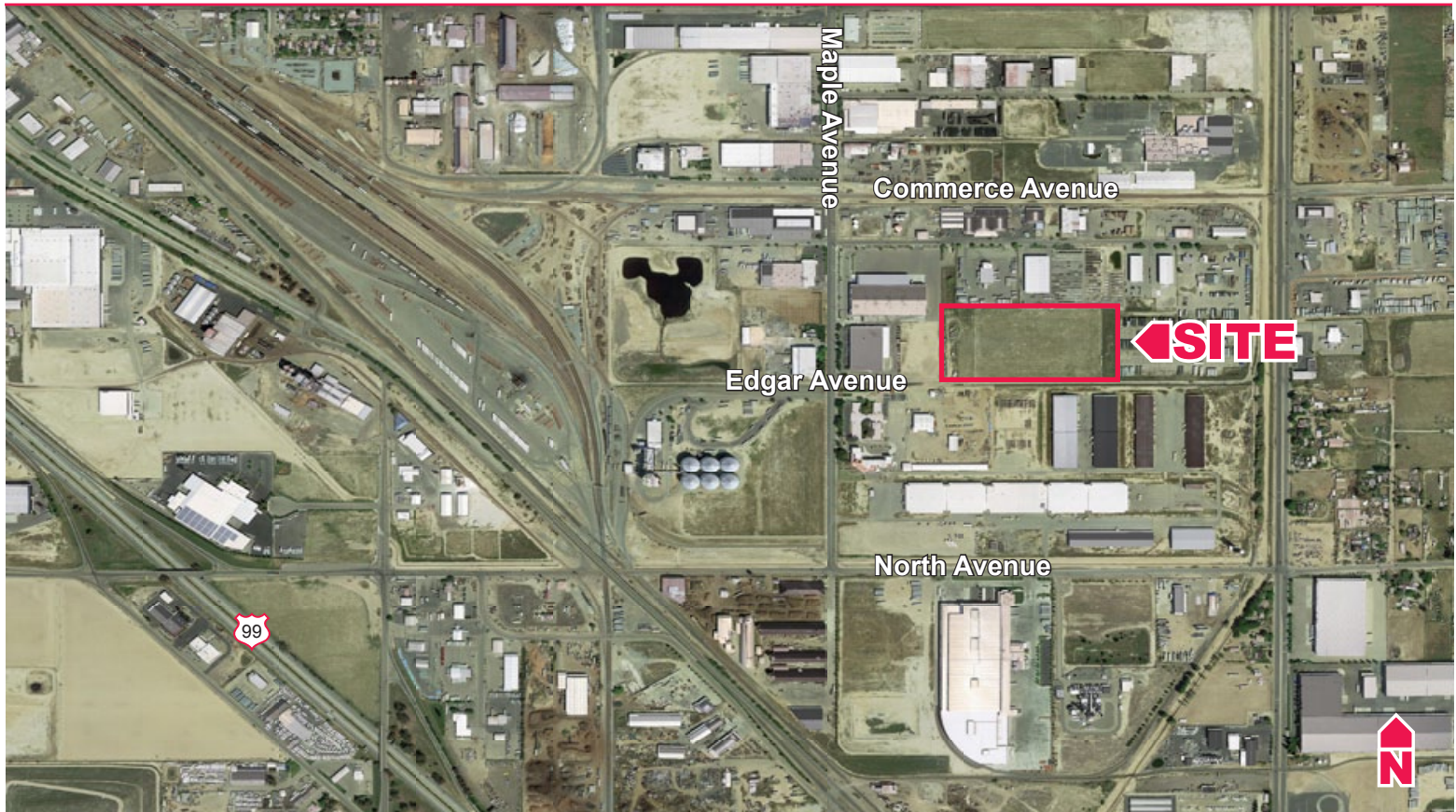


# AVAILABLE FOR SALE

Prime Industrial Land - 12.05± Acres



Heavy Industrial zoned land located east of Freeway 99, just off of Maple Avenue, between Jensen Avenue and North Avenue. The location offers great access to Freeway 99.

