



# OFFICE SPACE FOR LEASE

## Foundry Park Business & Industrial Center

- Located near the interchanges for Freeways 41, 99, 180 and 168
- Minutes from Downtown Fresno, serves the entire Central Valley
- Located in City of Fresno Enterprise Zone

For Further Information Please Contact:

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*Russell G.*  
**Smith**  
*Inc.*

# Foundry Park Business & Industrial Center Property Information

## Location

Foundry Park Business and Industrial Center - 2510 S. East Avenue, Fresno, CA

## Area

Jensen Avenue, Freeway 99 and Golden State Boulevard

## Parking

Ample parking is provided

## Description

Ideally located near the interchanges of Freeways 99, 41, 168 and 180, Foundry Park provides excellent access not only throughout the City of Fresno but to central California as well. Visible from Freeway 99 Valley Foundry is a Fresno landmark site that was previously known as Valley Foundry. Foundry Park offers an identifiable and easily accessible location for tenants that service the City of Fresno and Central Valley.

The contemporary interiors and convenient location of this project have already attracted users such as California Department of Corrections, Department of Motor Vehicles and a joint City of Fresno and County of Fresno agency.

With outstanding visibility from Freeway 99, Foundry Park offers a special opportunity to occupy economical and unique offices.

Foundry Park is located in the City of Fresno Enterprise Zone, which can provide tenants with substantial state income tax credits for investments in equipment, employee training, and interest on debt. Reduced utility rates may be available.

# 2510 S. East Avenue

## Available Suites

**Suite 350: Approximately 7,773 SF**  
**\$1.25/SF Per Month NNN**

**Suite 360: Approximately 6,748 SF**  
**\$1.25/SF Per Month NNN**

**Suite 600: Approximately 18,650 SF**  
**\$1.25/SF Per Month NNN**



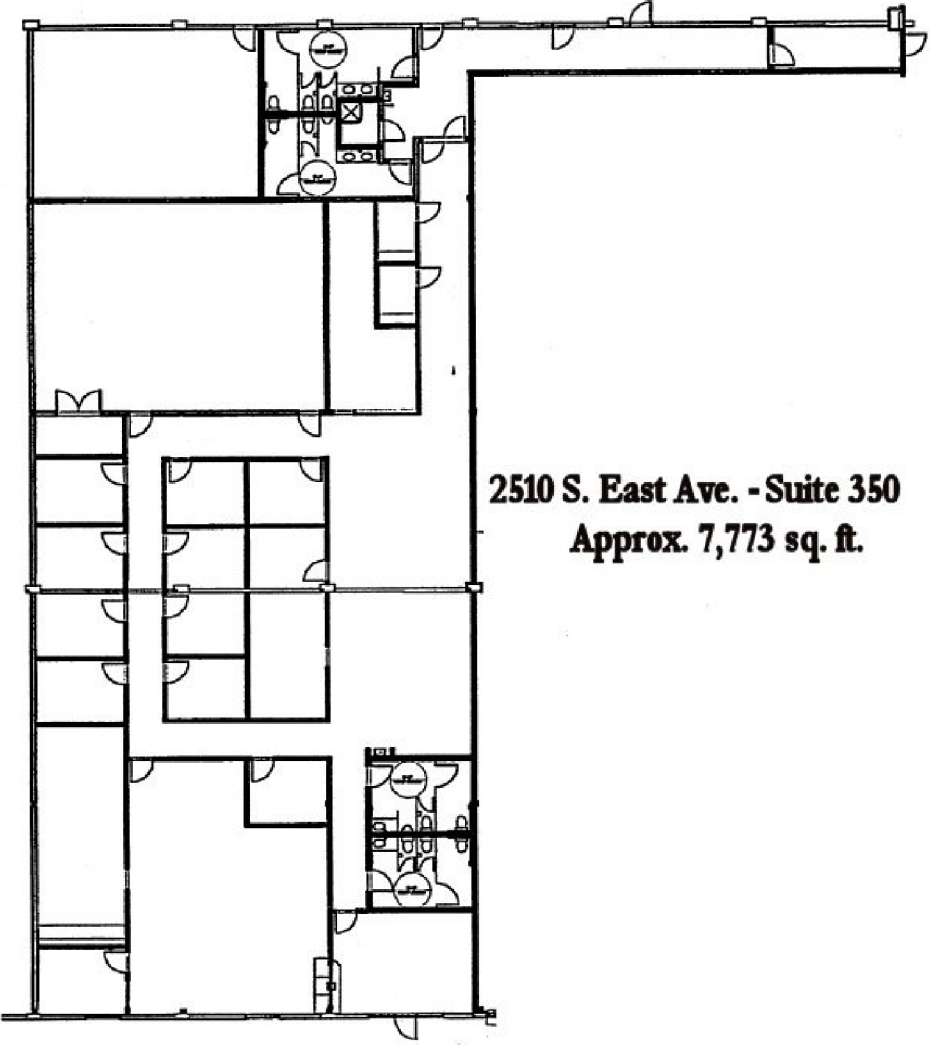
**These dramatic suites include beautiful high ceilings with wood trusses and accent windows. The floorplans are functional and can be reconfigured by Landlord to suit the needs of any Tenant.**

