

ASHLAN/99 BUSINESS PARK • Fresno, California



# WAREHOUSE/OFFICE FOR LEASE

*Approximately  $\pm 1,520$  &  $\pm 2,225$  Square Feet  
Below Market Rent \$.99/SF*

- Quality Offices With Warehouse
- Interior Restrooms
- Abundant Natural Lighting / Good Ceiling Insulation
- Secured On-Site Parking
- Centrally Located Between Bakersfield/Sacramento
- Right Next To Freeway 99 On/Off Ramps
- Great Street Signage & Facia Available



## ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS  
PHONE: 559/228-8900  
DRE LICENSE #00870649

MITCH WEIBERT  
PHONE: 559/355-0841  
DRE LICENSE #02198339

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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## PROPERTY INFORMATION

**Location:** Ashlan/99 Business Park is just off the Freeway 99 business corridor

**Description:** Very Well maintained single story building, concrete tilt-up, insulated, air conditioned offices, parking, with warehouse.

Address	Suite #	Square Feet	Rent/Sq. Ft.*	Comments
4186 W. Swift	101	±1,520 SF	\$.99/SF NNN	2-3 Offices, Open Area, and Restroom
4230 W. Swift	106	±2,225 SF	\$.99/SF NNN	4-5 Offices, Open Area, and Restroom

**Terms:** NNN Lease - Tenants pay operating expenses (Approximately \$.27/SF)

**Zoning:** M-1-P -- Office & Warehouse Use

**Parking:** Abundant Secured Gated Parking



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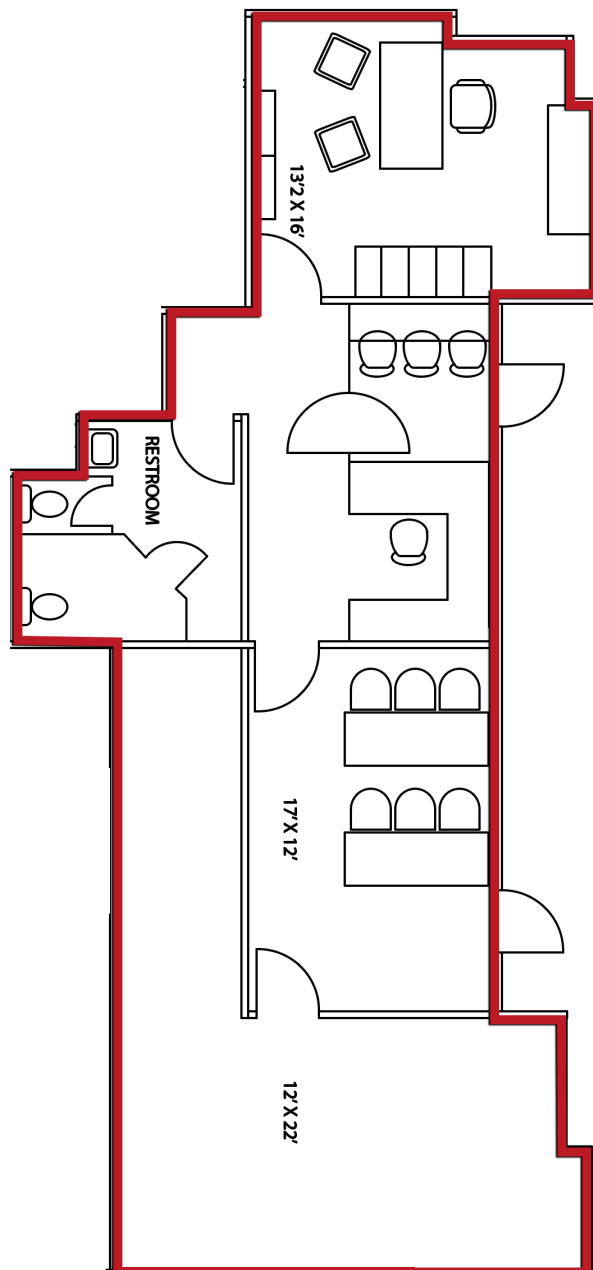
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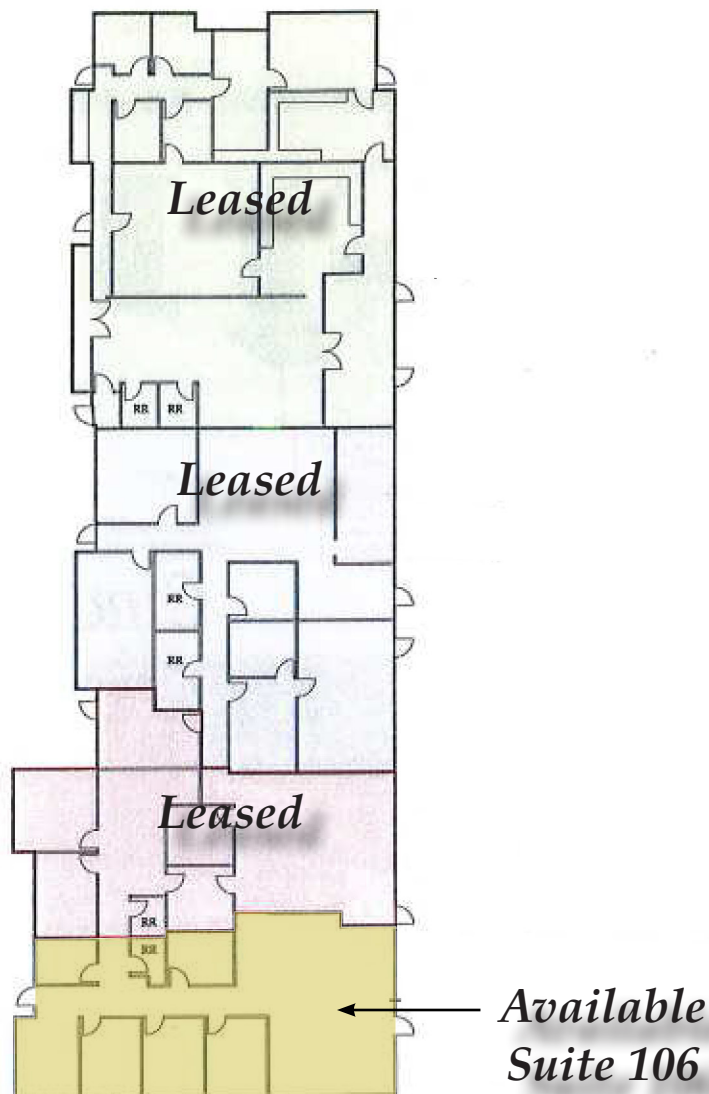
# FLOOR PLAN - 4186 WEST SWIFT SUITE 101

