

AVAILABLE FOR LEASE | INDUSTRIAL/WAREHOUSE BUILDING

4567 NORTH BENDEL AVENUE,
FRESNO, CA 93722



4567 NORTH BENDEL AVENUE PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Located in Fresno's established industrial park, 4567 North Bendel Avenue offers an ideal office/warehouse building for a variety of industrial uses, including manufacturing, distribution, or storage. The freestanding building features 7,500± square feet of clear span warehouse space situated on a 0.44-acre lot. With two 14'x12' roll-up doors, the property allows for efficient loading and unloading operations.

Its strategic location provides excellent accessibility, with close proximity to both Highway 99 and Golden State Boulevard—making regional transportation and logistics seamless. This well-positioned industrial facility is a strong fit for businesses seeking functionality, convenience, and connectivity in the heart of Fresno's industrial corridor.

PROPERTY INFORMATION

TYPE	Industrial/Warehouse
BUILDING SIZE	7,500± SF
LAND AREA	0.44± AC
CONSTRUCTION	Metal
YEAR BUILT	1979
ROLL-UP DOORS	(2) 14'x12'
ELECTRICAL	(1) 200 Amp Panel, 3-Phase (1) 400 Amp Panel, 3-Phase
CLEAR HEIGHT	14'-16'
ZONING	IL (Light-Industrial, City of Fresno)
LED LIGHTING	Yes, Throughout Office and Warehouse
SOLAR	Roof Mounted. 19 Panels
LEASE RATE	\$0.95/SF (\$7,125/Month)
LEASE TYPE	NNN





4567 NORTH BENDEL AVENUE PROPERTY LOCATION

SHAW AVENUE

BENDEL AVENUE

GOLDEN STATE BOULEVARD

CORNELIA AVENUE



DISTANCE TO	MILES
Fresno Yosemite International Airport	14 Miles
Fresno Amtrak Station	9.6 Miles
Highway 99	5.4 Miles
Nearest Bus Stop to Property	0.4 Miles

4567 NORTH BENDEL AVENUE
CONTACT

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