**Landlord will provide paint, carpet and any other reasonable Tenant Improvements.**

**\*Suites 350 & 360 may be combined for up to 14,521 SF**

**\*Suites 350, 360, and 600 may be combined for up to 33,171 SF**

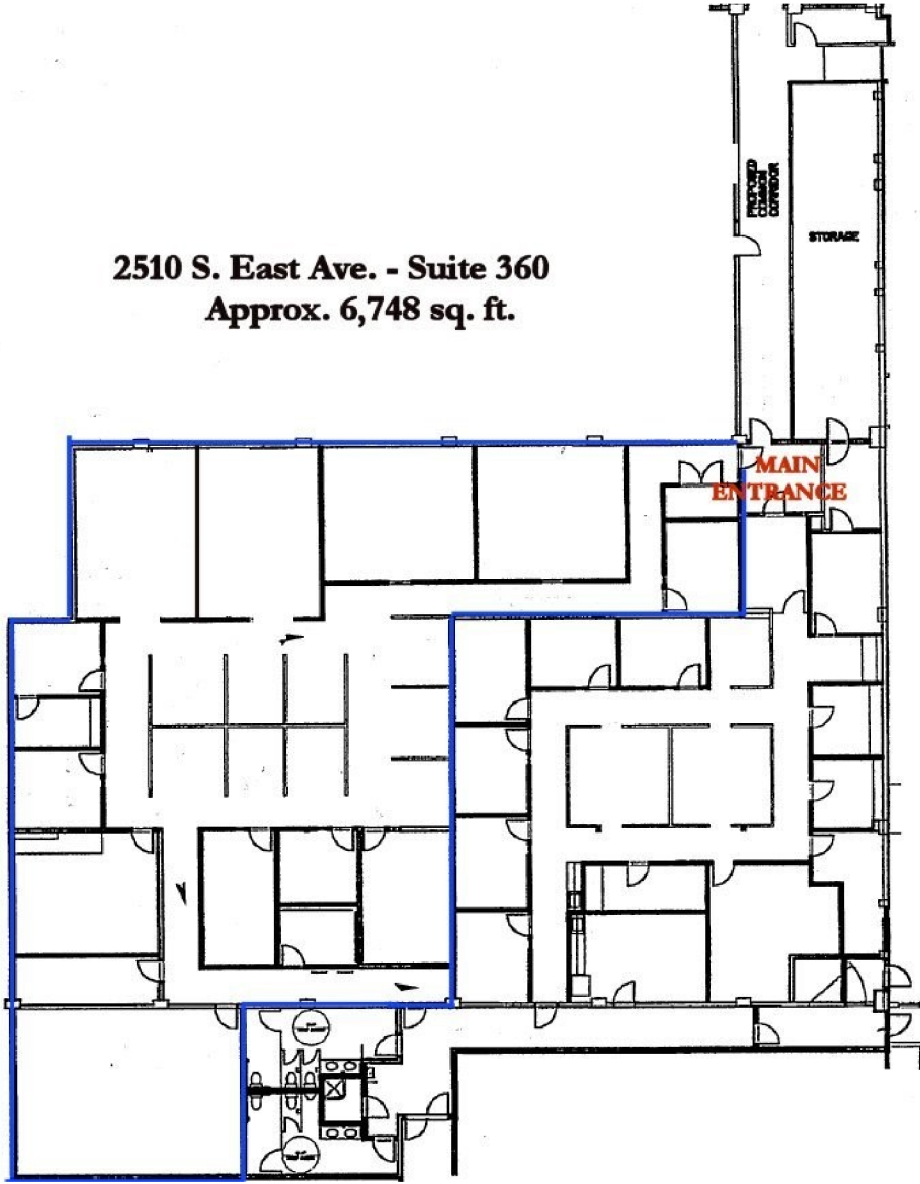
# Foundry Park Business & Industrial Center Suite 350 Floorplan



