

AVAILABLE FOR LEASE
14,400± SF INDUSTRIAL SPACE

4450 N. BRAWLEY AVENUE

FRESNO, CA

SUITE 101A
14,400± SF

NEWMARK
PEARSON COMMERCIAL

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PROPERTY INFORMATION

Available Space: <i>Warehouse Space:</i> <i>Office Space:</i>	Suite 101 A 14,400± SF 12,900± SF 1,500± SF
Asking Rent:	\$0.50 PSF NNN
Common Area Operating Expenses:	NNN (\$0.20 PSF)
Fenced Yard:	2,275± SF
Property Subtype:	Warehouse/Distribution
Column Spacing:	22' x 28'
Ground Doors	1 (8' x 10') 1 (12' x 14')
Docks:	1 dock high exterior loading ramp
Sprinklers:	Wet
Ceiling Height:	28'
Year Built:	1984
Zoning:	IL (<i>Light Industrial</i>)
APN:	424-041-01

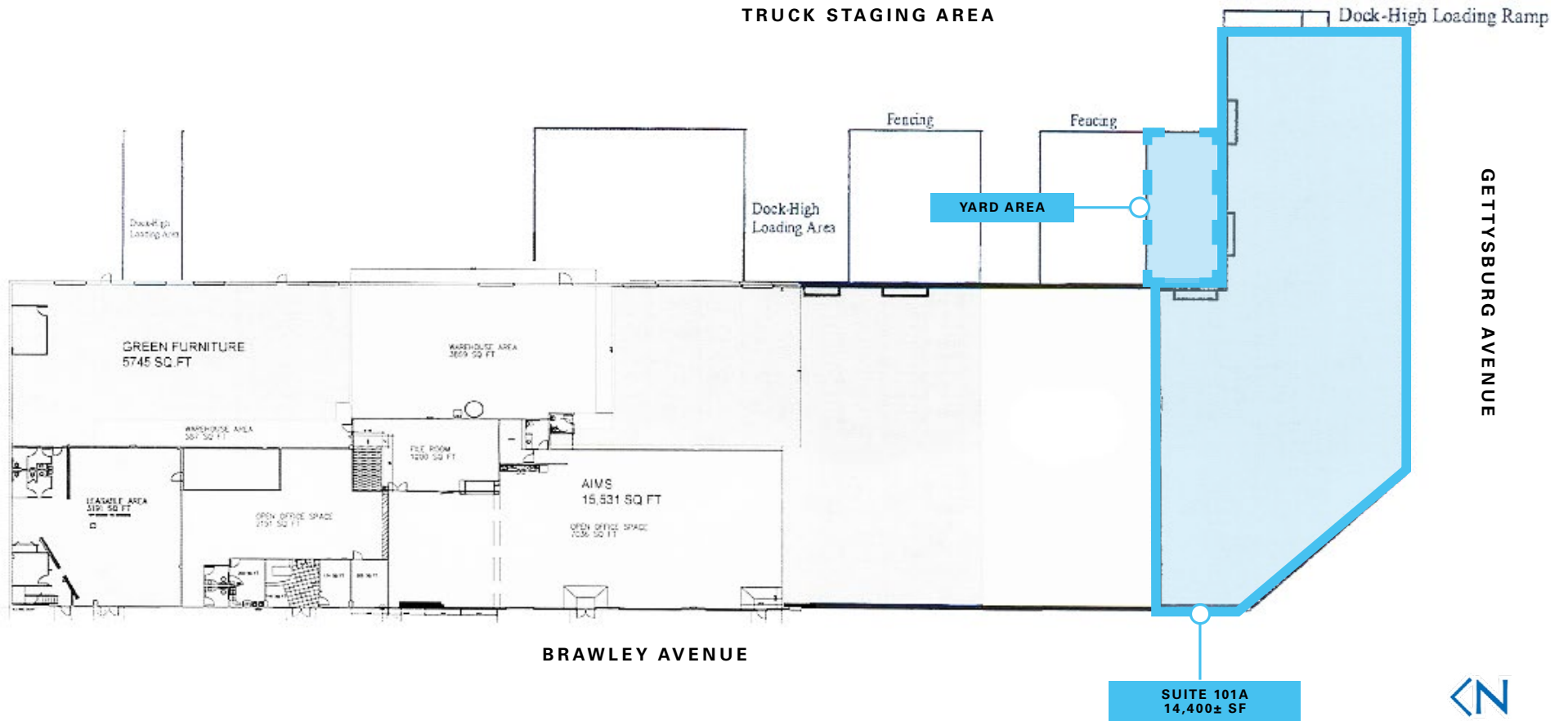


LOCATION DESCRIPTION

Subject property is located in northwest Fresno, in between Shaw and Ashlan Avenues and within close proximity to Freeway 99 and Golden State Highway.

