

AVAILABLE FOR LEASE
24,090± SF INDUSTRIAL BUILDING

96 S. WEST AVENUE

FRESNO, CA



AVAILABLE DECEMBER 1, 2025

NEWMARK
PEARSON COMMERCIAL

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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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96 S. WEST AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability:	24,090± SF
Office:	1,300± SF
Warehouse:	22,790± SF
Lot Size:	1.23± Acres
Tenancy:	Single
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.



\$0.78 (PSF/Monthly)
LEASE RATE

NNN (Approximately \$0.15/PSF)
LEASE TYPE

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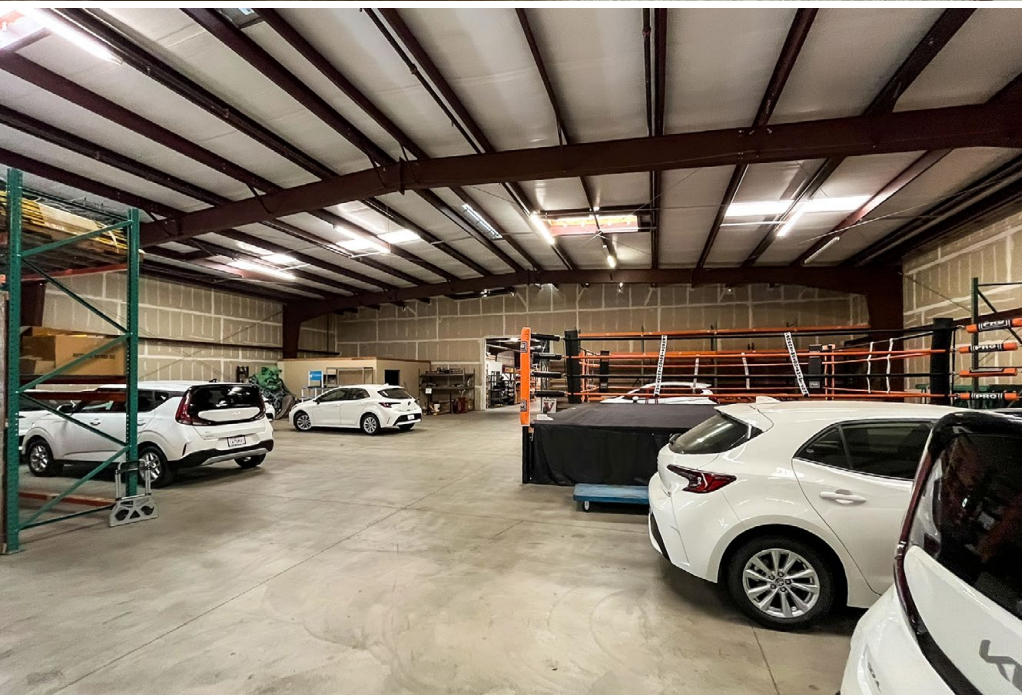
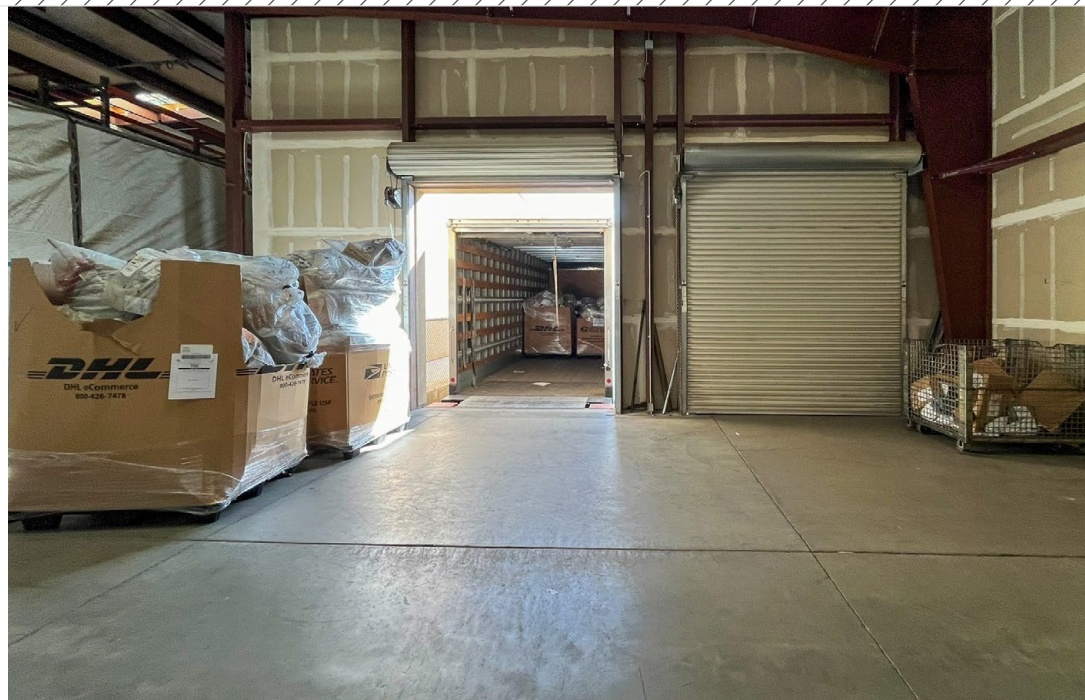
PROPERTY HIGHLIGHTS

- 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



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PROPERTY
IMAGES



96 S. WEST AVENUE
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AERIAL
MAP



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