



*butler*  
**WAREHOUSE**

# butler WAREHOUSE

The Butler Warehouse is situated in the Downtown Fresno industrial market, at Butler and N Streets. The site is near access to Freeway 99, 41, 180 and 168, and also to Golden State Boulevard.

The building is zoned M-2 for heavy industrial uses. The structure is 22,880 square feet and sits on a 1-acre lot. The concrete building was recently outfitted with a new roof and alarm system. In addition, the property features high ceilings and two loading docks. Retail and services are nearby to the north in Downtown Fresno.

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## *Welcome to* **Fresno, California**

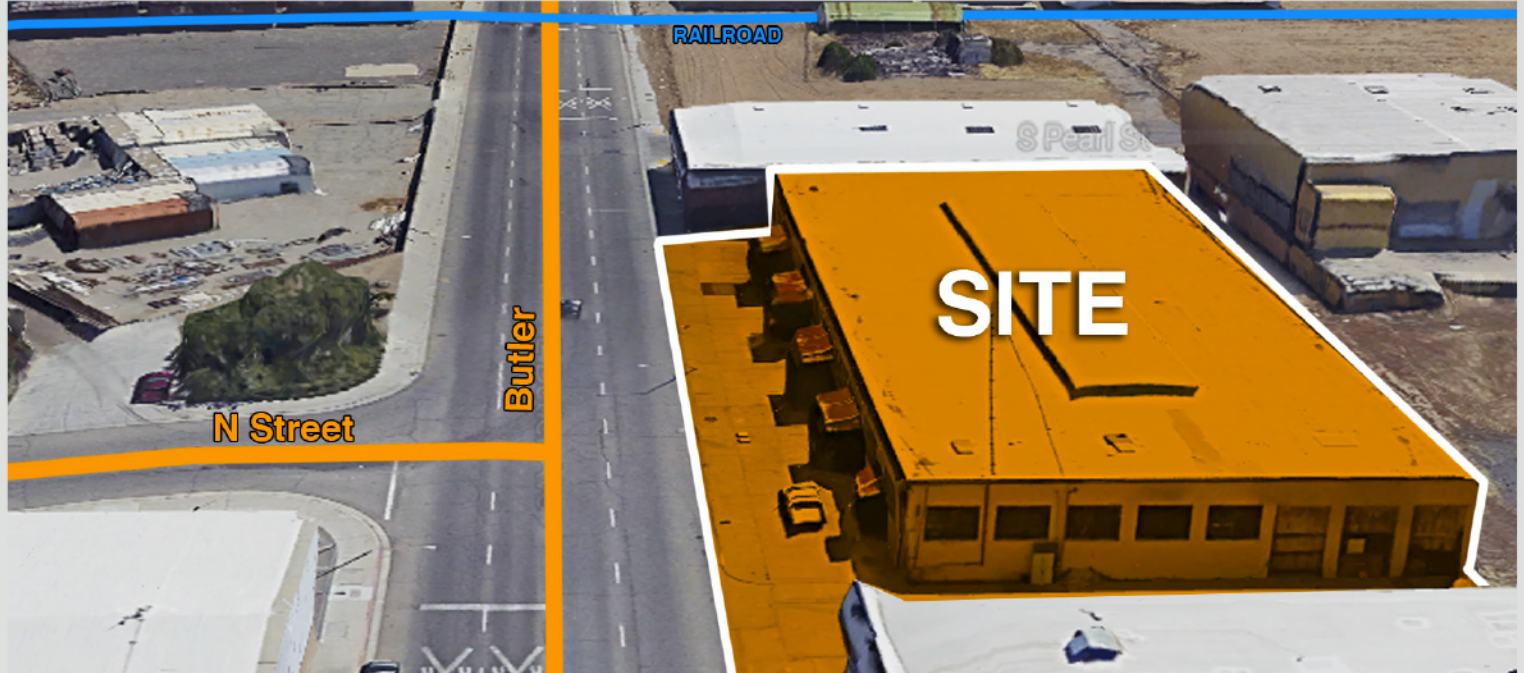


Fresno is located in the central San Joaquin Valley 175 miles south of the San Francisco/Bay Area, 215 miles north of Los Angeles, and 110 miles east of the central coast. Overnight access to the state's northern, southern and coastal markets is provided by connectivity to California's two major Freeways: Interstate 5 and Highway 99. The county has a diverse population of approximately 1.5 Million people and is growing at a rapid pace. Covering an area of more than 6,000 square miles, Fresno is the state's fifth largest city and remains California's best kept secret.

