

FOR SALE

# 211 M STREET

FRESNO, CA 93721



## PROPERTY DESCRIPTION

211 M Street is a well-appointed industrial asset delivering adaptable floor plates and efficient loading solutions for contemporary distribution or manufacturing operations. The building is designed to support streamlined logistics with generous ceiling heights, unobstructed warehouse space, and ample truck maneuvering areas. Expansive yard space, and durable construction ensure reliable day-to-day functionality for high-volume users. Interior systems and infrastructure are tailored to minimize downtime, with clear spans allowing flexible racking layouts and light industrial workflows. This property is ideal for investors seeking a robust industrial holding with turnkey appeal for a diverse tenant base.

## LEASE INFORMATION

The property is currently leased under a 10-year absolute triple net lease, providing long-term rental income with the tenant responsible for taxes, insurance, maintenance, and operating expenses.

## OFFERING SUMMARY

Sale Price:	\$629,990
Lot Size:	14,500 SF
Building Size:	4,364 SF
NOI:	\$48,600
Cap Rate:	7.73%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	88	488	4,219
Total Population	371	2,080	15,750
Average HH Income	\$60,383	\$53,506	\$53,938



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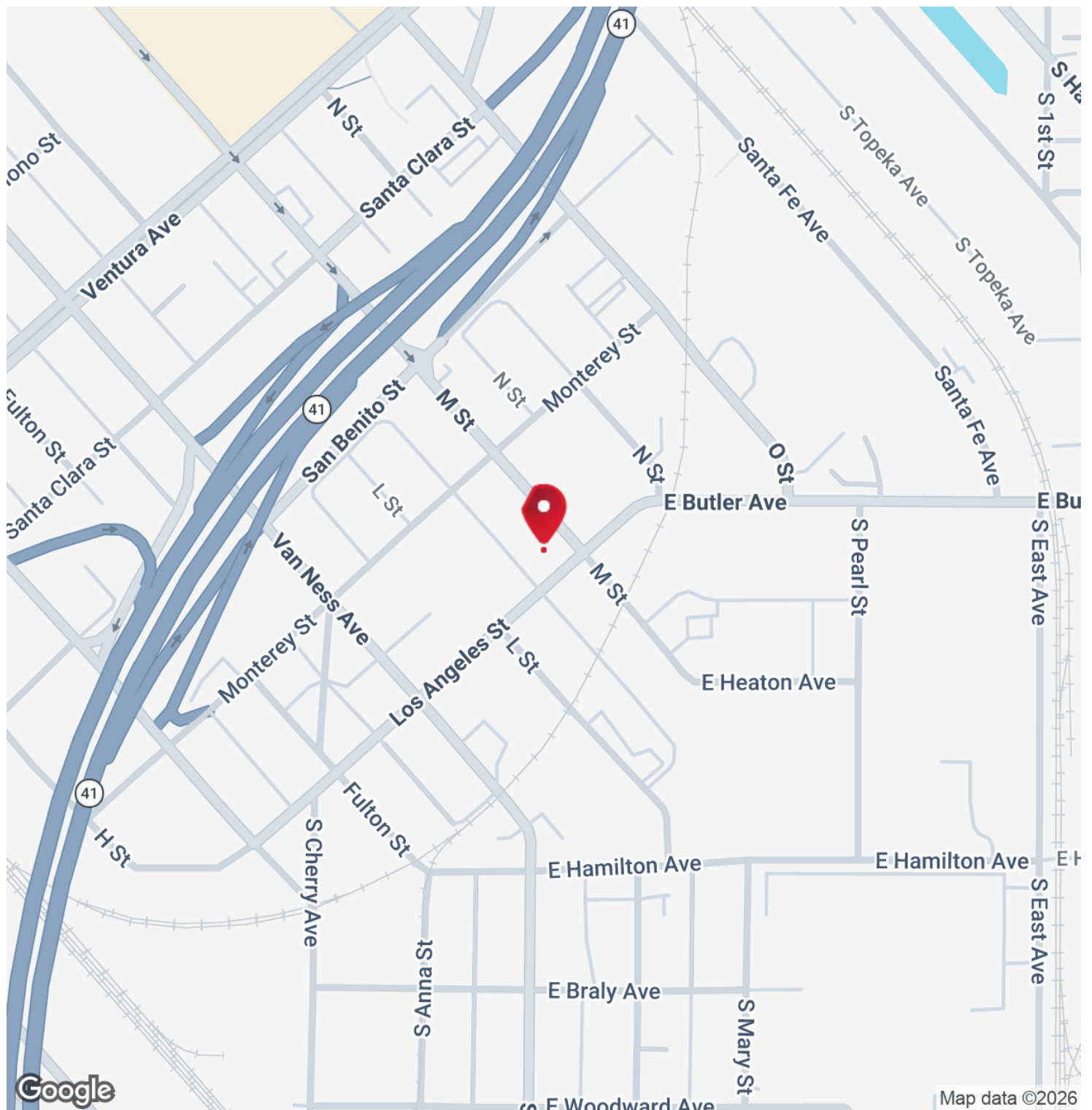
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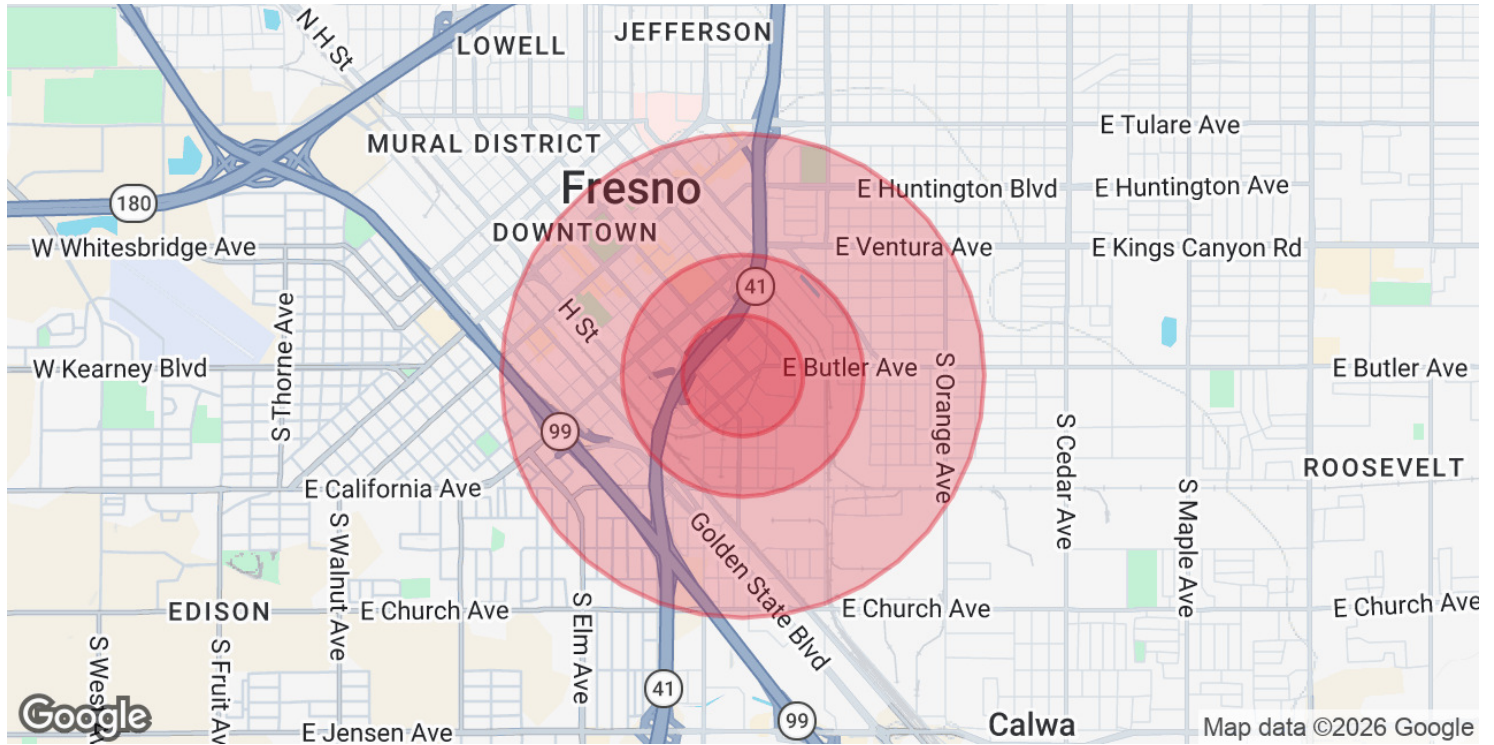
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	371	2,080	15,750
Average Age	38.4	34.4	31.2
Average Age (Male)	38.3	35.6	30.6
Average Age (Female)	39.1	33.1	32.2

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	88	488	4,219
# of Persons per HH	4.2	4.3	3.7
Average HH Income	\$60,383	\$53,506	\$53,938
Average House Value	\$192,185	\$168,622	\$177,971

2023 American Community Survey (ACS)



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