

INDUSTRIAL/WAREHOUSE SPACE | AVAILABLE FOR LEASE

1095 COLE AVENUE,  
CLOVIS, CA 93612

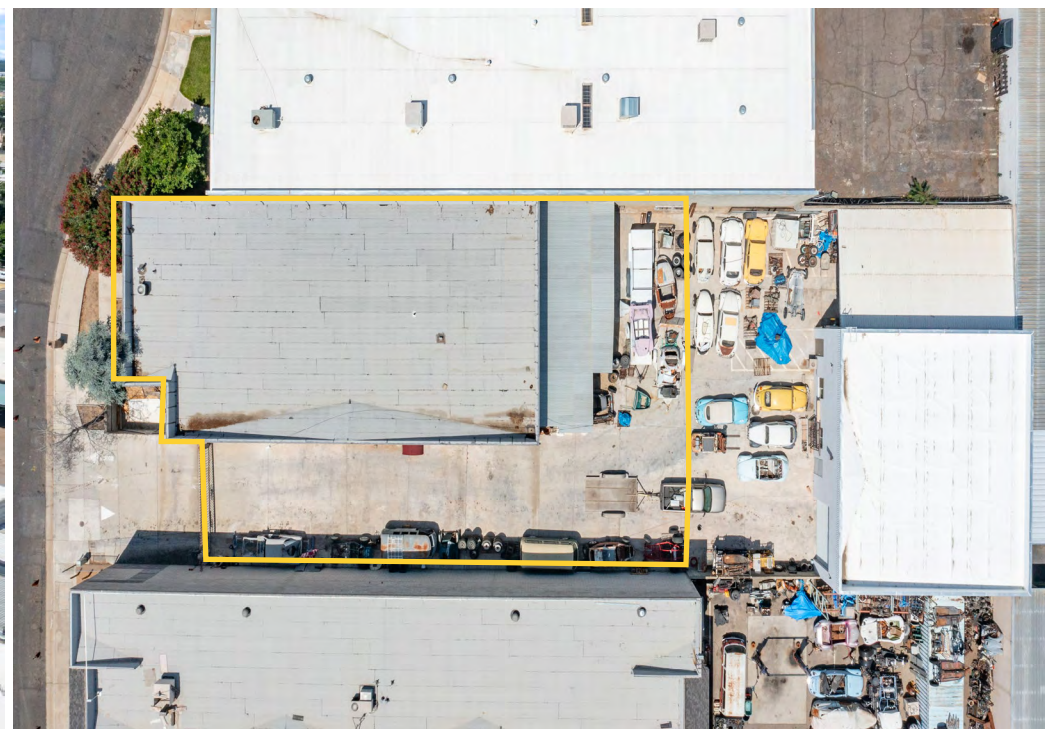
## PROPERTY DESCRIPTION

1095 Cole Avenue in Clovis offers approximately 4,132± square feet of versatile industrial/warehouse space. The building includes two private offices, one restroom, and a functional warehouse area making up the balance of the space. With three roll-up doors measuring approximately 11'x11' and a clear height of roughly 13', the property is well-suited for light industrial, storage, or service-oriented operations.

Additional features include a small fenced yard area, ideal for outdoor storage or secure parking. Conveniently located in Clovis with easy access to major roads, this property is offered at a competitive asking rate of \$0.95 per SF. This is an excellent opportunity for businesses looking for a functional and flexible space in a strategic Central Valley location.

## PROPERTY INFORMATION

|                          |   |
|--------------------------|---|
| <b>TYPE</b>              | Industrial/Warehouse                                |
| <b>AVAILABLE AREA</b>    | Approximately 4,132± SF                             |
| <b>LEASE RATE</b>        | \$0.95/SF/MO  |
| <b>LEASE TYPE</b>        | Gross   |
| <b>ROLL UP DOORS</b>     | (3) 11'x11'   |
| <b>CLEAR HEIGHT</b>      | 13'   |
| <b>SPACE DESCRIPTION</b> | 2 Offices, 1 bathroom and the balance is warehouse. |



1095 COLE AVENUE  
**PROPERTY LOCATION**



CLOVIS AVENUE

SUNNYSIDE AVENUE

BARSTOW AVENUE

1095 COLE AVENUE  
**CONTACT**

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