

# 4067 West Shaw Avenue, Suite 101

SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

## FOR LEASE



### MOVE-IN READY SPEC SUITE

#### PROPERTY FEATURES

- ±398,100 SF Six Building Industrial/Distribution Park
- Dock & Grade Level Loading
- 18' - 24' Clear Height
- 1.3/1,000 SF Parking Ratio
- Zoned IL (Light Industrial)
- Located 1.5 Miles from Highway 99 on Shaw and Brawley Avenues
- 24/7 Security Camera Monitoring
- Trailer Stalls Available

#### SUITE 101

- ±21,250 Total SF
- ±2,000 Office SF
- ±19,250 Warehouse SF
- 6 Dock High Doors
- 2 Grade Level Doors
- 22' Clear Height
- Call for Pricing

#### SPEC TI

- Paint & Flooring in the Office
- New Cabinets and Countertops
- Interior Warehouse Paint
- LED Fixtures Throughout the Suite
- Restroom Upgrades including all New Fixtures



OWNED AND OPERATED BY:

**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

**JAMES GRIFFIN**

Lic #01211790

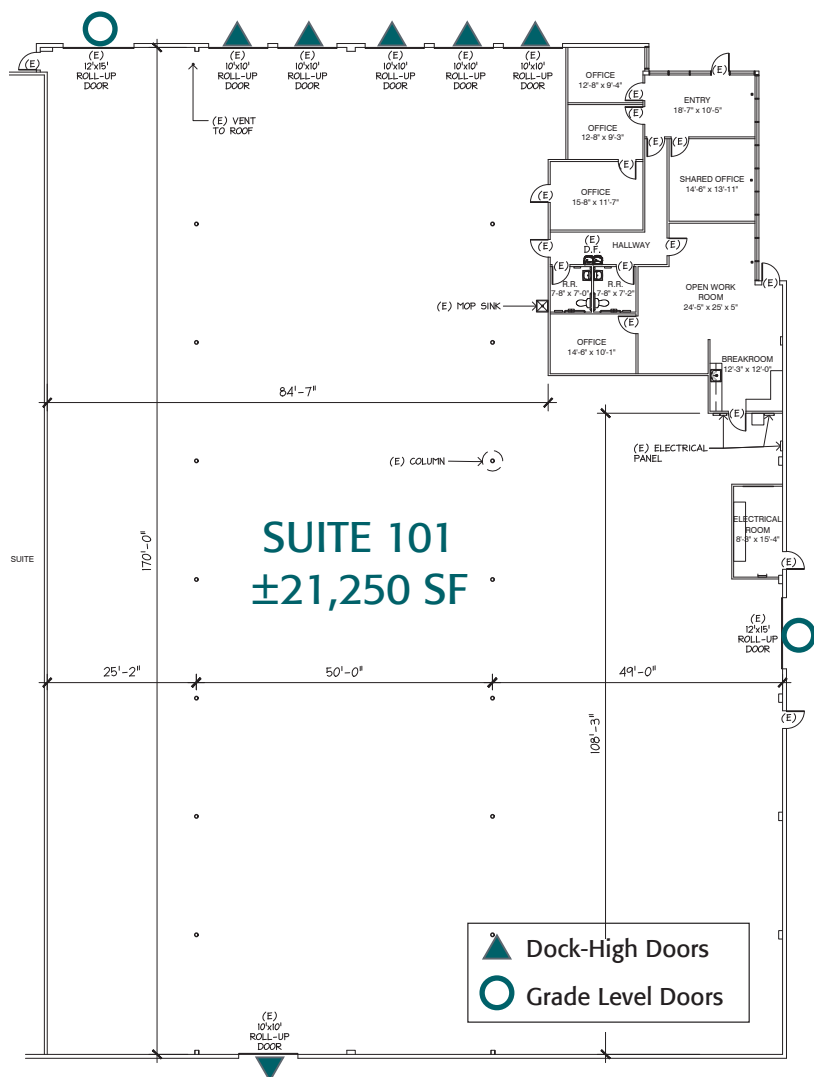
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 **CUSHMAN &  
WAKEFIELD**

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