

INDUSTRIAL BUILDING FOR SALE

THREE CROWNS INDUSTRIAL PARK

4065 E. THERESE, FRESNO, CA 93725

BUILDING SIZE: ±7,500 SF

PARCEL SIZE: ±27,194 SF

SALE PRICE: \$1,125,000



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PROPERTY INFORMATION



LOCATION:	4065 E. Therese, Fresno, California 93725
BUILDING SIZE:	± 7,500 SF
LOT SIZE:	±27,194 SF
APN# / LOT#:	TBD / Lot 6
ZONING:	M-3, Heavy Industrial – Fresno County (City of Fowler S.O.I.)
YEAR BUILT/RENOVATED:	2002 / 2003
OFFICE IMPROVEMENTS:	±850 SF
CONSTRUCTION:	Pre-engineered Metal Building, R-7 Rigid Board Insulation
CLEAR HEIGHT:	±15' – ±17'
GRADE LEVEL DOORS/TRUCK WELL:	Three (3) 14'X14' ground level, property has a two (2) spot truck well with covered loading area
ELECTRICAL:	225 AMPS, 120/208V, 3 Phase
UTILITIES:	P.G. & E., Private water system for entire park, Sewer – SKF District
FIRE PROTECTION:	Fresno County – Cal Fire. Building does not have Fire Sprinklers
OWNER'S ASSOCIATION:	The Three Crowns Industrial Park has established a new Owner's Association for the common benefit of the (26) lot owners. The Association will have a Board of Directors, Officers and an Architectural Committee. Copies of the Association By Laws and its Declaration of Restrictions are available. The "Association" has hired a third-party Property Manager who will coordinate the Association's responsibilities including maintenance of the common areas, the common storm drainage system and the private water system serving the Park. Each lot shall have a water meter and the Association shall collect the water charges assessed to each Owner based on usage and the City of Fowler's standard water rates.

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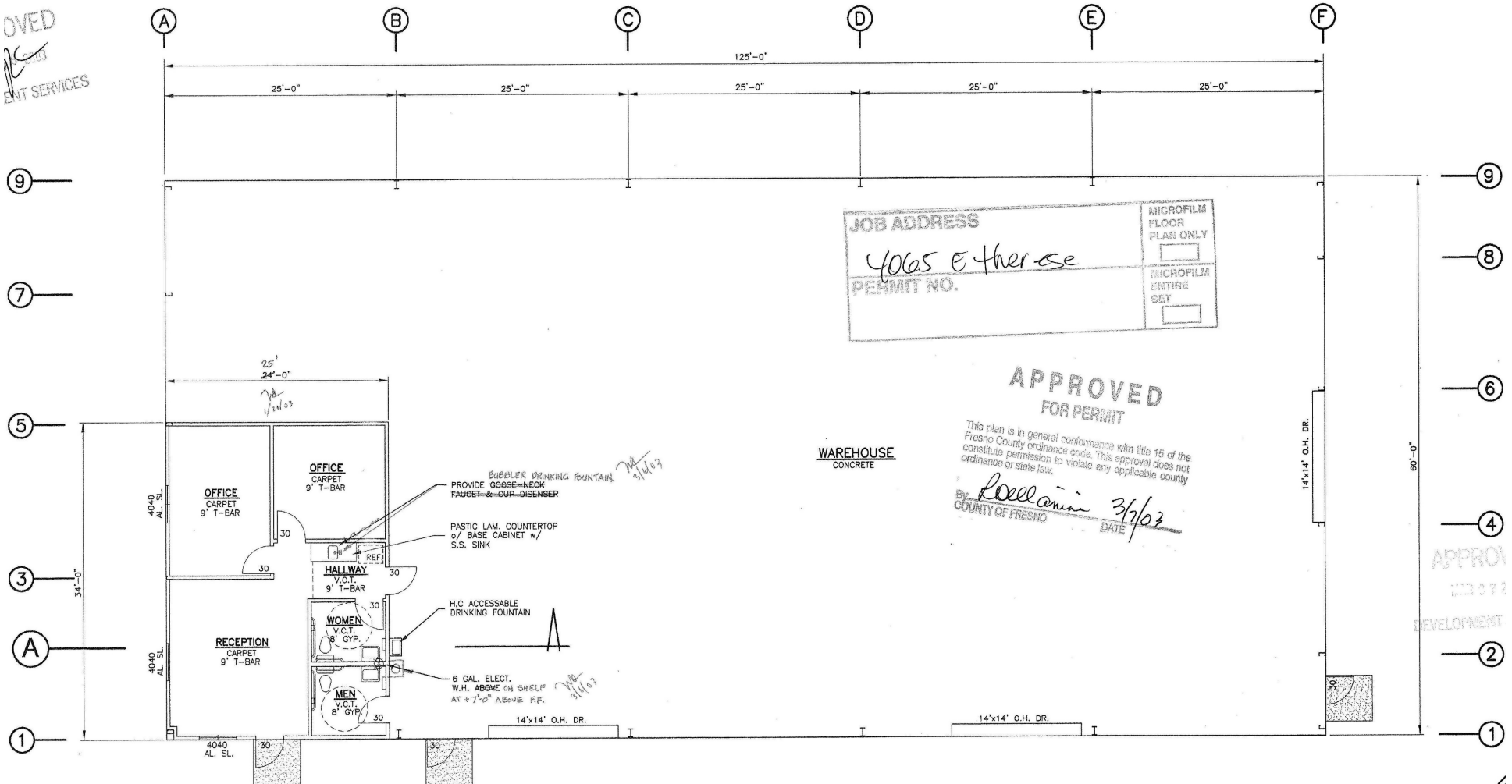