*For more information, visit [ZinkinDevelopment.com](http://ZinkinDevelopment.com)*

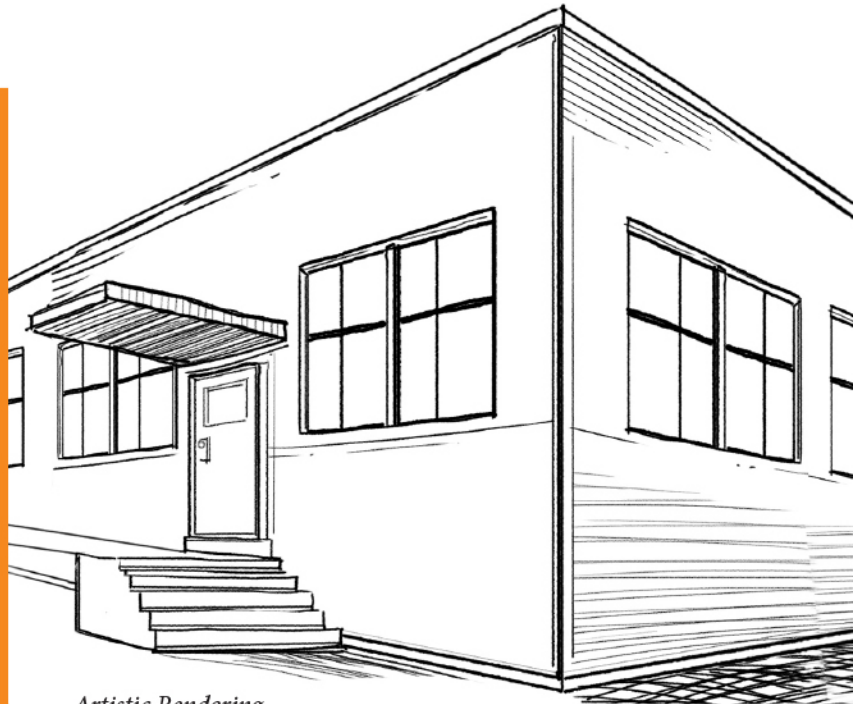


# PROPERTY FEATURES



## Prime Features

- 22,880 SF Building
- Access to FWY 99, 180 & 41
- Downtown Industrial Market
- Retail and Services Nearby
- High Ceilings
- Two Docking Doors
- M-2 Heavy Industrial
- Highly Functional Space
- Alarm System
- New Roof

