

AVAILABLE FOR SUBLEASE
125,000± SF FOOD PROCESSING & WAREHOUSE SPACE

2904 S. ANGUS AVENUE

FRESNO, CA

SITE

NEWMARK
PEARSON COMMERCIAL

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PROPERTY INFORMATION

Available Space:	125,000± SF (<i>Minimum Divisible 25,000± SF</i>) Space is divided into 4 separate sections currently.
Master Lease:	Expires May 31, 2033
Asking Rent:	\$0.65 PSF NNN
Property Subtype:	Food processing & Warehouse
Year Built:	1990
Construction Type:	Concrete Tilt-up
Zoning:	IH (<i>Heavy Industrial</i>)

PROPERTY DESCRIPTION

125,000± square feet of state of the art food processing and warehouse.

LOCATION DESCRIPTION

The property is located in the heart of Fresno's most popular industrial area. The location offers excellent access to Freeways 99 & 41 with amenities such as food and fuel very close by



\$0.65 (PSF/Monthly)
SUBLEASE RATE

NNN
SUBLEASE TYPE

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SPACE AMENITIES

Column Spacing:	59.5' x 35.5'
Ground Level Doors:	2 ramped
Evaporative Coolers:	Intermittent throughout the premises with concentration being near the food processing rooms
HVAC:	All food processing rooms and the office areas have HVAC
Floor Drains:	Intermittent throughout the premises with concentration being in the food processing rooms
Power Exhaust Fans:	Intermittent throughout the premises with concentration being in the warehouse areas
Fire Sprinklers:	Wet System believed to be ESFR <i>(Tenant to Confirm)</i>
Clear Height:	Warehouse Areas: 25' Food Processing Areas: 18'
Executive Office:	4,025± SF
Plant Office:	4,000± SF <i>(Includes Plant Office, Restrooms, Locker Rooms, Kitchen, and Breakroom)</i>

Electrical:	Six panels service the premises: Three Panels at 277/480 volt 3-Phase <ul style="list-style-type: none">– 800 amps– 200 amps– 200 amps Three panels at 120/208 volt 3-Phase <ul style="list-style-type: none">– 200 amps– 200 amps– 200 amps
Dock High Doors:	36 Total Dock High Doors <ul style="list-style-type: none">– Pit Levelers– Edge of Dock Levelers– Dock Shelters– Dock Locks– Dock Lights <i>Intermittent throughout</i>



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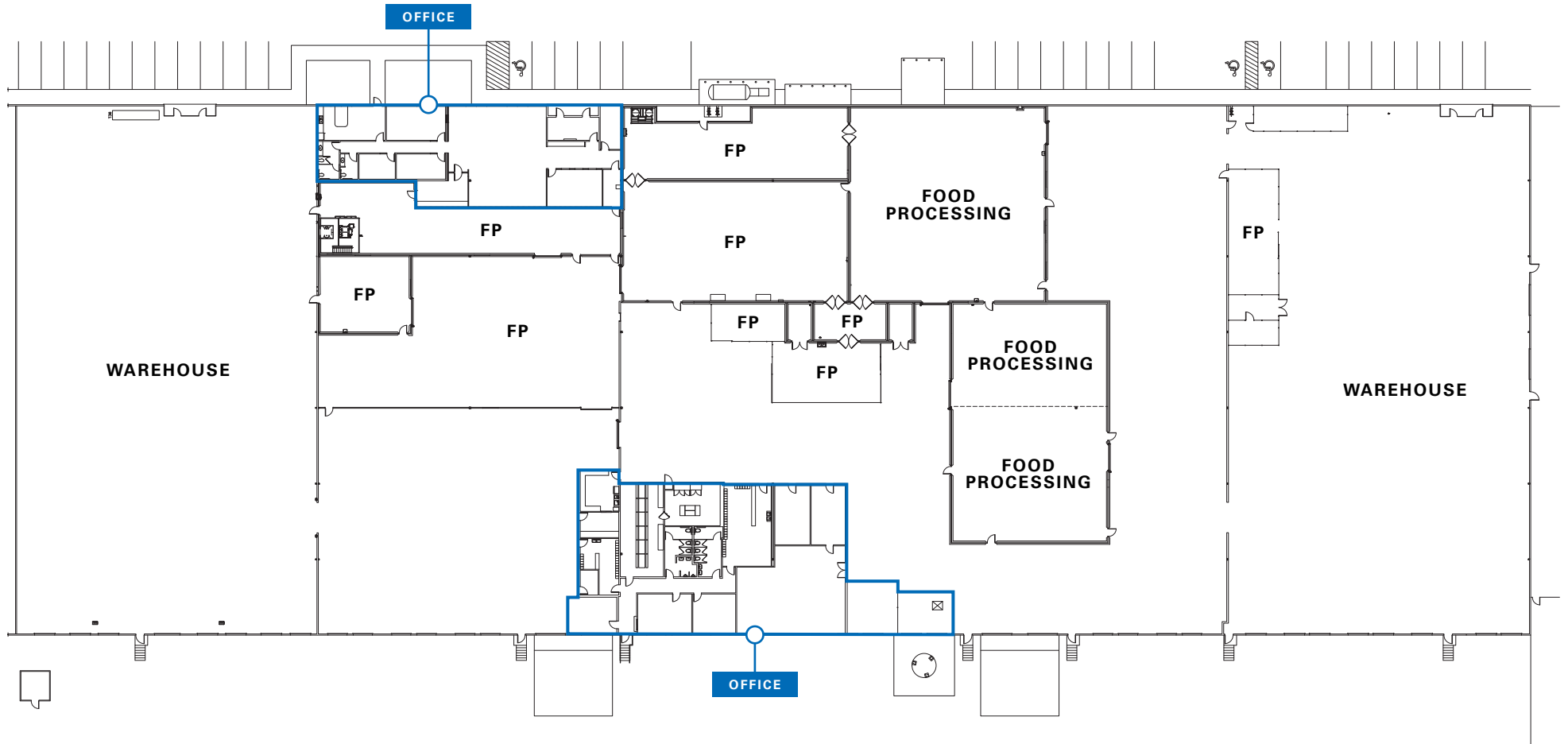
PROPERTY
PHOTOS

TYPICAL FOOD PROCESSING ROOM



TYPICAL WAREHOUSE





KEY

FP: Food Processing



For information, please contact:

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