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APPROVED
JAN 2003
CIVIL SERVICES



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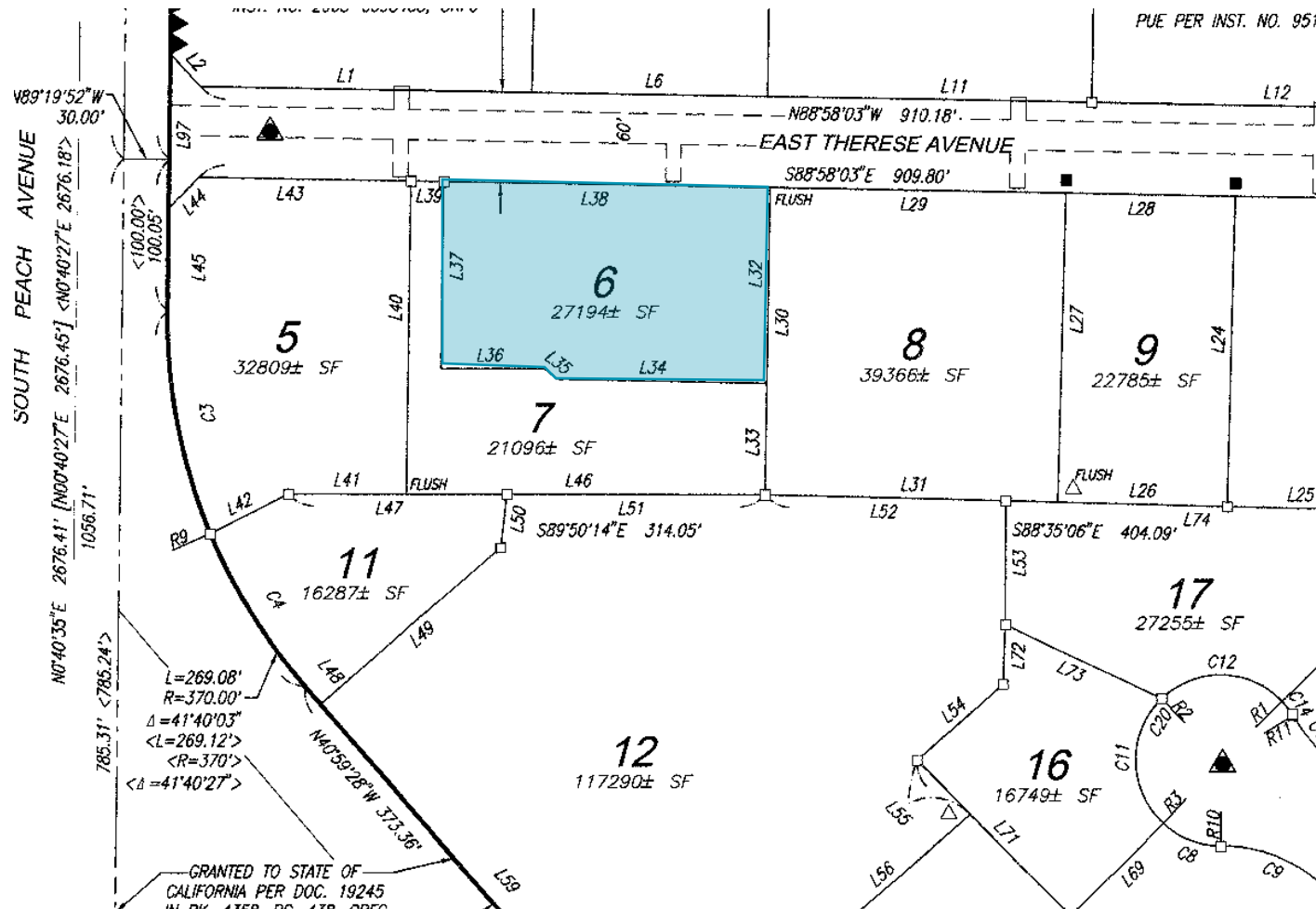
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PARCEL MAP



