

INDUSTRIAL UNIT FOR LEASE

# 4475 NORTH BENDEL AVENUE FRESNO, CA 93722



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

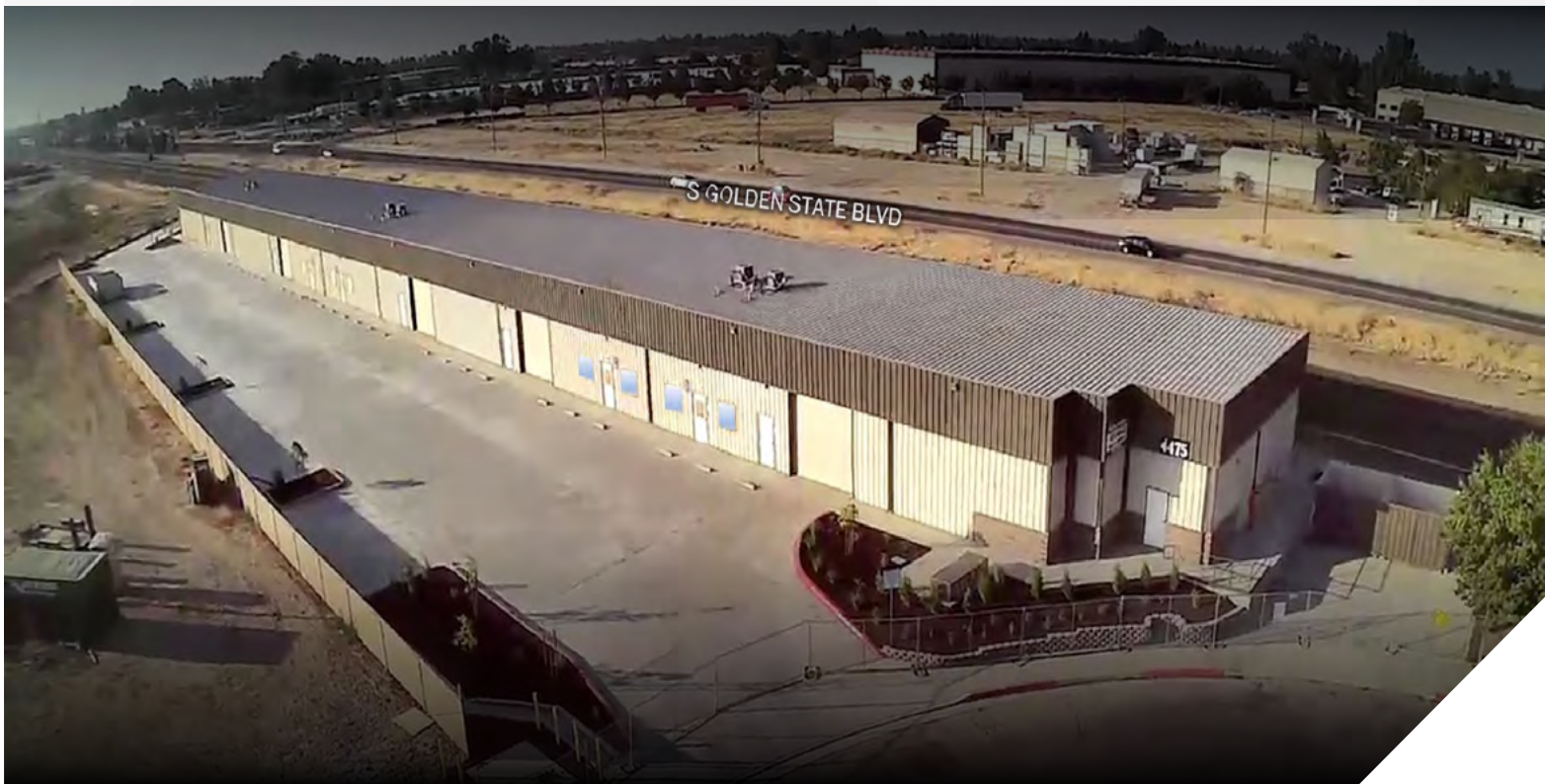


**BILL DALY**  
(559)930-3260  
DRE#01453177  
bdaly@fortuneassociates.com

**JAMES BITTER**  
(559)916-2603  
DRE#02044628  
jbitter@fortuneassociates.com

# HIGHLIGHTS

<b>AVAILABLE SPACE</b>	±3,332 SF
<b>LEASE RATE</b>	\$0.90 PSF plus CAM
<b>CLEAR HEIGHT</b>	12' to 16' per unit
<b>LOADING DOORS</b>	1 – 12' X 12' per unit
<b>ELECTRICAL</b>	200 amp, 3-phase, 120/208 volt per unit
<b>COMMON FENCED YARD</b>	Yes
<b>PRIVATE GATED YARD</b>	Yes
<b>FIRE SPRINKLERS</b>	Yes
<b>ZONING</b>	IL (Light Industrial, City of Fresno)
<b>CONSTRUCTION</b>	Metal
<b>AVAILABLE</b>	January 2025
<b>COMMENTS</b>	Excellent Visibility from Golden State Blvd



