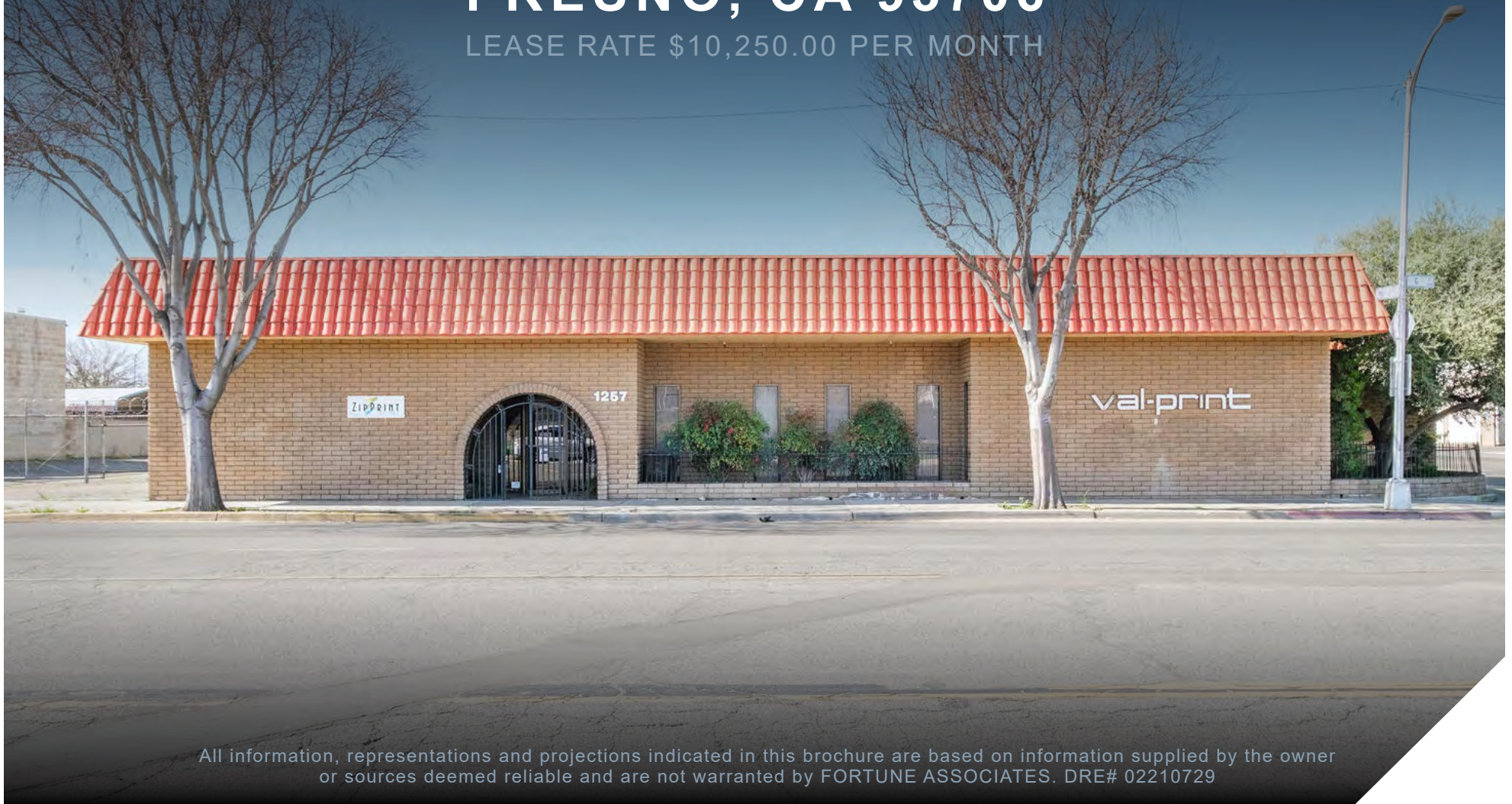


±11,600 SF FREE STANDING INDUSTRIAL BUILDING FOR LEASE

1257 G STREET FRESNO, CA 93706

LEASE RATE \$10,250.00 PER MONTH



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE# 02210729

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FORTUNE ASSOCIATES

Commercial Real Estate Brokerage

PROPERTY INFORMATION

Property Features

Positioned in downtown Fresno, this property presents an opportunity for business owners seeking expansion. This location offers convenient access to Freeways 41, 180, and Highway 99, and is situated within the Empowerment and Enterprise zones. The high-quality concrete block and metal building, fully insulated and air-conditioned warehouse, along with the fenced yard, provide a secure and adaptable space for businesses looking to expand their operations.

