



**SCHUIL & ASSOCIATES**  
REAL ESTATE

## Office/Warehouse, Fresno

2246 E Date Ave, Fresno, CA 93706,  
USA • 2.38 Ac.

CalBRE: 00845607

**Schuil & Associates**

559-734-1700 • [www.schuil.com](http://www.schuil.com)



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**SIZE:**

+/-2.38 Assessed Acres

**LOCATION:**

2246 E. Date Avenue, Fresno, CA  
Location along Freeway 41, south of Jensen Avenue. Close proximity to Highway 99.

**BUILDINGS:**

Two (2) story office building featuring +/-10,400 sq. ft. of multiple offices, conference room, kitchen and restrooms.

In addition there is a +/-14,400 sq. ft. warehouse, +/-5,208 sq. ft. freezer and +/-3,472 sq. ft. cooler.

**LEGAL:**

APN: 328-240-44 – Fresno County

**REMARKS:**

Warehouse/freezer/cooler is currently tenanted with a 120 day notice to vacate.

Office space is vacant.

Temporary retention pond to the west could be built out.

**PRICE:**

**\$2,250,000**

**CONTACT:**

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