



**CUSHMAN &
WAKEFIELD**

±9,460 SF

**1316 N. FIRST
STREET**

FRESNO, CA

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FOR SALE

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1316 N. FIRST STREET

Located at **1316 N First Street**, this **9,460 sq ft building** sits on a **0.42-acre lot**, currently configured for automotive use and ideal for a wide range of commercial applications.

Property has the following improvements:

- Heavy 3P Power
- Serviced by natural gas
- Loading – 4 doors, front & back entrance
- Sprinklers – Yes
- Office – one medium sized office + custom waiting area. Additional enclosed storage within building.

PROPERTY INFORMATION

SALE PRICE:	Inquire with broker
APN:	453-183-27
BUILDING SF:	±9,460 SF
LAND AREA:	±18,354 SF (0.42 AC)
YEAR BUILT:	1986
POWER:	3 Phase 200A
ZONING:	CG

- High traffic corridor
- Easy access to Hwy 41 and Hwy 180
- Commercial zoning – currently used for automotive services
- 2 Fenced lots
- Well maintained building.

AERIAL – SITE PLAN



NEIGHBORHOOD AERIAL MAP

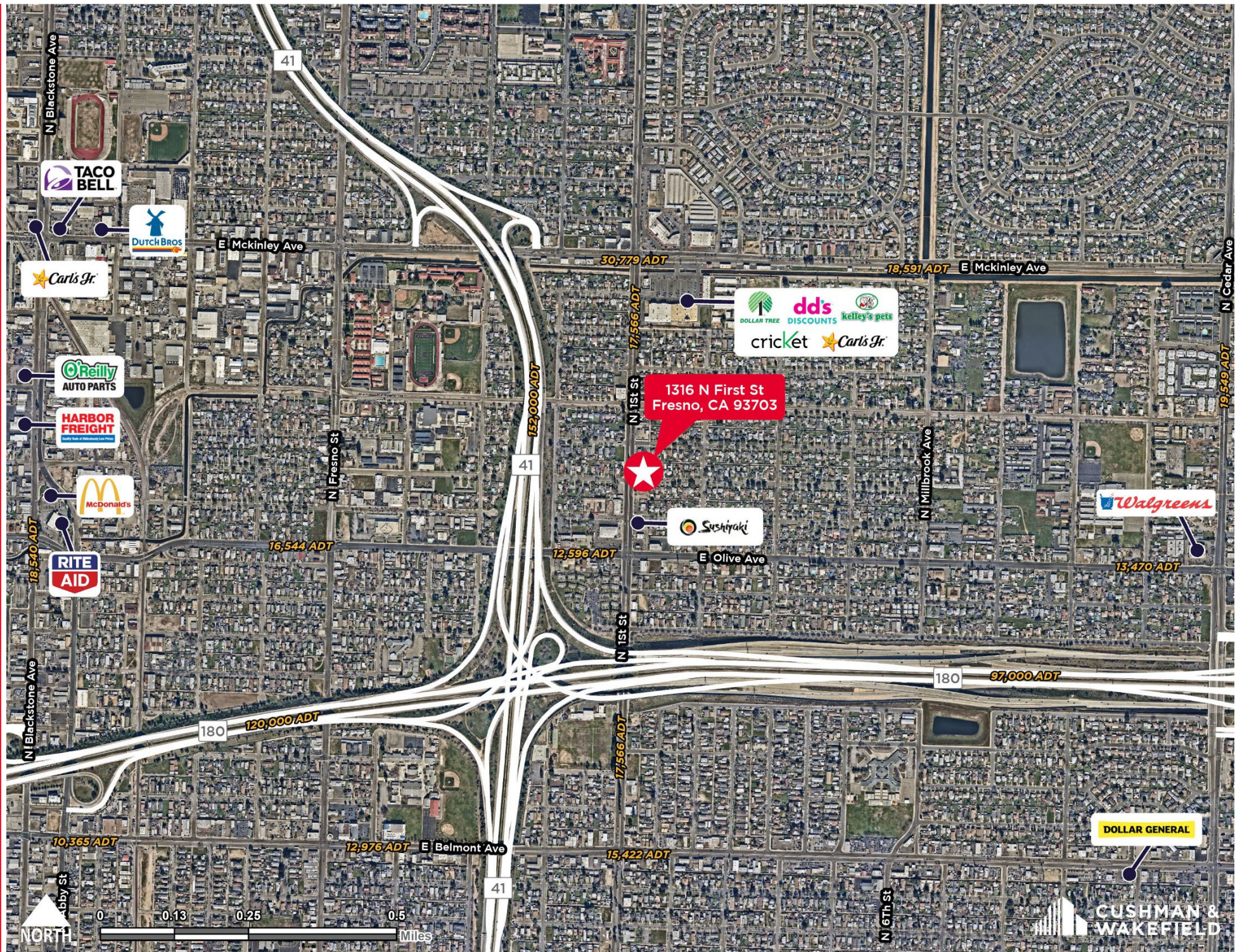


PHOTO GALLERY



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