Property Information

TOTAL SF	±11,600
LEASE RATE	\$10,250 per month, NNN
LOADING DOORS	1-12'x12' & 1-12'x14' Ground Level Roll-Up
CONSTRUCTION	Concrete Block & Metal
CLEAR HEIGHT	12'-14'±
FIRE SPRINKLERS	Yes
ELECTRICAL	800AMP/460 volt/3 phase
ZONING	DTN (Downtown, City of Fresno)
AVAILABLE	July 2024
COMMENTS	Office furnished throughout

Available Space:

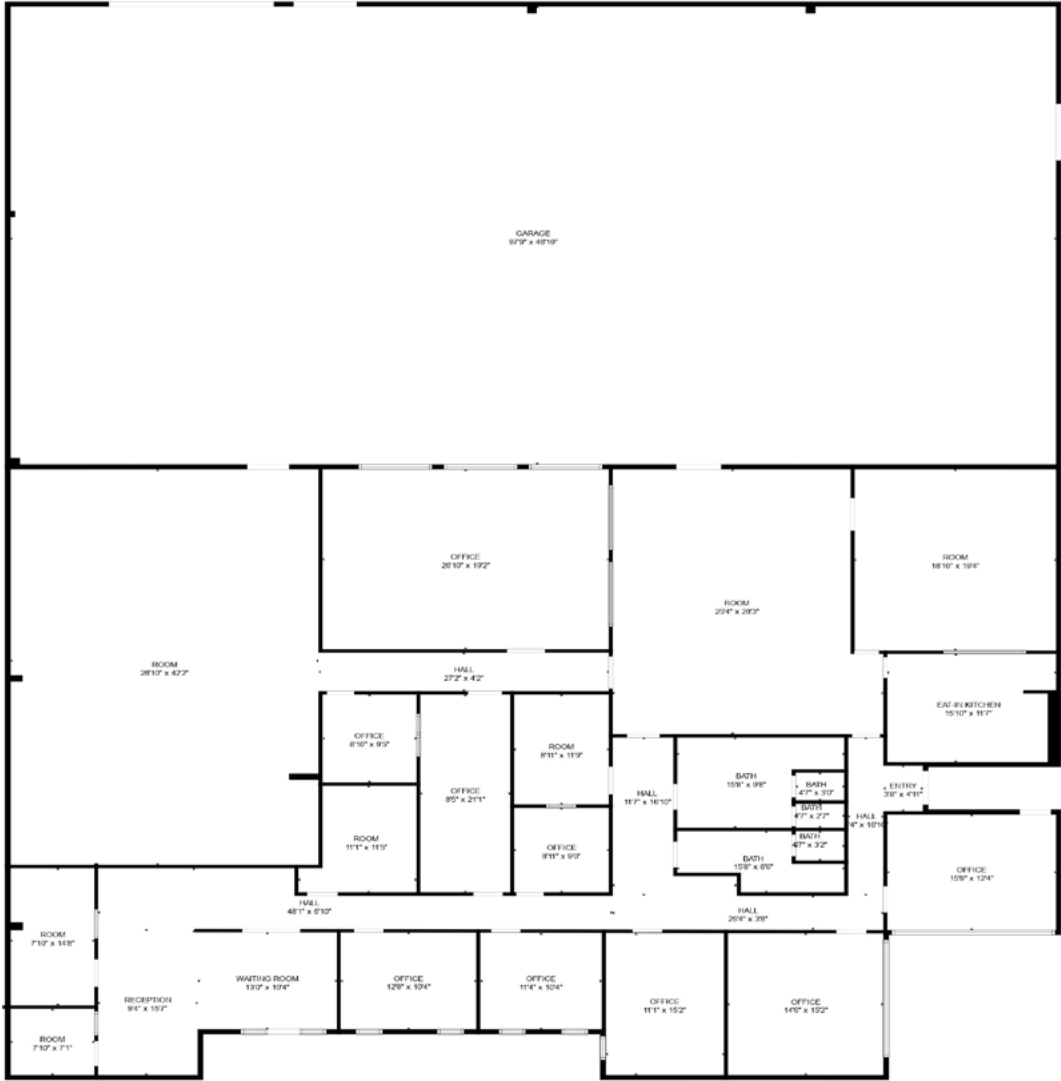
SF	DESCRIPTION
±6,000	Office space
±5,600	Warehouse space



INTERIOR PHOTOS



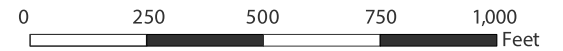
FLOOR PLAN



FUTURE DEVELOPMENT OF HIGH SPEED RAIL



FRESNO STATION
MARCH 2022



AERIAL



JB Tire & Detailing



Plaza Mexican Mall
Boost Mobile
Fresno Tours
Los Arcos Nightclub
Tortas Mexico

Underfunded Customs



G St.

Merced St.





All-Phase
ELECTRIC SUPPLY CO.
MSI MEDALLION SUPPLY

DUMONTprinting

DSS
D & S Sales

Merced St.

G St.

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