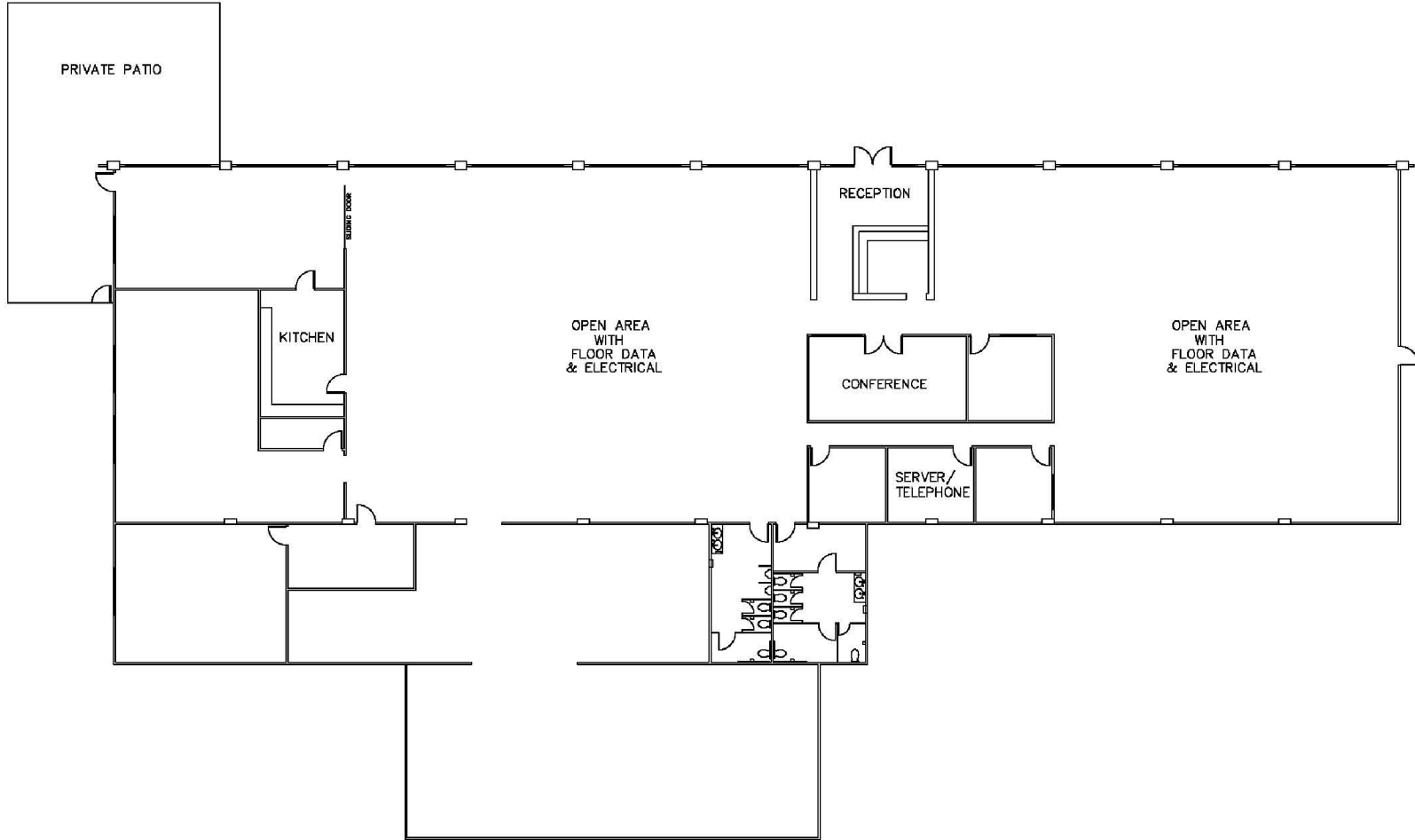
**2510 S. East Ave. - Suite 350**  
**Approx. 7,773 sq. ft.**

