



AVAILABLE FOR
LEASE FOR
FIRST TIME IN
OVER 50+
YEARS

TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

THE BUILDING HAS BEEN FULLY RENOVATED



OPTIONAL
+/-1.15 ACRES
OF GATED AND
SECURED YARD
SPACE **ADJACENT TO**
BUILDING



5% COMMISSION TO PROCURING BROKER!!



Joseph Tutelian | 559.349.0000

Commercial Real Estate | Investment Sales and Leasing | jrtutelian@gmail.com | CA DRE #01898510



AVAILABLE FOR
LEASE FOR
FIRST TIME IN
OVER 50+
YEARS

TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

THE BUILDING HAS BEEN FULLY RENOVATED

245 M STREET - PROPERTY INFORMATION

FREE-STANDING OFFICE WAREHOUSE BUILDING WITH LARGE RETAIL SHOWROOM AND OVERSIZED ILLUMINATED PYLON SIGNAGE WITH THE OPTION OF PARKING LOT 1.15 ACRES OF LAYDOWN STORAGE AND/OR PARKING.

245 M STREET

PARKING LOT I (OPTIONAL)

LOCATION:	245 M STREET	2200 BLOCK - LOS ANGELES
AVAILABLE:	8,600+/- SF	1.15 ACRES (50,000 SF) PARKING LOT
<u>Retail showroom and Office.</u>	4,200 +/- SF	N/A
LOT SIZE:	.60 ACRES (26,000 SF)	1.15 ACRES (50,000 SF)
PRICING:	CONTACT BROKER FOR DETAILS	CONTACT BROKER FOR DETAILS
APN'S:	468-235-24	N/A
ZONING:	DTN (provides for a variety of uses, including industrial, zoned for cannabis)	DTN
CLEAR HEIGHT:	12' - 16'	N/A
OPEN LOADING DOCKS:	4	N/A
ELECTRICAL:	600 Amps/240 Volt/3 Phase	N/A
DOCK-HIGH ROLL-UP DOORS:	ONE (1), 10' X 10'	N/A
CONSTRUCTION TYPE:	CMU and Steel Frame	Aggregate base rock
PARKING:	19 on-site and fenced, plus on-street parking	Accommodates 18 wheel trucks; fenced perimeter with rolling gates
SIGNAGE:	50+/- FT Illuminated Pylon Sign highly visible from SR-41	

PROPERTY DESCRIPTION

245 M Street - Property is a 8,600+/- SF free-standing office /warehouse building with large retail showroom. It consists of 4,200+/-SF of open retail showroom area which includes a t-bar ceiling, two offices, one large break room, and one restroom. The remainder of the building includes 4,400+/- SF of warehouse with heavy power, 12'-16' clear height, one warehouse restroom, small mezz area (not included in footage), four open loading docks with one 10' x 10' dock-high roll-up door. Property is gated with private yard and includes 19 on-site parking stalls, plus street parking.

PARKING LOT 1 - Approximately 1.15 acres, gated and secured, with aggregate base rock. Great for lay down storage yard and/or truck parking.



Joseph Tutelian | 559.349.0000

Commercial Real Estate | Investment Sales and Leasing | jrtutelian@gmail.com | CA DRE #01898510



AVAILABLE FOR
LEASE FOR
FIRST TIME IN
OVER 50+
YEARS

TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

THE BUILDING HAS BEEN FULLY RENOVATED



LOCATION DESCRIPTION

The Property is located in one of Fresno's most highly accessible Industrial Parks due to its proximity to all three major freeways, 41, 99, and 180, which range from .15 - 2 miles away. This ideally situated property between Freeway 41 and Freeway 99, which are the region's most important transportation corridors, is perfect for any industrial supply and or distribution business serving to a wide range of nearby areas including Fresno, Madera, Kings, and Tulare Counties.



Joseph Tutelian | 559.349.0000

Commercial Real Estate | Investment Sales and Leasing | jrtutelian@gmail.com | CA DRE #01898510



AVAILABLE FOR
LEASE FOR
FIRST TIME IN
OVER 50+
YEARS

TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

THE BUILDING HAS BEEN FULLY RENOVATED

245 M STREET & PARKING LOT I SITE PLANS



Joseph Tutelian | 559.349.0000

Commercial Real Estate | Investment Sales and Leasing | jrtutelian@gmail.com | CA DRE #01898510