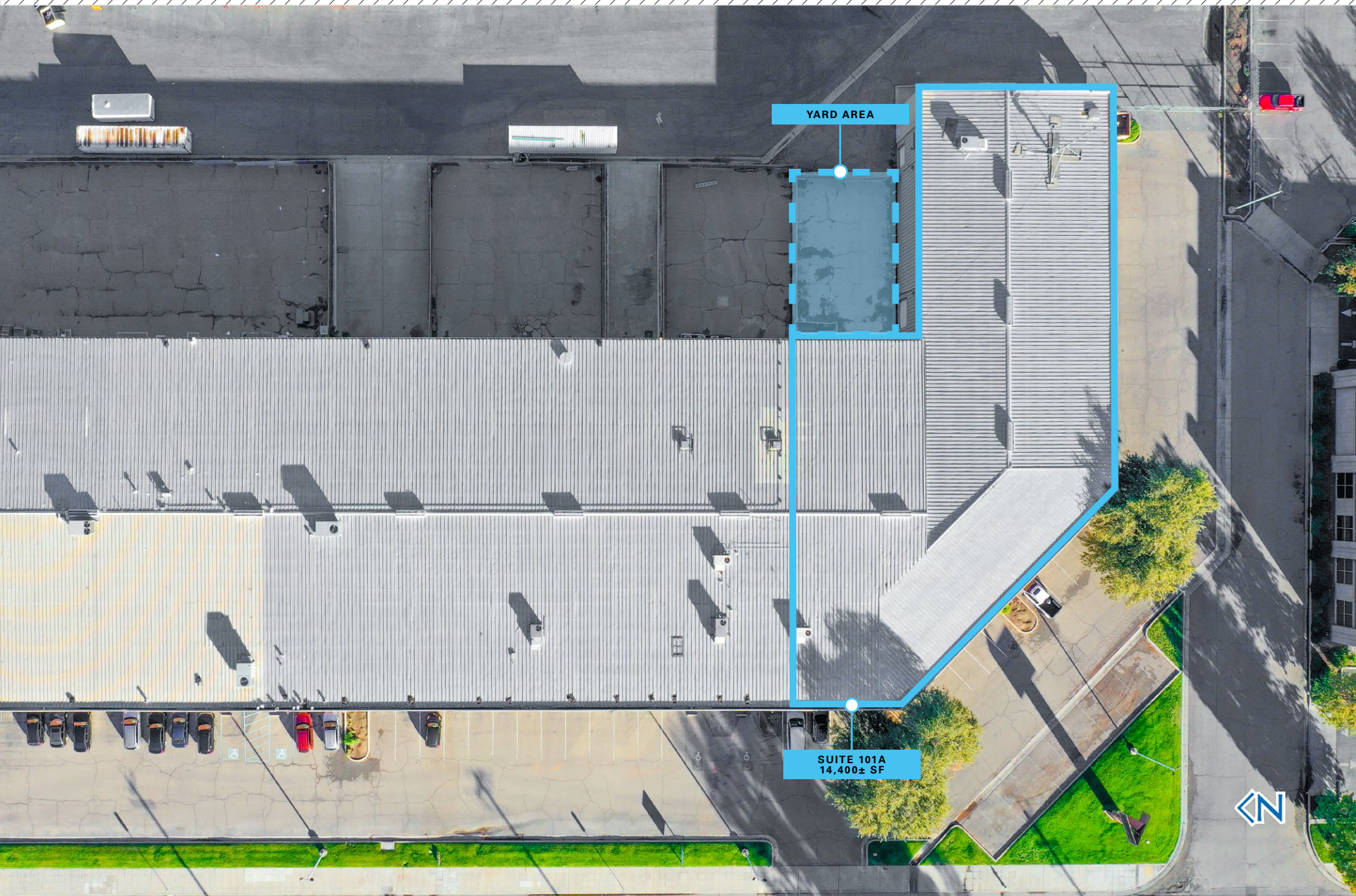
\$0.50 (PSF/Monthly)
LEASE RATE

NNN (\$0.20 PSF)
LEASE TYPE



4450 N. BRAWLEY AVENUE
FRESNO, CA

AERIAL
OVERVIEW



YARD AREA

SUITE 101A
14,400± SF



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PROPERTY
PHOTOS

WAREHOUSE SPACE



YARD SPACE



4450 N. BRAWLEY AVENUE
FRESNO, CA

GROUND
MAPS

LOCATION BENEFITS

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

UPS GROUND MAP



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FEDEX GROUND MAP



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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AERIAL
MAP



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