# Foundry Park Business & Industrial Center Suite 360 Floorplan

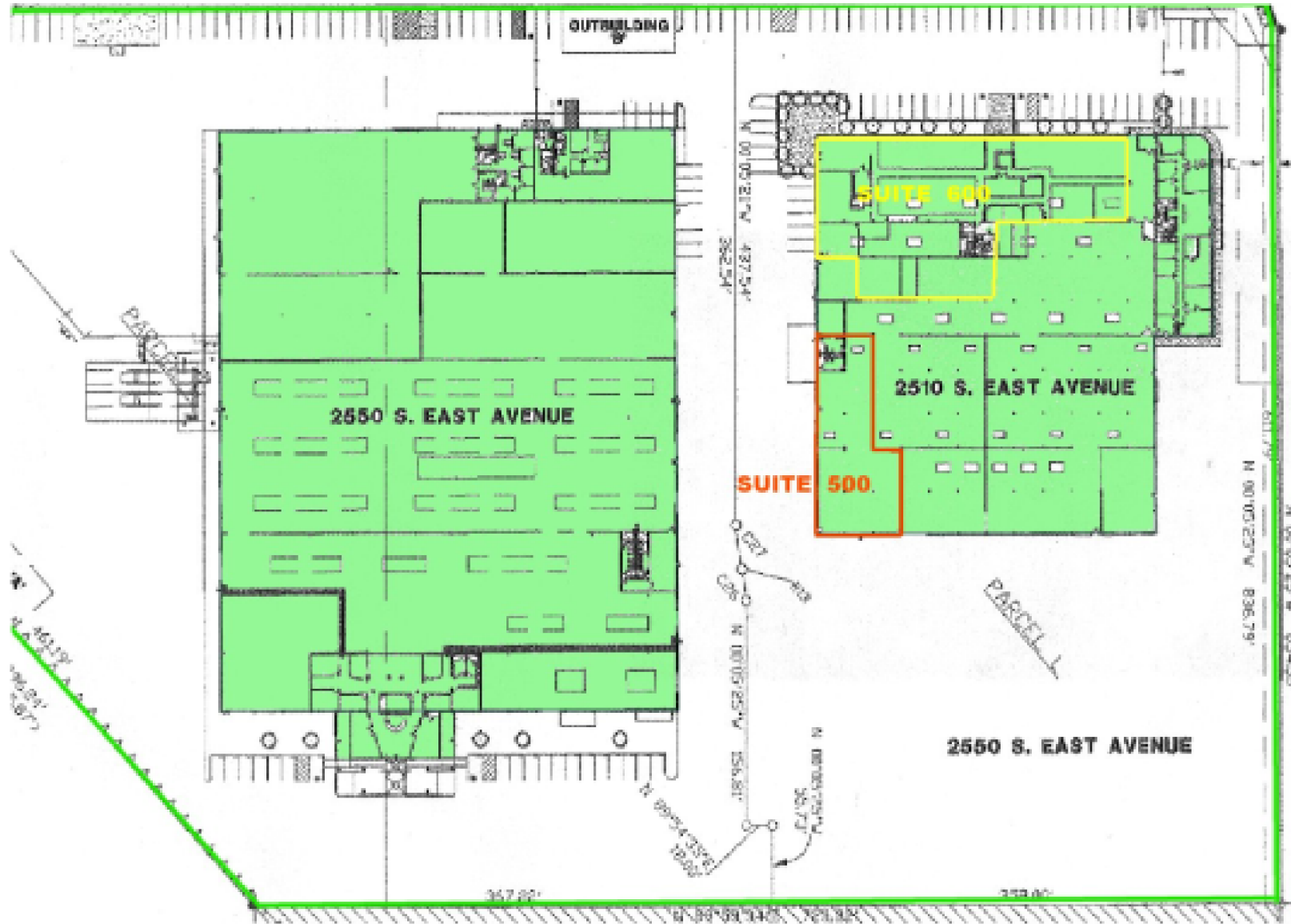
2510 S. East Ave. - Suite 360  
Approx. 6,748 sq. ft.



# Foundry Park Business & Industrial Center Suite 600 Floorplan



# Foundry Park Business & Industrial Center Site Plan



# Foundry Park Business & Industrial Center Map Views