- ◆ 12.05± Acres on two parcels  
*(can be sold separately)*
- ◆ \$1,837,143.00 (\$3.20\SF)
- ◆ APNs: 487-042-13s (5.40± ac)  
487-042-33s (6.65± ac)
- ◆ M3, Heavy Industrial zoning
- ◆ Water & Sewer west of the site in  
Edgar and Maple Avenues

For More information Please Contact:

**NICK AUDINO, SIOR**  
Senior Vice President - Industrial Division  
559.447.6270  
naudino@pearsonrealty.com  
CABRE# 01231272

**Edgar Avenue, east of Maple, south of Jensen - Fresno, CA**

**Newmark Grubb**  
Pearson Commercial

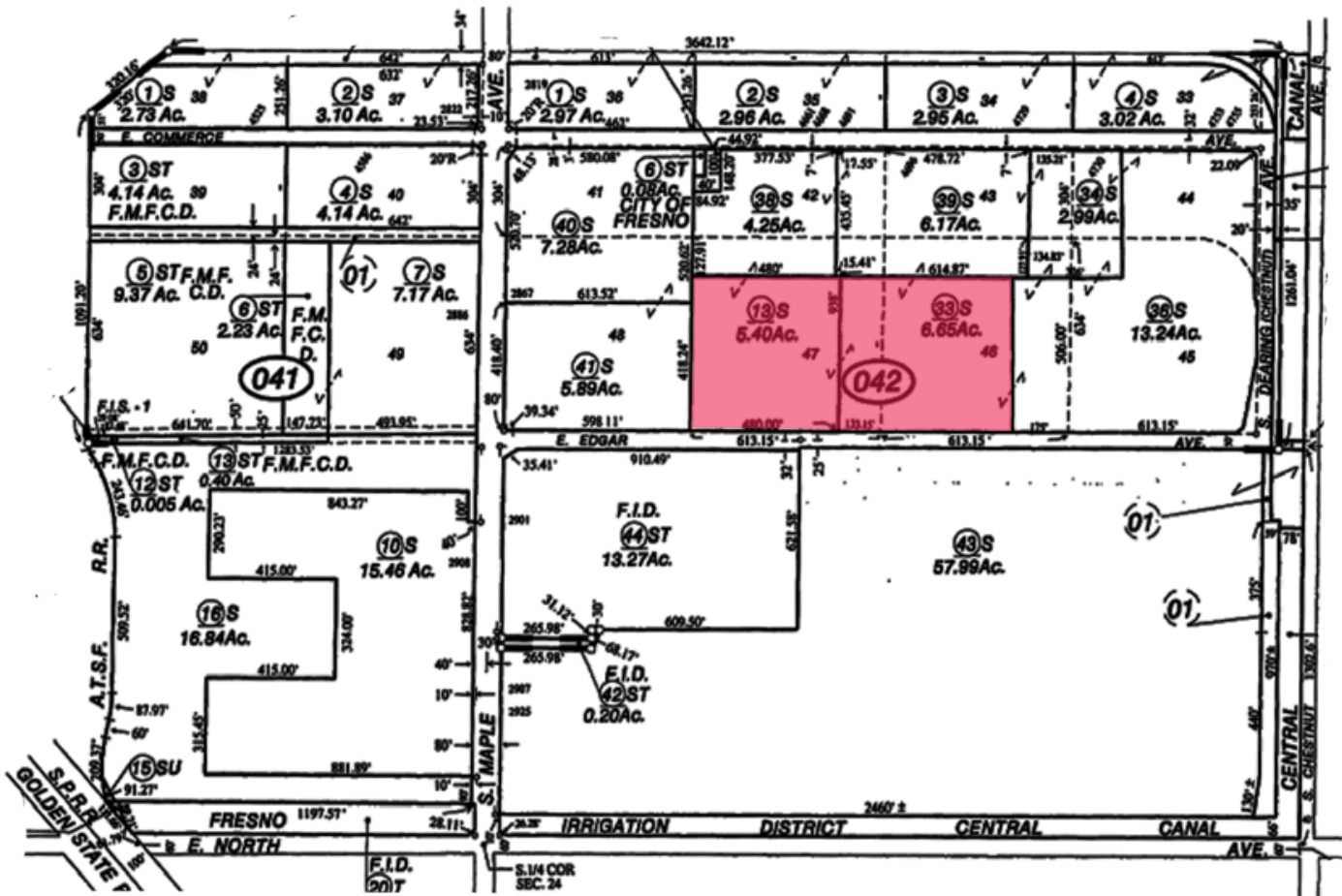
FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200  
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Edgar Avenue - Fresno, CA



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