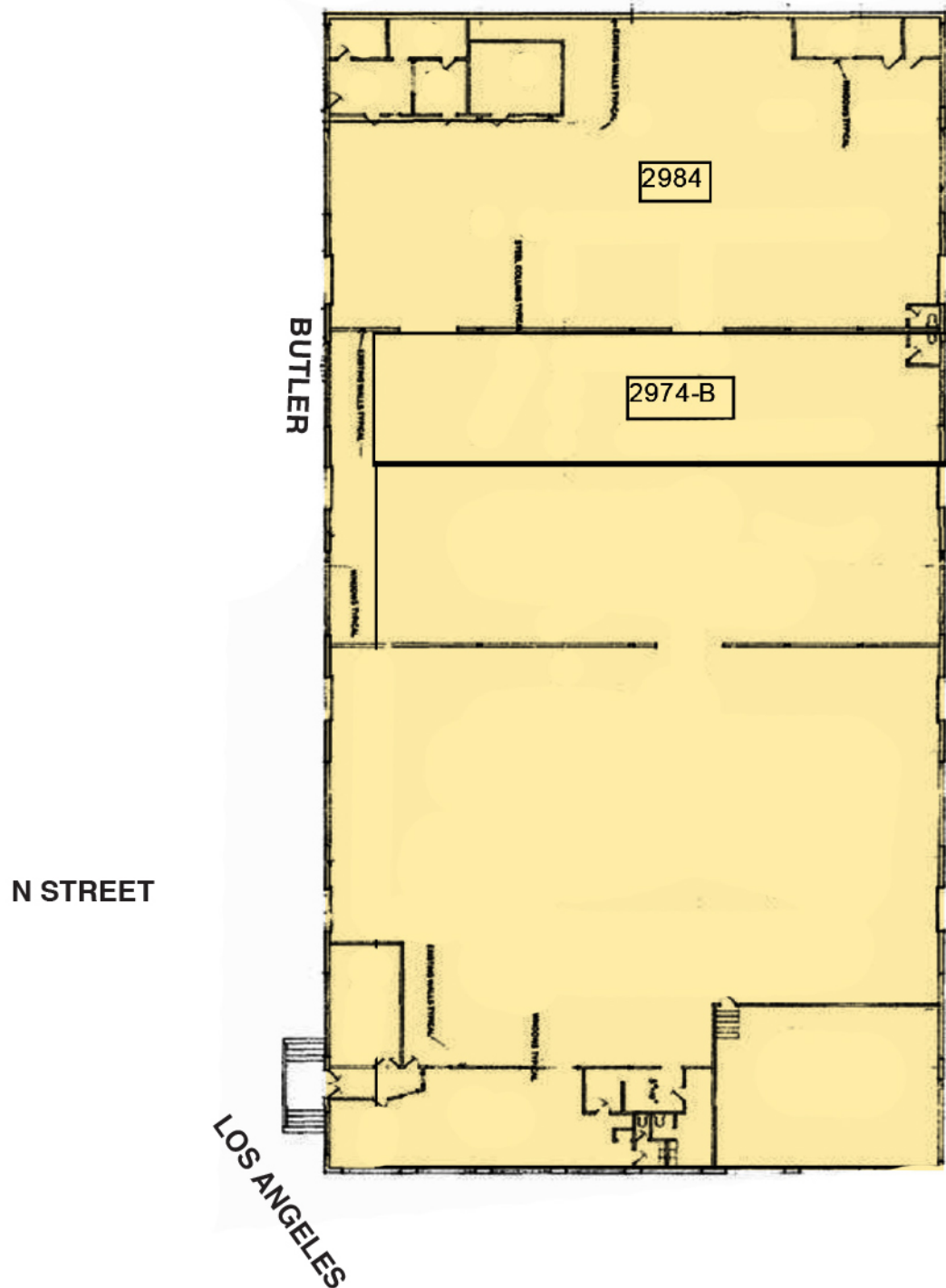


*Artistic Rendering*

This information is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each prospective tenant and/or its broker are encouraged to have his C.P.A. and/or financial advisor make an independent projection.

