

**NNN Leased Industrial Building  
for Sale | 8.1% Cap Rate | Fresno**

**211 M St Fresno CA 93721**



**FOR MORE INFORMATION PLEASE CONTACT**

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# OFFERING SUMMARY



## PROPERTY SUMMARY

Exceptional investment opportunity to acquire a fully leased industrial property in Fresno, California, offering immediate cash flow through a 10-year Absolute Triple Net (NNN) lease. Priced at \$599,000, this income-producing asset features approximately 4,364 square feet of industrial improvements situated on a 14,500-square-foot lot, generating an annual Net Operating Income (NOI) of \$48,600 with an attractive 8.1% capitalization rate.

Designed to accommodate a variety of industrial operations, the building offers an efficient warehouse layout with clear-span workspace, approximately 13.9-foot ceiling heights, an 11' x 8' roll-up door, and 225-amp, three-phase electrical service. The property also includes ample exterior yard space and truck maneuvering areas, making it well suited for manufacturing, fabrication, warehousing, distribution, contractor operations, or other light industrial uses.

With the tenant responsible for property taxes, insurance, maintenance, and operating expenses under an Absolute NNN lease, ownership benefits from a predictable, low-management investment. Located within Fresno's established industrial district, the property provides convenient access to Highway 41, State Route 99, and major transportation corridors serving California's Central Valley.

Whether you're completing a 1031 exchange, expanding your investment portfolio, or seeking a stable industrial asset with long-term income, 211 M Street presents a compelling opportunity in one of the region's strongest industrial markets.

## Offering Summary

**Sales Price:** \$599,000

**Lot Size:** 14,500 SF lot

**Building Size:** 4,364 SF

## Highlights

- Tenant is responsible for taxes, insurance, maintenance, and operating expenses
- Approximately 13.9-foot clear ceiling height
- 11' x 8' roll-up door
- 225-Amp Three-Phase Power
- Ample yard and truck maneuvering space
- Suitable for manufacturing, distribution, fabrication, contractor, or warehouse operations
- Centrally located in Fresno's industrial corridor
- Excellent opportunity for investors seeking stable passive income

