

WAREHOUSE/OFFICE FOR LEASE

Approximately ±1,520 & ±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

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

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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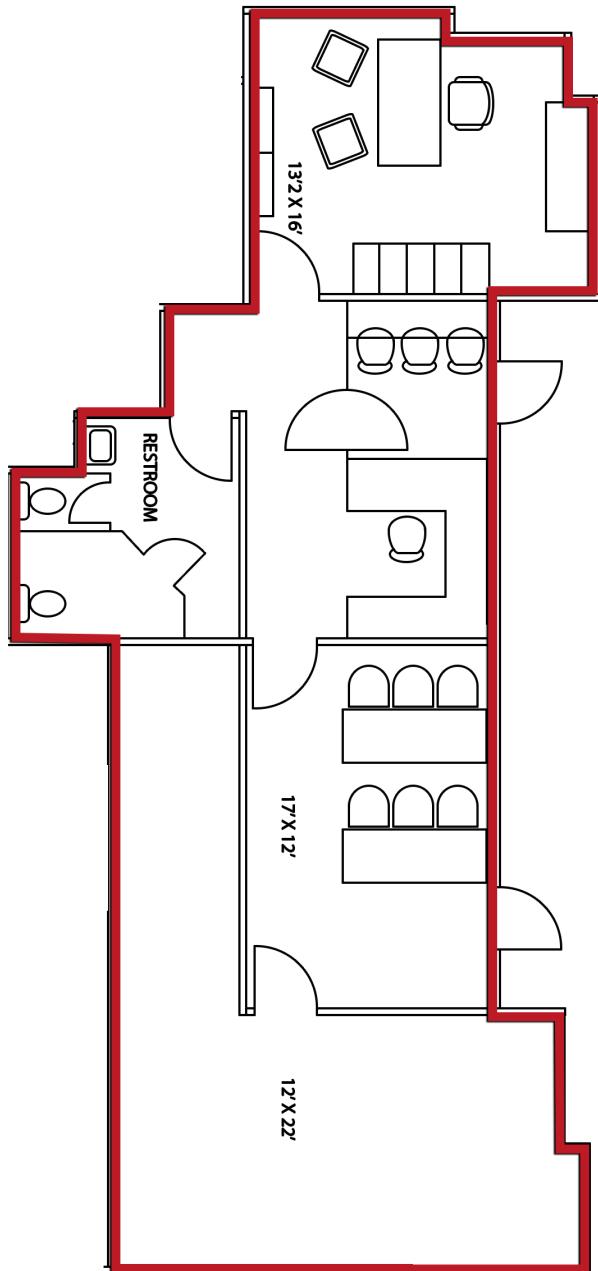
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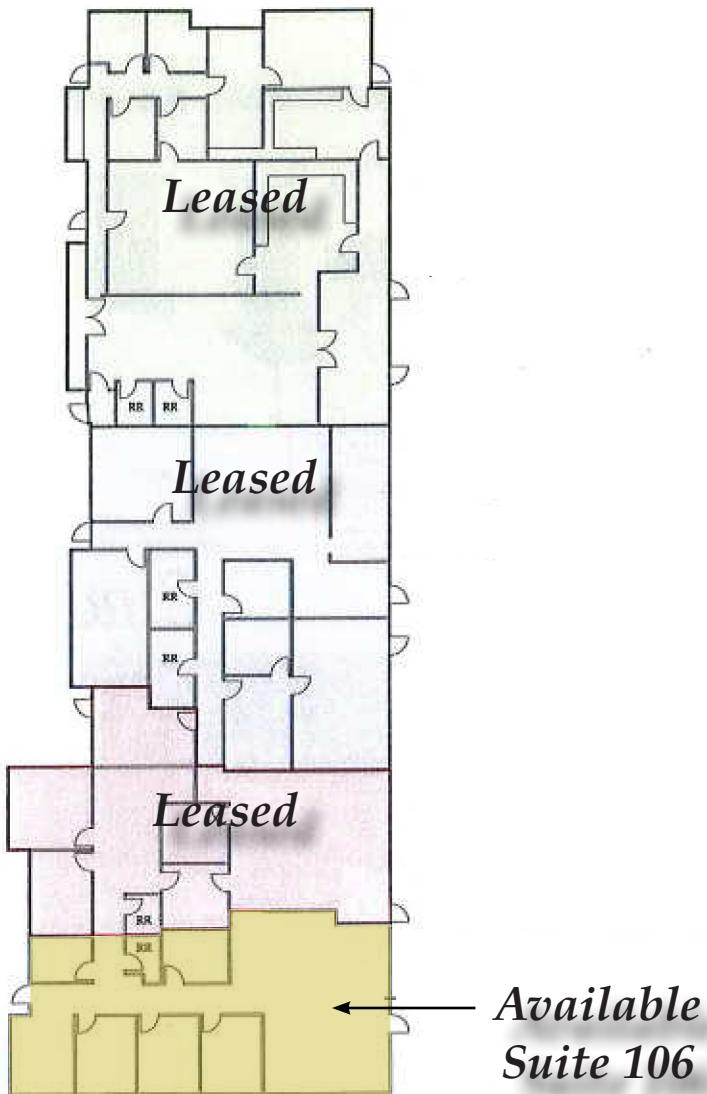
FLOOR PLAN - 4186 WEST SWIFT SUITE 101

TOTAL \pm 1,520 SF



FLOOR PLAN - 4230 WEST SWIFT SUITE 106

TOTAL ±2,225 SF



CURRENT AERIAL



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PROPERTY AERIAL SECURED SITE



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