AVAILABLE FOR
LEASE FOR
FIRST TIME IN
OVER 50+
YEARS

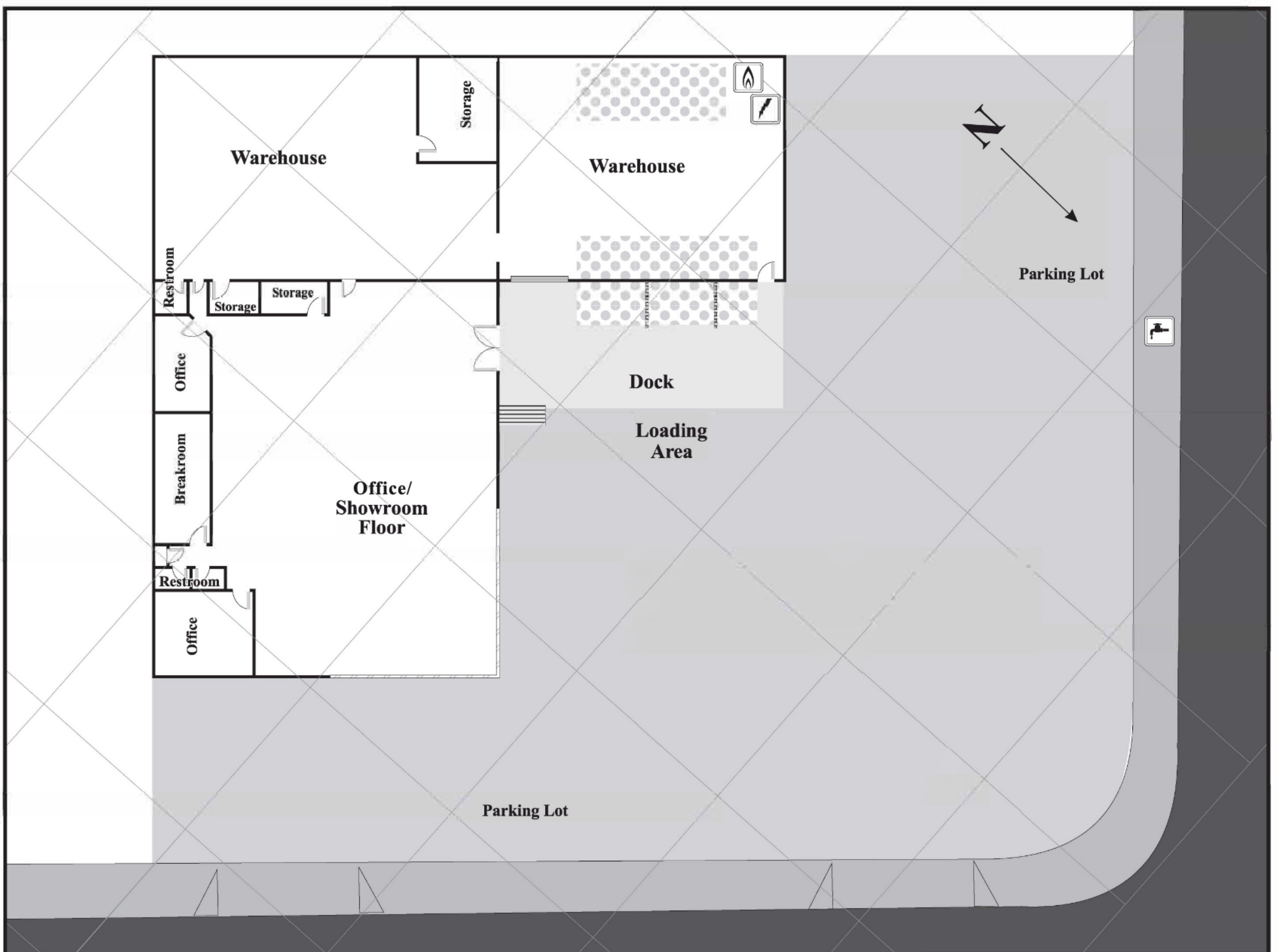
TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

THE BUILDING HAS BEEN FULLY RENOVATED

245 M STREET BUILDING SITE PLANS



Joseph Tutelian | 559.349.0000

Commercial Real Estate | Investment Sales and Leasing | jrtutelian@gmail.com | CA DRE #01898510



AVAILABLE FOR
LEASE FOR
FIRST TIME IN
OVER 50+
YEARS

TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

THE BUILDING HAS BEEN FULLY RENOVATED

245 M STREET BUILDING PHOTOS



Joseph Tutelian | 559.349.0000

Commercial Real Estate | Investment Sales and Leasing | jrtutelian@gmail.com | CA DRE #01898510