# PROPERTY FEATURES

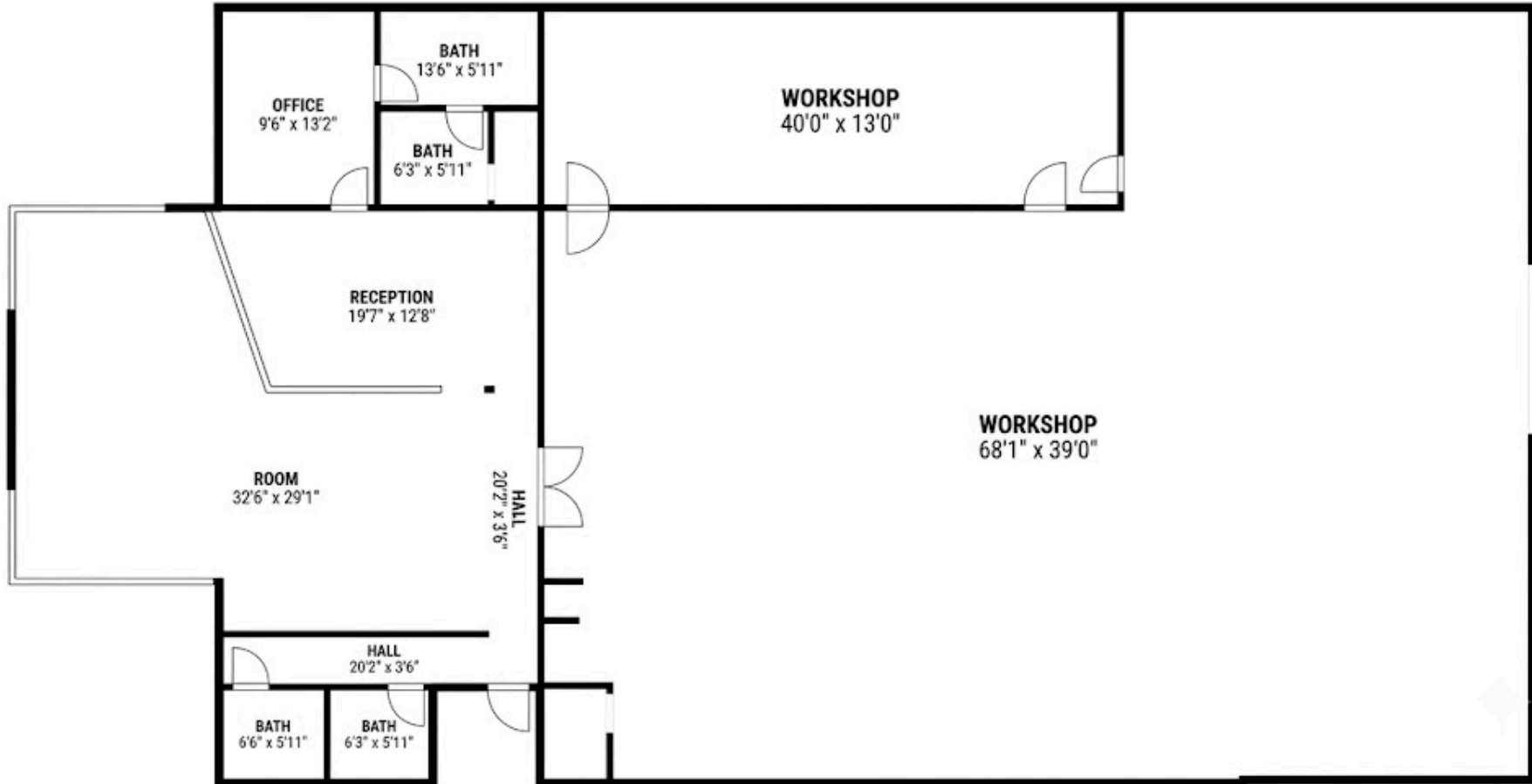
- » **Long-Term Absolute NNN Lease:** The property is secured by a 10-year Absolute Triple Net (NNN) lease, providing reliable income while the tenant is responsible for taxes, insurance, maintenance, and operating expenses.
- » **Strong Investment Returns:** Producing an annual Net Operating Income (NOI) of \$48,600 with an attractive 8.1% capitalization rate, this asset offers stable cash flow for investors seeking passive income
- » **Functional Industrial Facility:** The 4,364-square-foot building features a clear-span warehouse layout, approximately 13.9-foot ceilings, an 11' x 8' roll-up door, and 225-amp three-phase power, making it suitable for a variety of industrial operations.
- » **Spacious Yard & Truck Access:** Situated on a 14,500-square-foot lot, the property offers ample yard space and truck maneuvering areas to accommodate warehousing, manufacturing, distribution, or contractor operations.
- » **Strategic Fresno Industrial Location:** Located within Fresno's established industrial district, the property offers convenient access to Highway 41, Highway 99, Downtown Fresno, and major regional transportation corridors.
- » **Low-Management Investment:** With an Absolute NNN lease structure, ownership benefits from predictable cash flow and minimal day-to-day management responsibilities.
- » **Institutional-Quality Industrial Asset:** Combining stable tenancy, modern industrial functionality, and a strategic Central Valley location, this property is well suited for investors, 1031 exchange buyers, and long-term commercial real estate portfolios.



# PROPERTY SNAPS



# FLOORPLAN



**LEGEND**

- Business / Services
- Fitness
- Government / Agriculture
- Subject Property



# STREET VIEW

211 M St  
Fresno, CA 93721



M St





# LOCATION OVERVIEW

**Fresno County**, established in 1856, is the largest agricultural county in the U.S., with a 2020 population of 1,008,654, and a key component of the Fresno Metropolitan Statistical Area (MSA), which includes Madera County and saw a 0.5% population increase in 2024. Renowned for producing grapes, almonds, pistachios, dairy, and livestock, the county’s economy is diversifying into healthcare and manufacturing driving population growth and a strong rental market.

The 95-acre Fancher Creek Town Center, located at Clovis and Tulare Avenues, is a pivotal mixed-use development driving Southeast Fresno’s economic resurgence featuring 1 million square feet of retail and 740 residences, with the first phase, The Marketplace at Fancher Creek, offering 250,000 square feet of retail anchored by a 147,000-square-foot Target (opening October 2025), Sprouts Farmers Market, In-N-Out Burger, PetSmart, Michaels, and potential tenants like Chipotle and HomeGoods.

The City of Fresno’s Southeast Development Area Specific Plan outlines nearly 9,000 acres of future growth, targeting 45,000 new homes and 37,000 jobs by 2050. The plan emphasizes higher density, diverse housing options, and a multimodal transportation network, all framed around fiscal responsibility, social equity, and environmental sustainability. Anchored by mixed-use centers, employment districts, and open space, SEDA is designed to create vibrant, complete communities that support long-term economic and population growth in Fresno.



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