# SITE PLAN

*Subject to change without notice.*

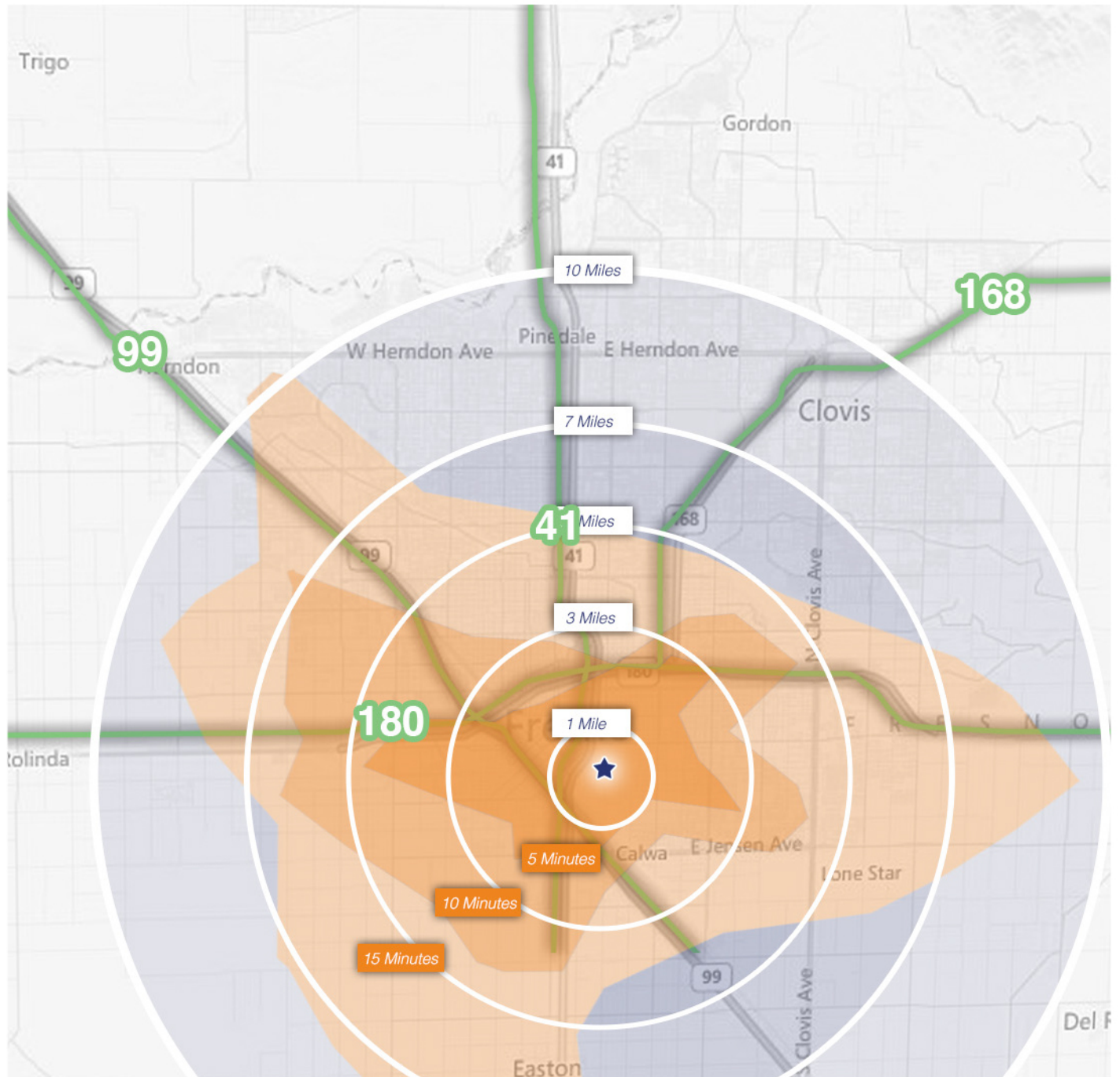


*For the most accurate merchandising site plan, please visit [www.ZinkinDevelopment.com](http://www.ZinkinDevelopment.com)*

