

# 4539 & 4545 NORTH BRAWLEY AVENUE, FRESNO, CA 93722

BRAWLEY BUSINESS PARK | AVAILABLE FOR LEASE

YOUR NAME  
HERE

4539

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**FOR LEASE**  
Fortune Associates  
(559) 490-2500  
JIM GRAHAM - JAMES BITTER

## 4539 & 4545 NORTH BRAWLEY AVENUE PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

This very attractive, professionally managed and maintained complex is located in Northwest Fresno. Tenant improvements are available and negotiable. 3-5 year minimum lease preferred.

### PROPERTY INFORMATION

<b>TYPE</b>	Office and Office/Warehouse
<b>MARKET SECTOR</b>	Northwest
<b>ZONING</b>	IL (Light Industrial- City of Fresno)
<b>AVAILABLE AREA</b>	2,868± SF (Office Only) 2,304± SF (Office/Warehouse)
<b>LEASE RATE</b>	\$2,185-\$3,100/month

4539 & 4545 NORTH BRAWLEY AVENUE  
**PROPERTY DESCRIPTION**

BUILDING	SUITE	AVAILABLE AREA	LEASE RATE	SPACE DESCRIPTION
4539	102	2,868± SF	\$3,100/MO	4 Private Offices, Reception Area, Break Room, Production Room, Storage, Conference Room, and 2 Interior Restrooms
4539	105	2,304± SF	\$2,185/MO	Reception Area, 2 Private Offices, 2 Open Office Areas, Kitchenette, Interior Restroom, and the Balance is Warehouse with 1 Roll-Up and 1 Man Door
4545	105	2,304± SF	\$2,185/MO	3 Private Offices, Conference Room, Reception Area, Interior Restroom, Open Office Area, and the Balance is Warehouse with 1 Roll-Up Door and 1 Man Door.

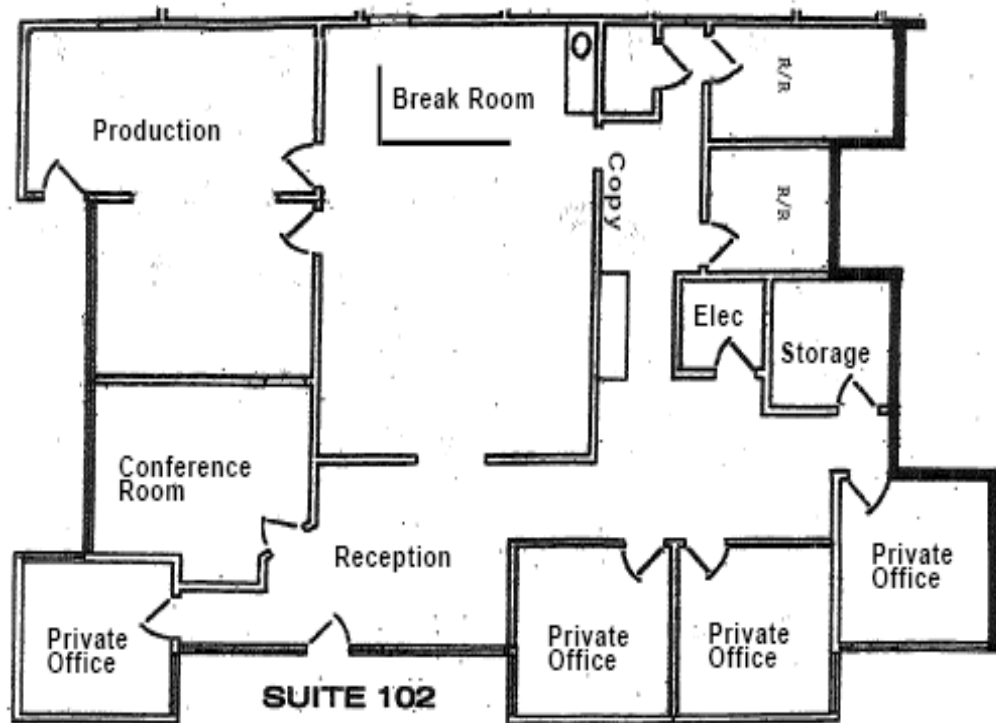


4539 & 4545 NORTH BRAWLEY AVENUE  
**PROPERTY AVAILABILITY**

4539 NORTH BRAWLEY AVENUE SPACES

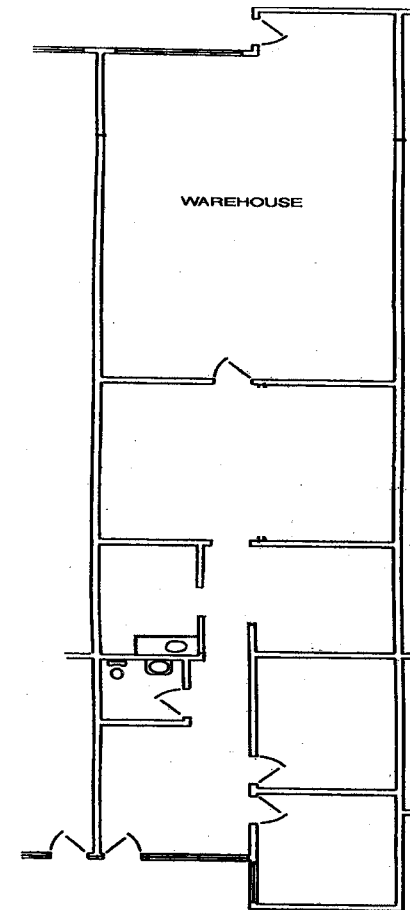
**SUITE 102**

2,868± SF



**SUITE 105**

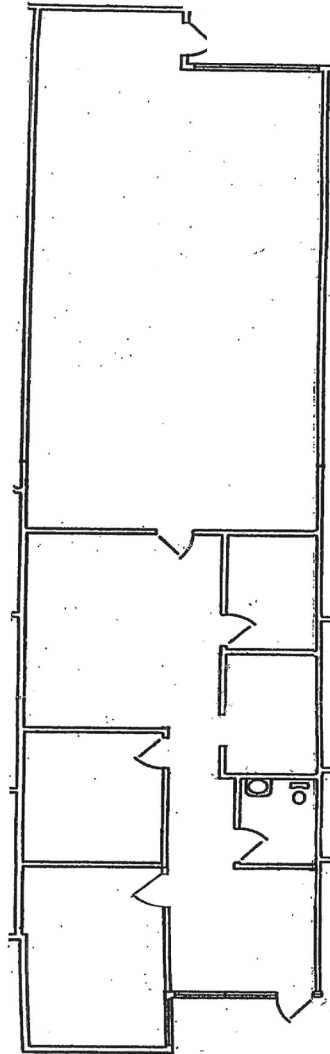
2,304± SF



4545 NORTH BRAWLEY AVENUE SPACE

**SUITE 105**

2,304± SF



4539 & 4545 NORTH BRAWLEY AVENUE  
**PROPERTY LOCATION**

**SHAW AVENUE**

**BRAWLEY AVENUE**



4539 & 4545 NORTH BRAWLEY AVENUE

## CONTACT

*Exclusively Offered By*

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