

# FOR LEASE

## Freestanding Office/Warehouse Near Freeway 99



- LOCATION:** 3629 W. Gettysburg Ave., Fresno. On Gettysburg Avenue east of Brawley Avenue. On the corner of Gettysburg Avenue and Knoll Avenue.
- LEASE PRICE:** **REDUCED!** \$4,500 per month. Tenant pays for water, garbage, sewer, gas, electricity, and gardening.
- BUILDING SIZE:** Approximately 4,955 sq. ft. (as per tax assessor).
- LOT SIZE:** Approximately 13,400 sq. ft. (as per tax assessor).
- ZONING:** IL – Light Industrial
- DESCRIPTION:** Clean property. Formerly occupied by an engineering firm. Approximately 2,022 sf of office and the balance is warehouse. Reznor heater. Two restrooms. Two 12 ft. x 14 ft. roll-up doors with a 16 ft. eave height. With a long-term lease, the landlord will reduce the size of the offices to approximately 1,250 sf to increase warehouse space.

CONTACT EXCLUSIVE LISTING AGENTS:

**STUMPF AND COMPANY**

Real Estate

**(559) 222-3058**

CA BRE Lic. #00533442

The information has been given to Stumpf and Company by the property owner or other sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to purchase.

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