

AVAILABLE FOR LEASE
SMALL 1,000± SF UNITS

5494 E. LAMONA AVENUE

FRESNO, CA



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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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NEWMARK
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5494 E. LAMONA AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability: Multiple Units

Unit 116: 1,000± SF

Unit 118: 1,000± SF

Unit 120: 1,000± SF

Tenancy: Multiple

Ceiling Height: 14'

Zoning: IL (*Light Industrial*)

PROPERTY DESCRIPTION

26,460± square foot total over two multi-tenant industrial buildings on a 1.37± acre parcel with twenty-three separately metered spaces. Spaces are set up with a small office, restroom in suite and warehouse with 12' x 12' roll-up door. Most spaces are 1,000± square feet in total size.

HIGHLIGHTS

- Small industrial units
- 2 year initial term
- Close proximity to Highway 180
- All units have a small office and restroom

\$1.25/ft + NNN
LEASE RATE



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PROPERTY
FEATURES



CLOSE PROXIMITY



NEAR AIRPORT



SMALL OFFICE/INDUSTRIAL SPACE

This building is located on the south side of East Lamona Avenue, west of North Clovis Avenue just south of the Fresno International Airport, in the City of Fresno. Access to Freeway 180 is excellent via North Clovis Avenue.

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