THREE CROWNS
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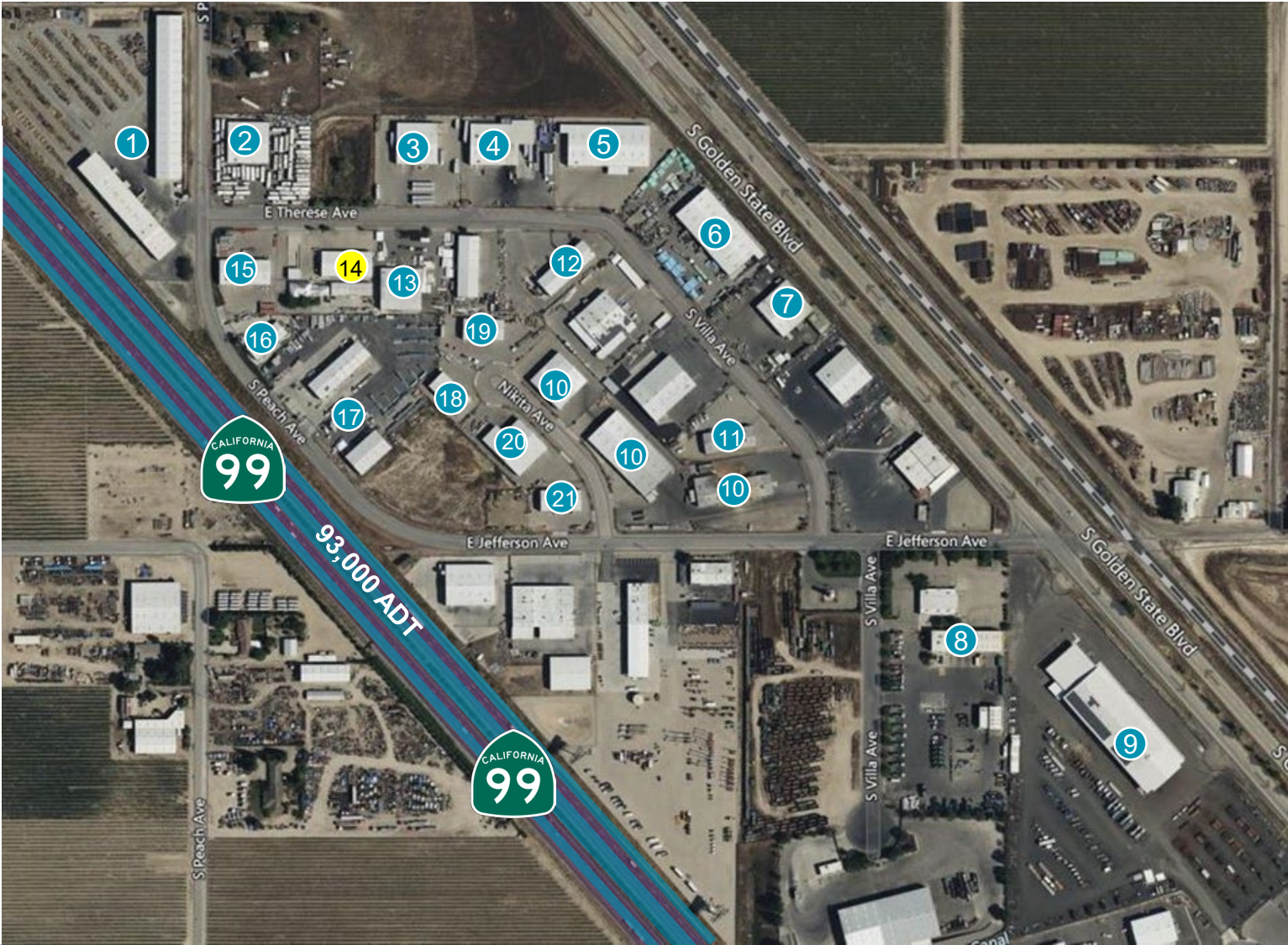
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1	Quinn Caterpillar
2	Elite RV
3	Clean Earth
4	Daniels
5	Vita Pakt
6	Core & Main
7	Hydroflo Pumps
8	Waste Management
9	Zim Industries
10	Vita Pakt
11	Terminix
12	Davis & Roberts Const.
13	Pace Supply
14	Subject
15	Trucking Co
16	NH3 Plus
17	Master Halco
18	Power Construction
19	Kim C-1
20	Powers Construction
21	Road Machinery