**ZINKIN**  
DEVELOPMENT

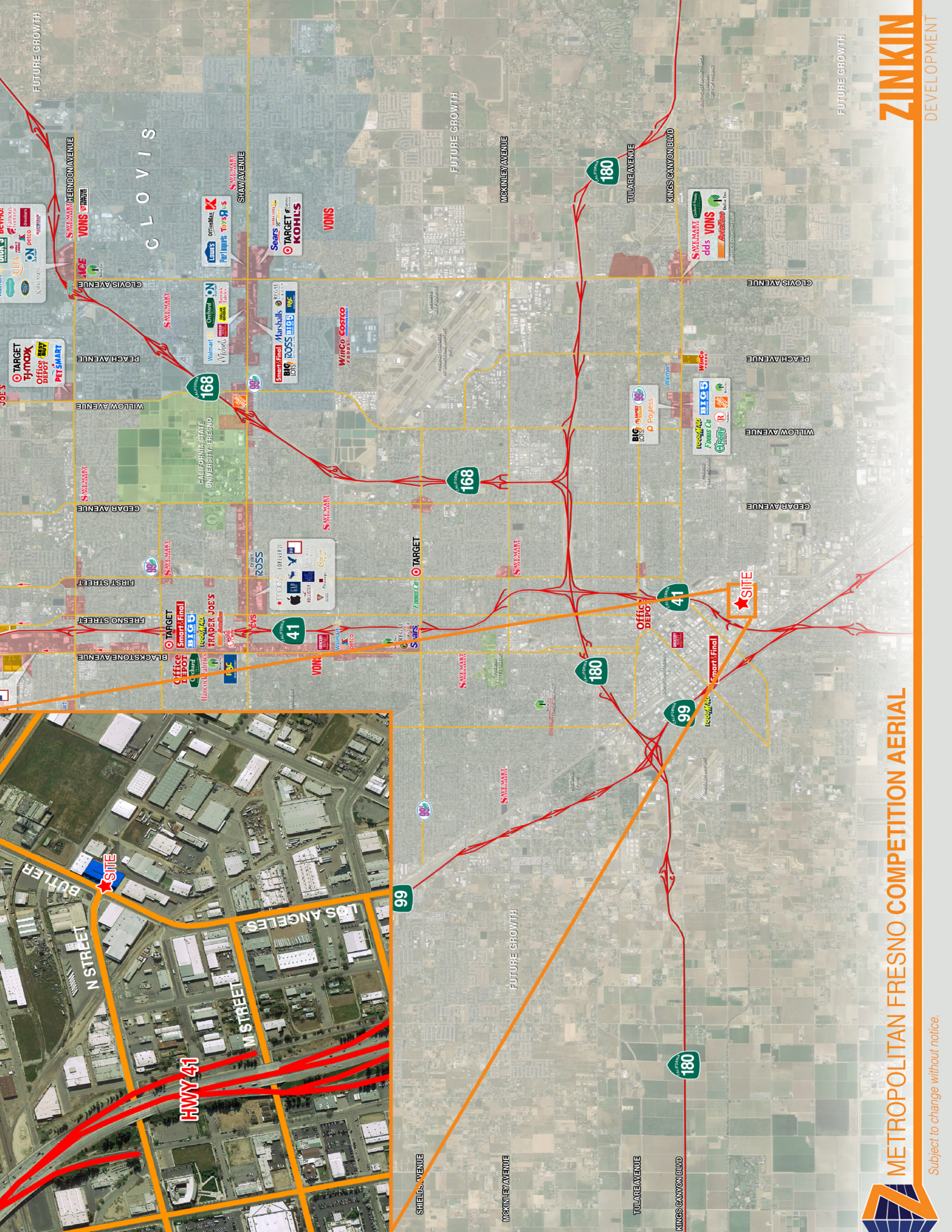


***Located within 15 Minutes of all of Fresno & Clovis  
and Two Minutes from Freeway Access (180, 41, 99)***



2014 Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Min. Drive	10 Min. Drive	15 Min. Drive
<b>Population</b>						
2010 Total Population	14,138	77,272	147,625	30,414	95,127	304,410
2014 Total Population	14,240	22,534	147,639	30,420	95,302	305,215
2018 Est. Population	14,520	22,640	147,692	30,540	96,122	309,512









# ZINKIN

DEVELOPMENT

☎ 559.224.8100 • ☎ 559.224.8111

5 River Park Place West, Suite 203  
Fresno, California 93720

[info@zinkindevelopment.com](mailto:info@zinkindevelopment.com)