

AVAILABLE FOR LEASE
25,000± SF INDUSTRIAL BUILDING — READILY DIVISIBLE TO 10,000± SF & 15,000± SF SUITES

96 S. WEST AVENUE

FRESNO, CA



AVAILABLE MARCH 1, 2026

NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

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96 S. WEST AVENUE

FRESNO, CA

PROPERTY INFORMATION

SUITE 101:

Available Space: 15,000± SF
Office Space: 1,300± SF
Warehouse: 13,700± SF
Lease Rate: \$0.85 PSF + NNN
Loading Doors: 2 Position Recessed Dock with 2 Doors
3 Grade Level (12x14') Doors

SUITE 102:

Available Space: 10,000± SF
Office: 150± SF
Warehouse: 9,850± SF
Lease Rate: \$0.80 PSF + NNN
Loading Door: 1 (12x14') Grade Level Door

Building Size: 25,000± SF
Lot Size: 1.23± Acres
Tenancy: Single or Multi-Tenant
Clear Height: 18'-20'
Year Built: 2007
Roll Up Doors: 4 (12'x14' On North Side)
Dock High Doors: 2 position recessed dock with 2 doors
Construction Type: Metal roof & "Metallic" metal building
Electrical: 2 electrical meters currently installed, but has 4 meter capacity on panel
Power: (1) 400amp 3-Phase
(1) 800amp 3-Phase
Zoning: IL (Light Industrial)

LOCATION DESCRIPTION

The property is located at the southwest corner of Nielsen, and West Avenues in the City of Fresno. It has good access to Interstate 99 via Belmont Avenue.



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PROPERTY
HIGHLIGHTS

- Two single fixture restrooms
- Sprinklered
- Large paved and fenced yard
- Upgraded LED exterior lighting
- 2 position dock with covered loading area
- Insulated walls and roof in warehouse
- Two small auxiliary offices towards back of building with an additional single fixture restroom

