

AVAILABLE FOR SALE
26,460±SF MULTI-TENANT OFFICE/WAREHOUSE BUILDING

5494 E. LAMONA AVENUE
FRESNO, CA



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

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PROPERTY DESCRIPTION

26,460± square foot total over two multi-tenant industrial buildings on a 1.37± acre parcel with twenty-three separately metered spaces. Spaces are set up with a small office, restroom in suite and warehouse with 12' x 12' roll-up door. Most spaces are 1,000± square feet in total size.

Building Size:	26,460± SF
Zoning:	IL (<i>Light Industrial</i>)
Utilities:	Leases are Industrial Gross basis + CAM. Landlord provides the water, trash and landscaping. Tenant to pay PG&E, telephone and internet services.
No. of Tenants:	17 tenants in 23 total separately metered spaces.

HIGHLIGHTS

- Stable income
- Professionally managed
- Small spaces in sought-after airport industrial park



\$3,250,000 (\$123 PSF)
ASKING PRICE

Rent Roll Available

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**PROPERTY
FEATURES**



CLOSE PROXIMITY



NEAR AIRPORT



SMALL OFFICE/INDUSTRIAL SPACE

This building is located on the south side of East Lamona Avenue, west of North Clovis Avenue just south of the Fresno International Airport, in the City of Fresno. Access to Freeway 180 is excellent via North Clovis Avenue.





For information, please contact:

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