

**Investment Property**

# AVAILABLE FOR SALE

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



- ♦ **Fully leased and occupied**
- ♦ **ArmCo steel walls and roof with split faced block trim**
- ♦ **Large secure truck court**
- ♦ **Both dock high and grade level truck doors**
- ♦ **Good access to Freeway 180 south of Fresno Yosemite International Airport**
- ♦ **Electrical - 277/480 & 120/208 volts; 3 phase**
- ♦ **Very well maintained**
- ♦ **Quality tenants**
- ♦ **Area vacancy rate: 2.2%**



**For Additional Information  
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## 5405 & 5425 East Home Avenue - Fresno, California

**Newmark Grubb**  
**Pearson Commercial**

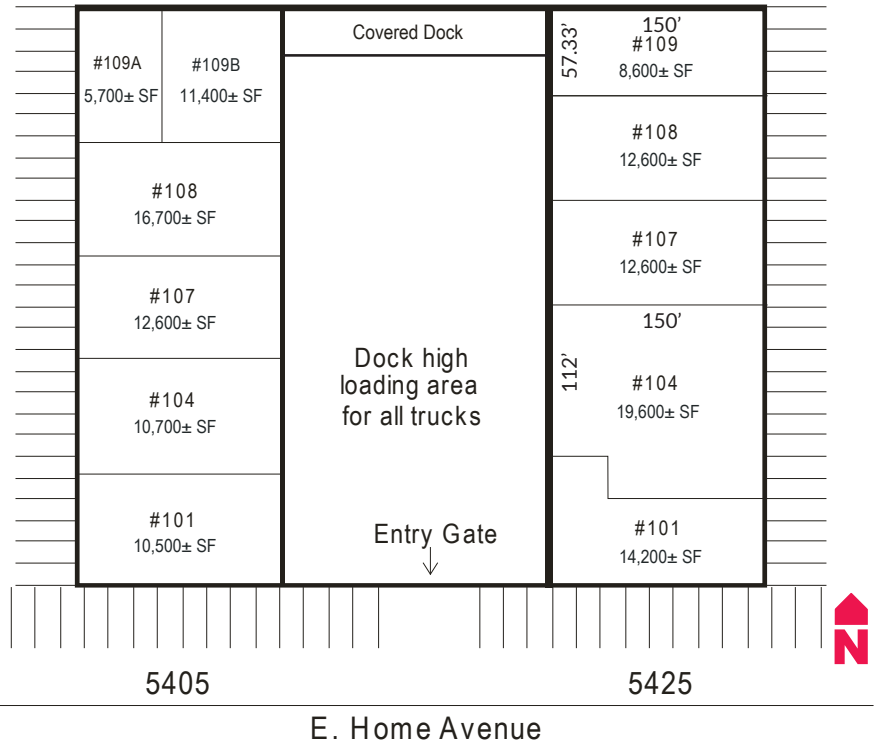
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**www.ngpearson.com**  
*Independently Owned and Operated*

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.

**PARTIAL TENANT LIST**

1. Sherwin Williams
2. Keyston Bros
3. Dal-Tile Distribution, Inc
4. URS Federal Services



\*Drawing not to scale





## GENERAL INFORMATION

- Most leases are NNN with annual rent increases
- Fire sprinklers .22/2,000
- Ceiling height: 24'
- Large secured truck court

Annual Rent: \$640,510  
LESS Vacancy Factor 4%: \$25,620

Net Annual Income: \$614,890  
CAP Rate: 6.8%

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**Sale Price:** **\$9,043,000.00**

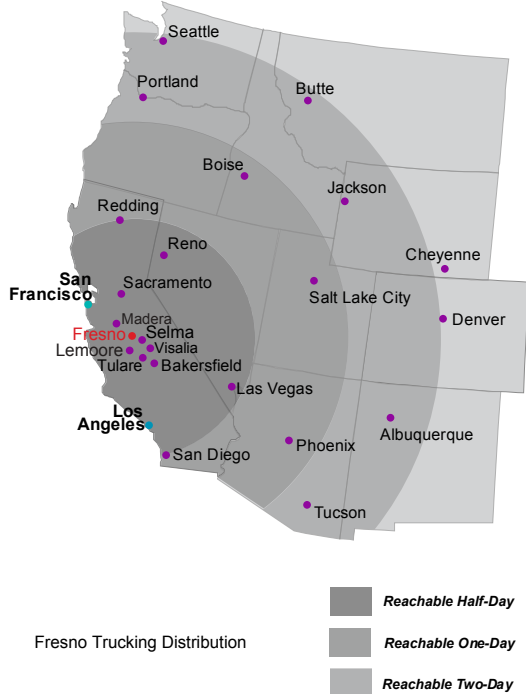


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5405 & 5425 E. Home Avenue - Fresno, CA



FRESNO TRUCKING DISTRIBUTION MAP



CALIFORNIA FREEWAY SYSTEMS MAP

