$ 5.01
Average CAM Rent per sf (\$0.11 x 12)	\$ 1.33
Total Annual Rent per sf	\$ 6.34

Values

Net Income	\$338,583.00
Less Vacancy 5.0%	\$ 16,929.00
NOI	\$321,654.00
Cap Rate 6.5%	\$4,948,523.00

5425 E. Home Avenue

SUMMARY DATA: Current rents plus CAM

Total NNN Monthly Rent (\$24,146 x 12)	\$289,752.00
Plus CAM Rent (\$6,958 x 12)	\$ 83,496.00 <small>23.27% of Annual Rent</small>
Total Gross Rent	\$373,248.00
Annual Net Rent per sf (\$0.36 x 12)	\$ 4.29
Average CAM Rent per sf (\$0.10 x 12)	\$ 1.24
Total Annual Rent per sf	\$ 5.53

Values

Net Income	\$289,752.00
Less Vacancy 5.0%	\$ 14,488.00
NOI	\$275,264.00
Cap Rate 6.5%	\$4,234,830.00

Combined Value:

\$9,183,353.00



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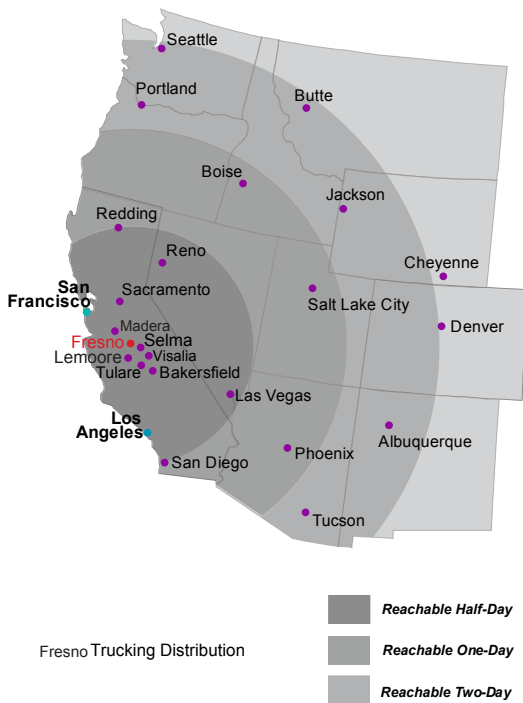
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Fresno Trucking Distribution Map



California Freeway Systems Map



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