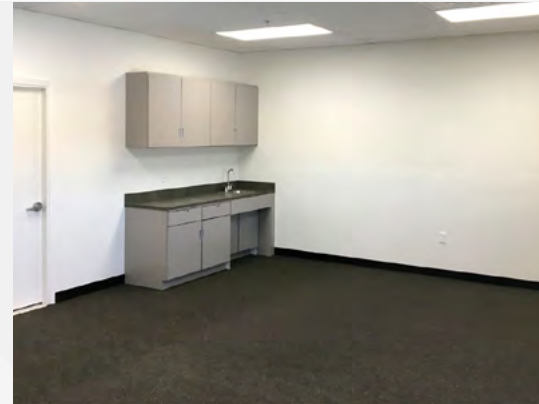


# HIGHLIGHTS

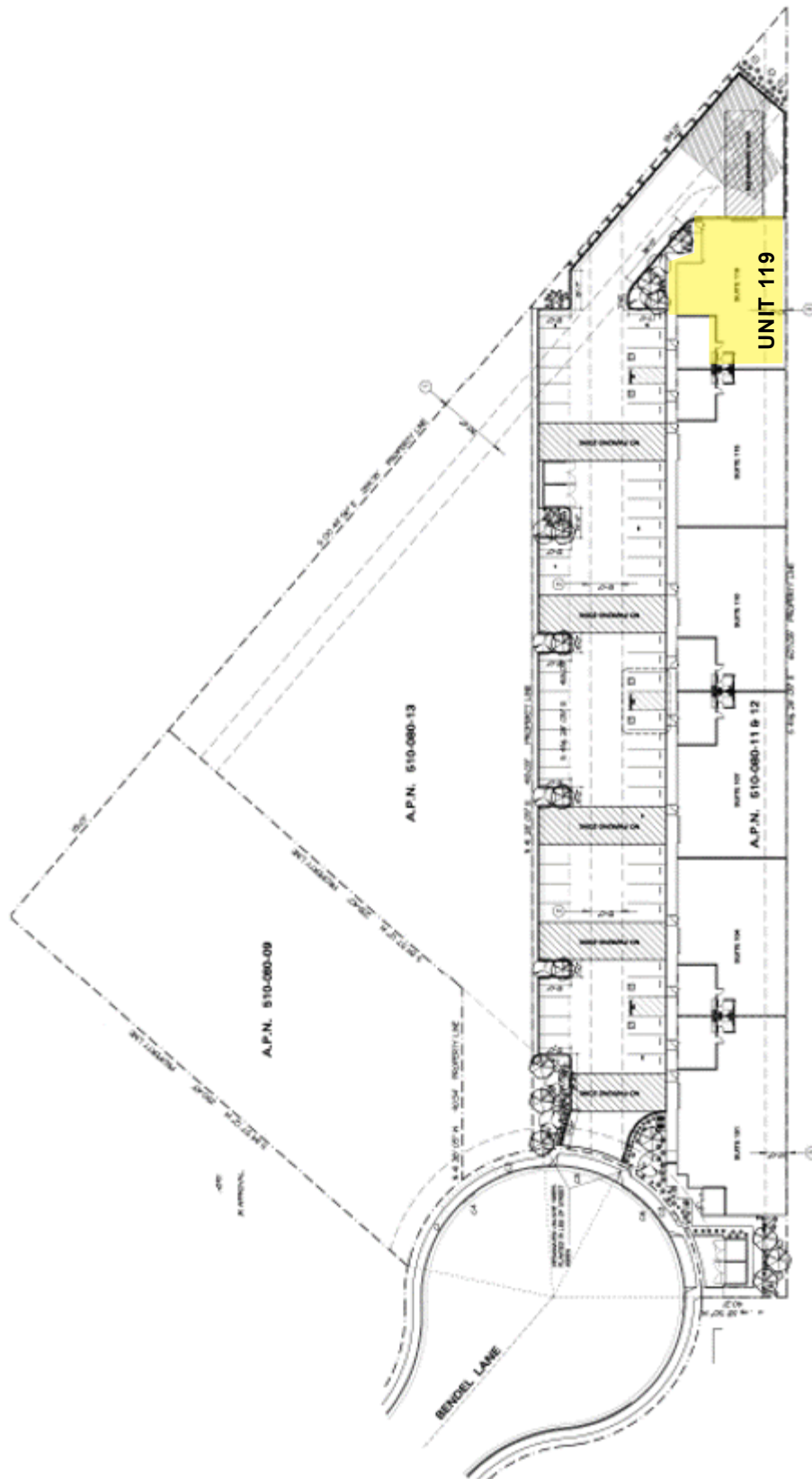
## Available Space

UNIT	UNIT TOTAL SF
119	3,332±

\*Unit total SF does not include a prorated portion of the Common Utility Room

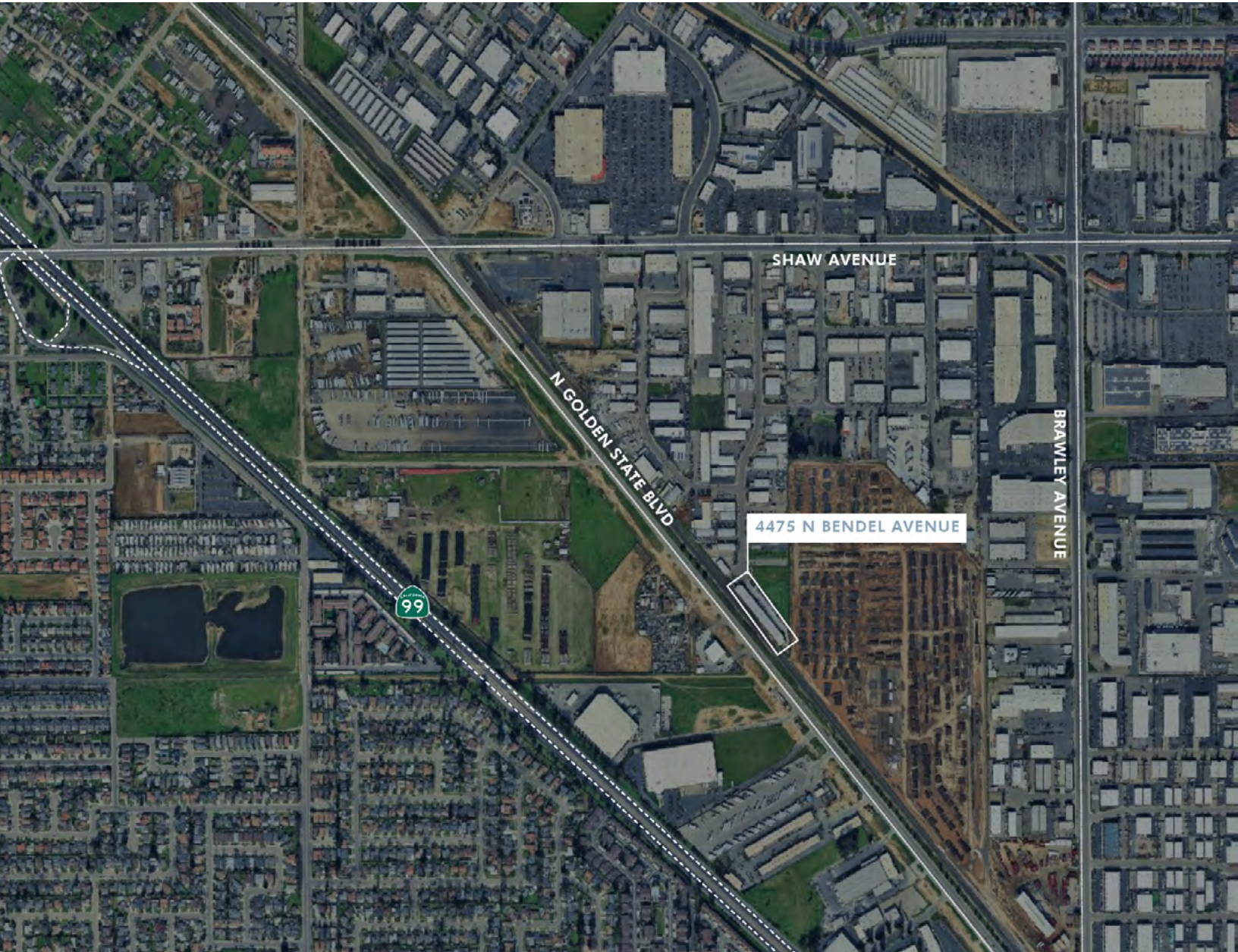


# PARCEL MAP





# 4475 N BENDEL AVENUE, FRESNO CA 93722



470 E. Herndon Avenue, Suite 200  
Fresno, CA 93720

**BILL DALY**  
(559)930-3260  
DRE#01453177  
bdaly@fortuneassociates.com

**JAMES BITTER**  
(559)916-2603  
DRE#02044628  
jbitter@fortuneassociates.com