TOTAL  $\pm 1,520$  SF



# *FLOOR PLAN - 4230 WEST SWIFT SUITE 106*

*TOTAL ±2,225 SF*

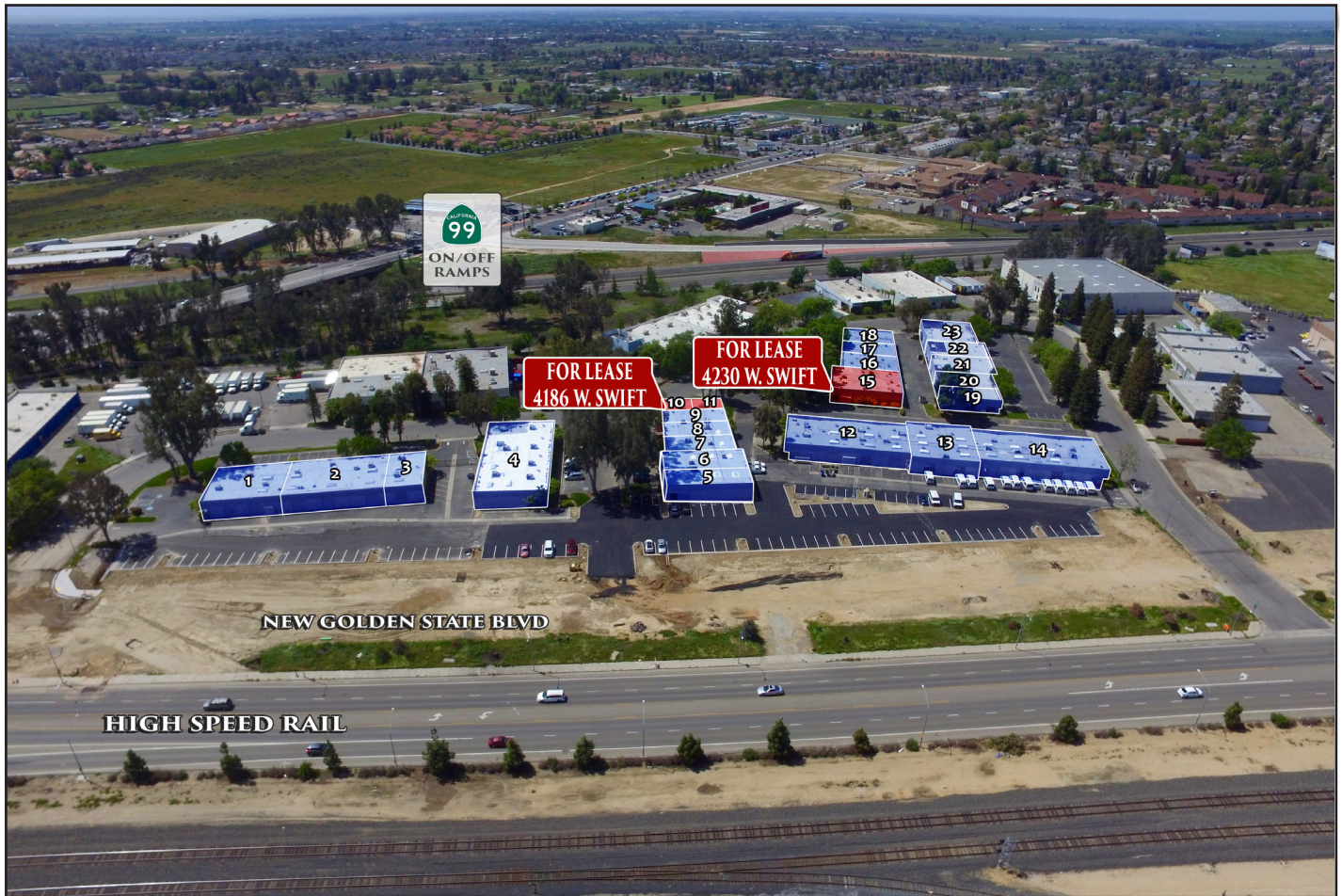




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## CURRENT AERIAL



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# PROPERTY AERIAL

## SECURED SITE



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