

AVAILABLE FOR LEASE
OFFICE / WAREHOUSE SPACE

4741 W. JENNIFER AVENUE

FRESNO, CA

NEWMARK
PEARSON COMMERCIAL

Daniel Simon
Senior Vice President - Industrial Division
m 559-707-4179
dsimon@pearsonrealty.com
CA RE Lic. #01895946

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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

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Property Description

8,958± SF office/warehouse building with 3 roll-up doors on a paved and privacy fenced 0.54± acre yard. The office is comprised of a reception, four private offices, and two restrooms.

Location Description

The subject property is on the west side of Jennifer Avenue just north of West Shaw Avenue in the City of Fresno. It has great access to Interstate 99 via Shaw Avenue.

PROPERTY INFORMATION

Total Available Space: <i>Warehouse Space:</i> <i>Office Space:</i>	8,958± SF 8,000± SF 958± SF
Construction Type:	Metal
Clear Height:	14'
Zoning:	IL (<i>Light Industrial</i>)
Year Built:	2007

Lease Information

\$0.80 PSF + NNN
LEASE RATE

3-Year Term
MINIMUM TERM

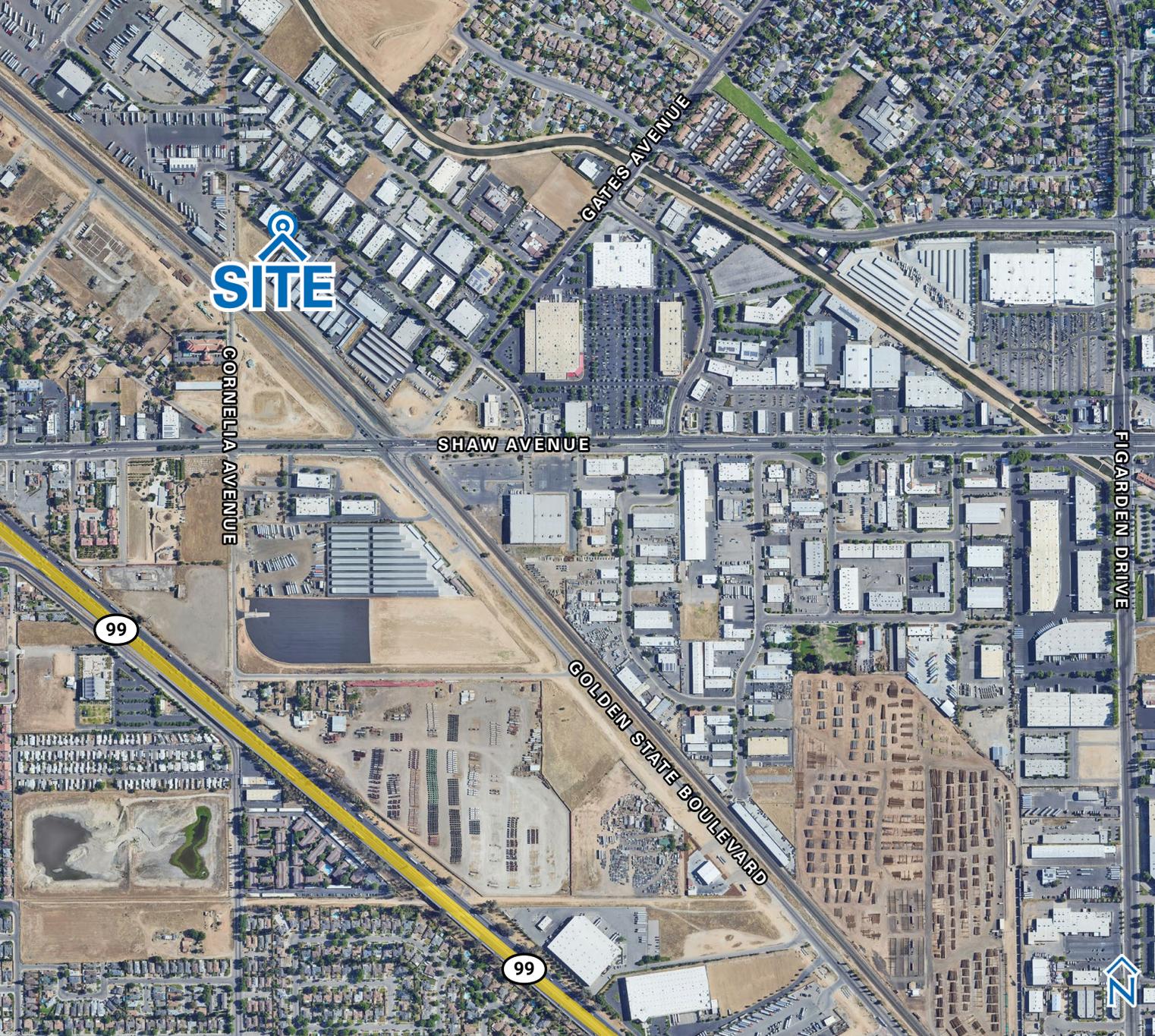
Highlights

- Single Tenant Office/Warehouse
- Exclusive Fenced Yard
- 3 Roll-Up Doors
- Close Proximity to Highway 99

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PROPERTY PHOTOS





For information, please contact:

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