

AVAILABLE FOR LEASE
29,000± SF OFFICE / WAREHOUSE BUILDING

2773 E. MALAGA AVENUE
FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
m 559-284-2396
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
m 559-285-7260
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
m 559-681-6656
jaudino@pearsonrealty.com
CA RE Lic. #02186774

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

2773 E. MALAGA AVENUE

FRESNO, CA

PROPERTY INFORMATION

Availability:	29,000± SF
Warehouse Space:	28,625± SF
Office Space:	375± SF
Year Built:	2009
Sprinklered:	Yes
Ceiling Height:	24'
Doors:	(6) 12'x14' Grade
Bridge Cranes:	(2) Five Ton Cranes * <i>*Cranes are operable simultaneously.</i>
Zoning:	M3 (<i>Heavy Industrial</i>)
APN:	330-212-10

PROPERTY DESCRIPTION

Property features two (2) cranes with 18'± to under hook. The property is fully insulated and includes 375± SF of office space and four (4) restrooms. The property also has skylights and 2x5 warehouse lighting for the entire warehouse portion of the building.

**The property is located in the County of Fresno and is served by the Malaga Sewer and Water District.*

LOCATION DESCRIPTION

Located in South Fresno approximately 1/4 mile from Highway 99 on S. Chestnut Avenue.



\$0.62 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE

2773 E. MALAGA AVENUE
FRESNO, CA

INTERIOR
PHOTOS





For information, please contact:

Nick Audino, SIOR
Senior Vice President - Industrial Division
m 559-284-2396
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
m 559-285-7260
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
m 559-681-6656
jaudino@pearsonrealty.com
CA RE Lic. #02186774

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.