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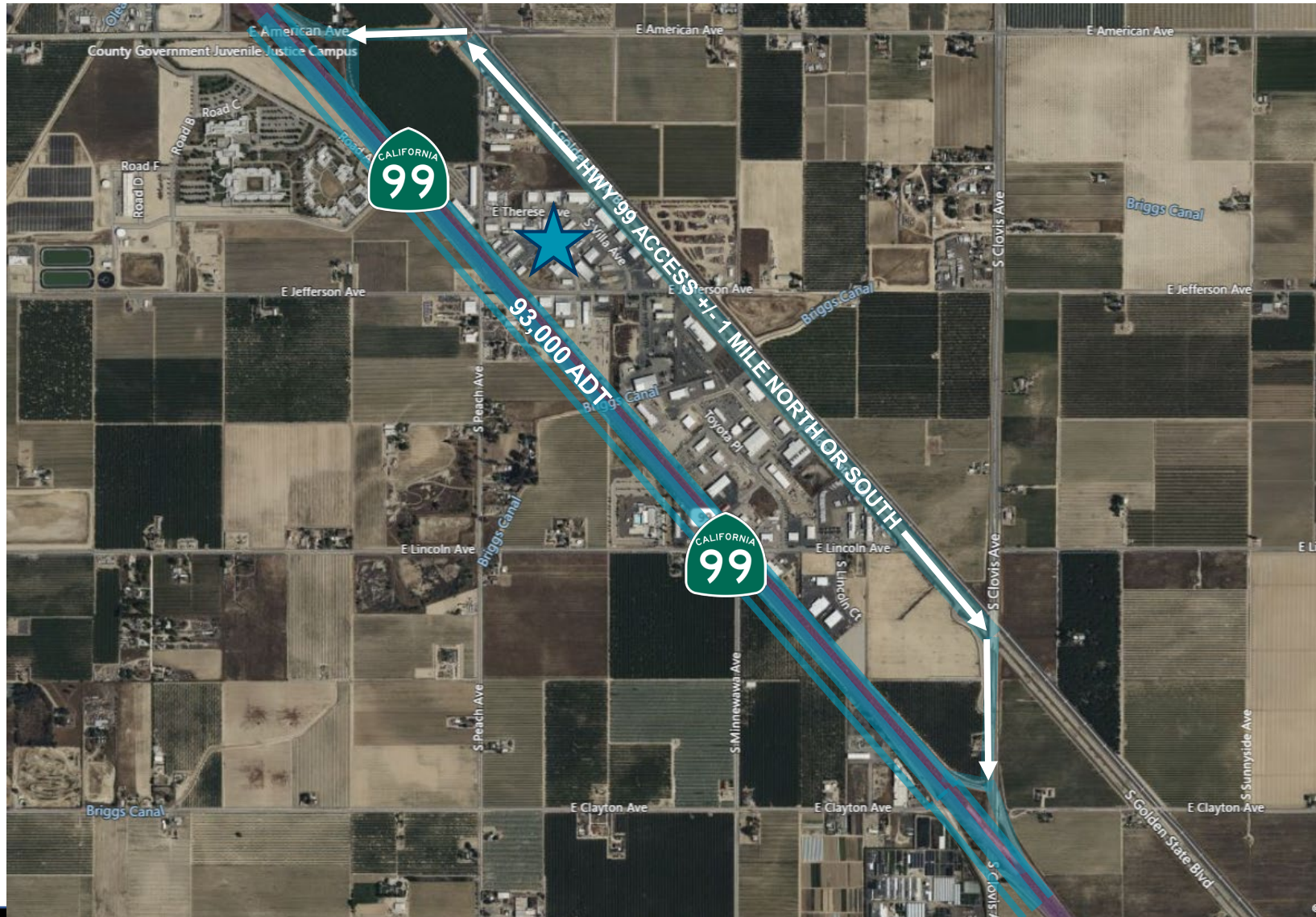
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