

AVAILABLE FOR SUBLEASE  
8.40± ACRES OF LAND

# 4750 E. COMMERCE AVENUE

FRESNO, CA

SECURED  
FENCED YARD

SITE

**NEWMARK**  
PEARSON COMMERCIAL

**Ethan Smith, SIOR, CCIM**  
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t 559-447-6256  
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CA RE Lic. #01395349

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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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**4750 E. COMMERCE AVENUE**  
FRESNO, CA

**PROPERTY**  
INFORMATION



<b>Lot Size:</b>	8.40± Acres
<b>Yard Area:</b>	Combination of asphalt pavement and compacted base rock.
<b>Property Subtype:</b>	Industrial
<b>Zoning:</b>	IH ( <i>Heavy Industrial</i> )
<b>APN:</b>	487-042-36S

**PROPERTY SUBLEASE OFFERED 'AS-IS'**

**LOCATION DESCRIPTION**

Located in South Fresno off of Maple Avenue between Jensen Avenue & North Avenue within close proximity to freeway 99.



Subject Lines are Approximate

**\$18,480.88**  
MONTHLY RENT

**\$19,035.31**  
RENT ESCALATION (ON SEPTEMBER 1<sup>ST</sup>, 2024)

**August 31<sup>st</sup>, 2026**  
SUBLEASE EXPIRATION DATE



For information, please contact:

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