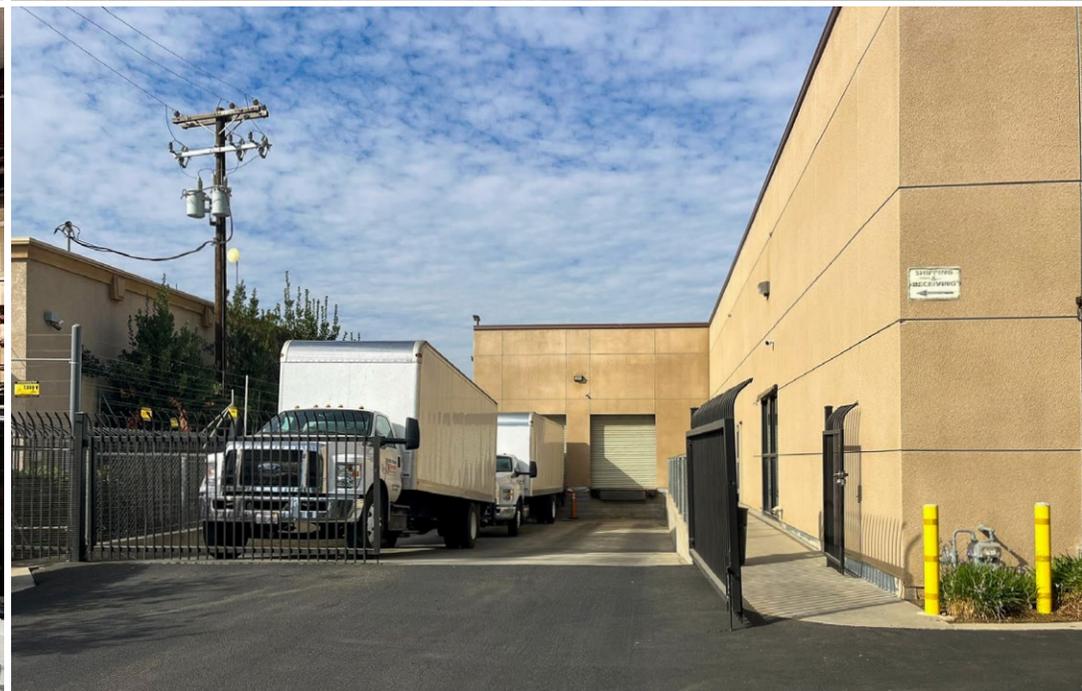
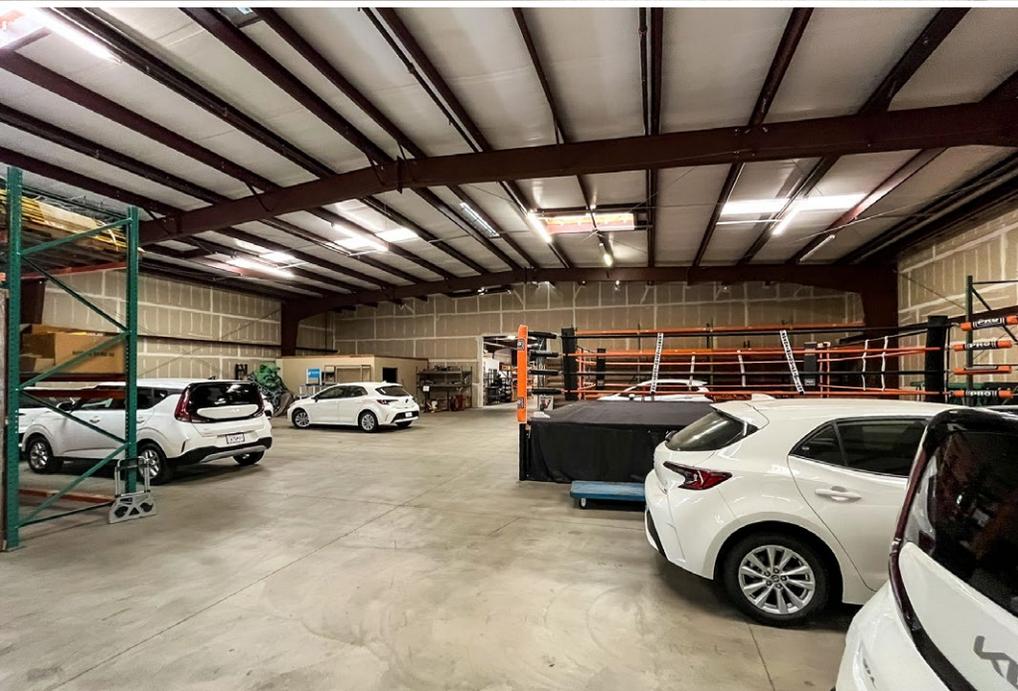
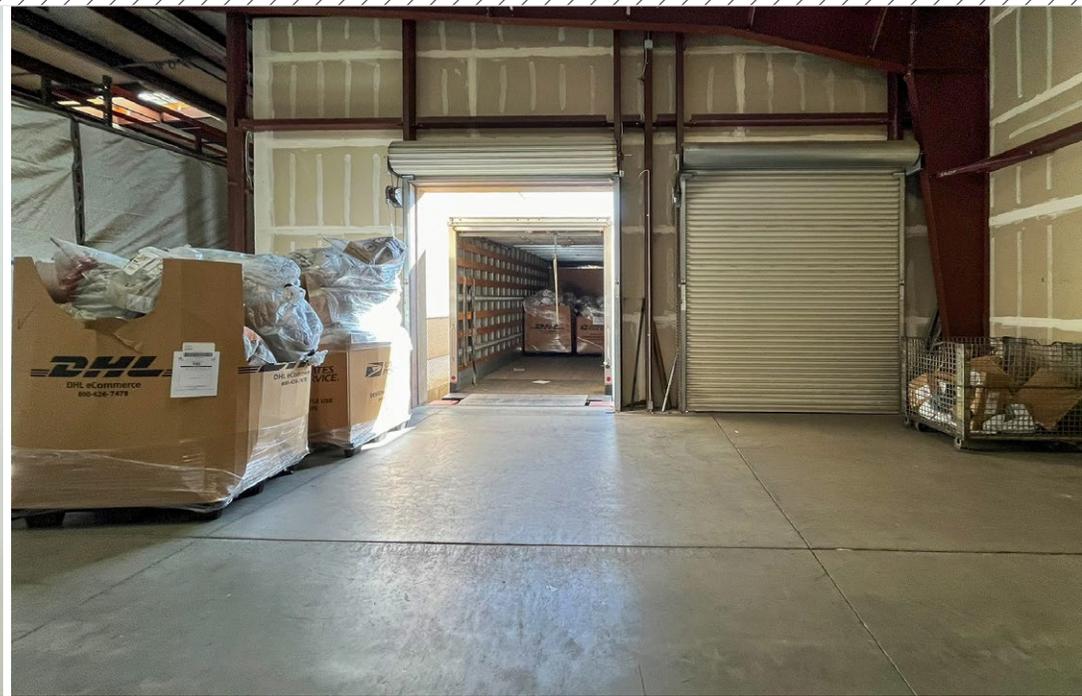


SUITE 101

SUITE 102

96 S. WEST AVENUE
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PROPERTY
IMAGES



96 S. WEST AVENUE
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AERIAL
MAP



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