

FOR SUBLEASE

18,192±SF OF INDUSTRIAL
WITH DOCK HIGH LOADING
AND YARD SPACE

4740
N. SONORA
AVENUE
FRESNO, CA

For information, please contact:

Ethan Smith, SIOR, CCIM

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t 559-447-6256

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CA RE Lic. #01395349

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

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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LOCATION DESCRIPTION

Located in West Fresno off of West Shaw and North Brawley Avenue within close proximity to Freeway 99.

PROPERTY INFORMATION

Available Space: <i>Office Space:</i>	18,192± SF 1,500± SF
Sublease Rate:	\$17,355 (\$0.95/SF)
Sublease Type:	NNN
Master Lease Expiration:	05/14/27
Lot Size:	1.55± acres
Property Subtype:	Warehouse/Distribution
Ceiling Height:	15.5'
Grade Level Doors:	4 (23'x14') 1 (17'x14') 1 (12'x14')
Sprinklers:	Wet
Power:	800 amps 120/208 volt 3 phase
Year Built:	2006
APN:	510-070-49

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HIGHLIGHTS

- Insulated Walls and Ceiling
- Fluorescent Warehouse Lighting
- Roof Vents
- Skylights
- Column Spacing (25'x48') and (25'x64')
- Full Pit Load Leveler at One Dock High Position
- Two Spot Truck Well With 70' Concrete Apron
- Covered Exterior Loading Platform
- Oversized Ground Level Loading Doors
- Drive Around Building Access for Highly Efficient Circulation and Use of Truck Well
- Fully Fenced and Paved for Clean and Secure Parking or Outside Storage



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AERIAL OVERVIEW



SUBJECT LINES ARE APPROXIMATE

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TWO SPOT TRUCK WELL



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OVERSIZED GRADE LEVEL LOADING DOORS



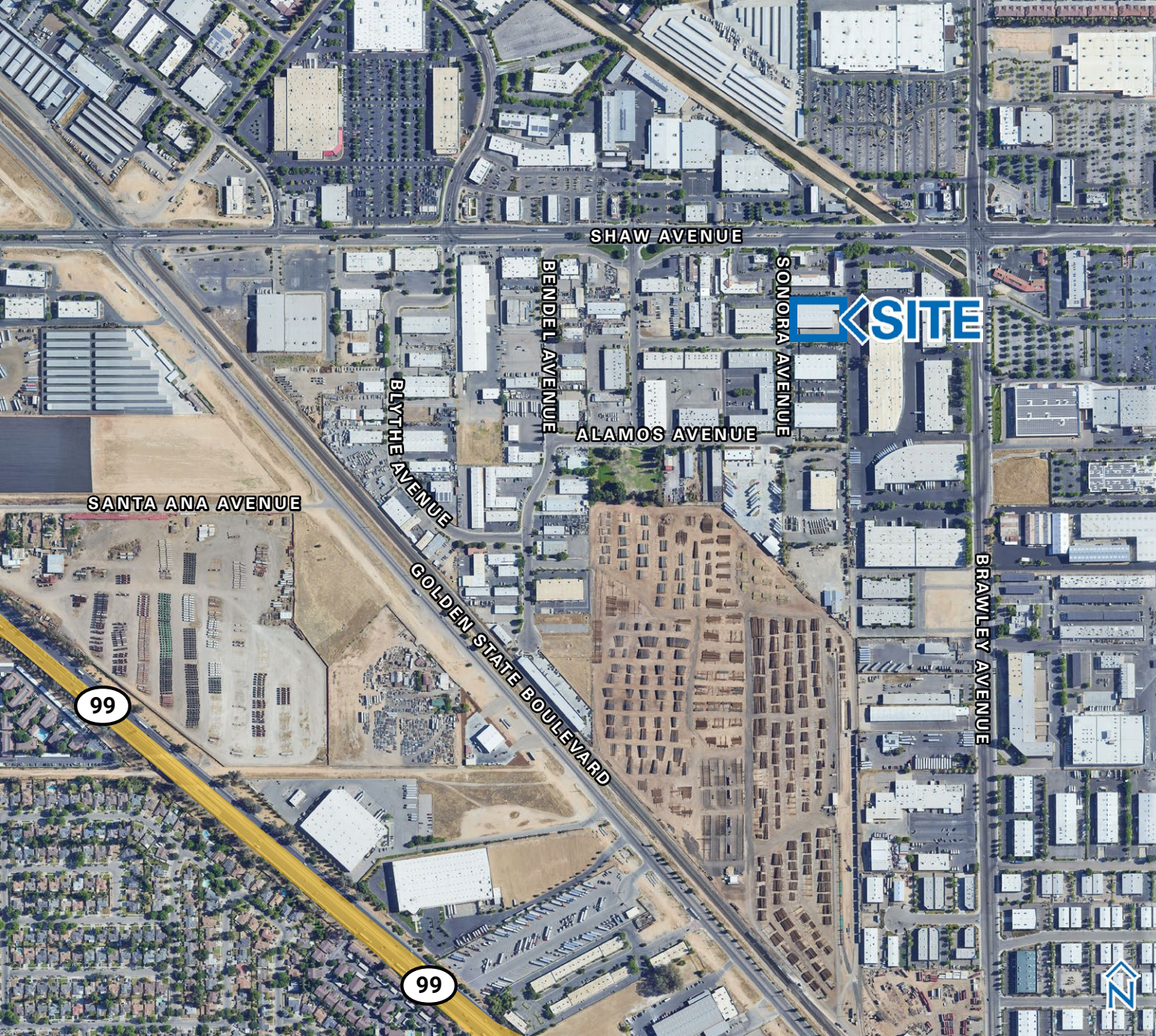
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FRESNO, CALIFORNIA

AVAILABLE FOR LEASE

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