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4533 E. Citron Avenue  
Fresno, California

±20,625 SF Class "A" Building on ±3.9 Acres | For Lease

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# Executive Summary

The subject site is improved with a single-story office/warehouse building containing 20,625 square feet. The entire property (parcels 21 and 22) contains  $\pm 170,755$  square feet ( $\pm 3.92$  acres), indicating a coverage ratio of only 12%, which is below most industrial properties in this market and provides very good on-site parking and/or storage. The building was completed in November 2008 using average quality metal materials. The total office area contains  $\pm 6,000$  square feet, which is 29% of the total building area.

The building was constructed on a concrete foundation and floor, with a metal frame and painted metal exterior walls. The rooks is built in a low-pitch gable design, with a metal frame and metal cover. The wall height of the warehouse is 24-feet with the center reacing 25.5-feet at the top of the gable. The office wall height is 20-feet. Pedestrian entry doors leading to the warehouse are made of foam-filled metal. The east and west elevations have two 16' x 16' metal roll-up doors, and three 14' x 14' metal roll-up doors on each side, and there is a 14' x 14' metal door on the south elevation. The warehouse flooring is exposed concrete, walls are metal frame with full fiberglass insulation, and the ceiling has an exposed metal frame and white vinyl faced insulation. There area also ridge vents for air circulation. Lighting is provided by fiberglass skylights and high bay metal halide lights, which are attached to the metal ceiling frame. There area also fire protection sprinklers in the warehouse and lights attached to the external walls of the building. At the south end of the warehouse is a covered canopy over a concrete apron. The warehouse is presently is good condition.

The office contains  $\pm 6,000$  square feet and the interior is divided into a reception and waiting area, seven private offices, a conference room, a large open work area, a break room, restrooms and storage. The office windows area built with dual pane tinted glass set in dark anodized aluminum frames and the main entry doors are single pane tinted glass set in aluminum frames. Interior finishing includes low-cut commercial-grade carpeting; taped, textured and painted sheetrock walls; and a suspended t-bar ceiling with recessed fluorescent lights and recessed HVAC vents. Interior doors are solid wood and hung in painted wood james with three hinges and nickel hardware. Restrooms are finished with linoleum flooring; sheetrock walls with Marlite on two walls; and a sheetrock ceiling with attache fluorescent lights. Fixtures include a toilet, wall-mounted sink and exhaust fan. The office space was constructed with average-to-good quality materials and is currently in good condition. Site improvements include asphalt paving for storage and parking west and north of the office.





4533 E. Citron Avenue, Fresno, California



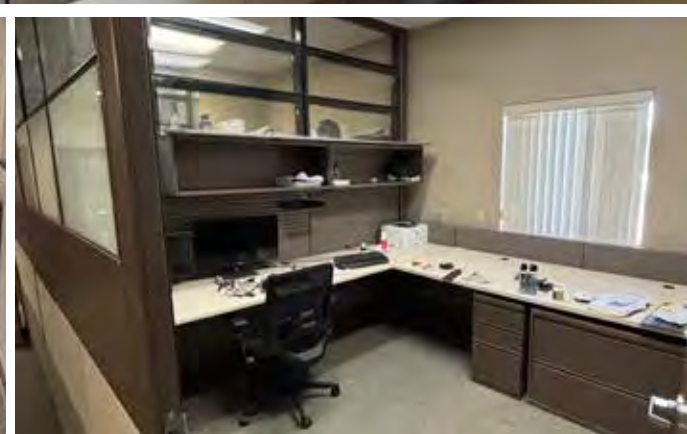
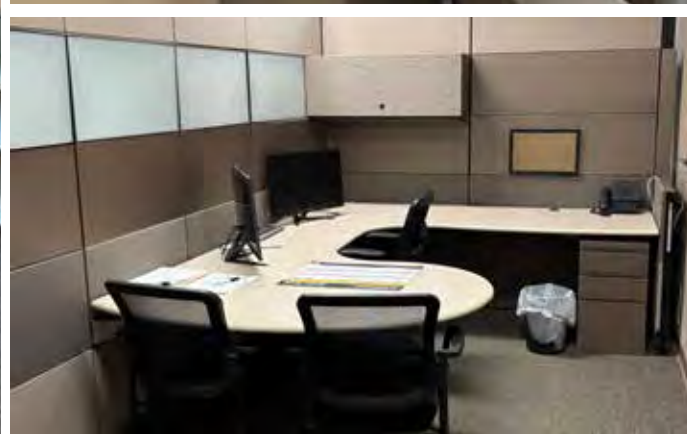
## Property Information

Location	Located within unincorporated Fresno County, about 3-miles southeast of the Fresno City Limits in the 70-acre West Tech Industrial Park, which is located on the east side of Highway 99, just north of the Clovis Avenue off-ramp from Highway 99.
Lease Rate	\$1.25 PSF, plus NNN
Building Size	±20,625 SF
Office Size	±6,000 SF of upgraded office area
Parcel Size	±3.9 Acres
Yard Area	±2 Acres, fully fenced
Zoning	M-3 Heavy Industrial, County of Fresno
Clear Height	24'
Loading Doors	Ten (10) electric roll-up doors, including four (4) that are 16' x 16'
Electricity/Gas	600 amps, 480V, 3-Phase/Propane Gas
Water	Private Community Water System
Sewer	Selma, Kingsburg, Fowler Sanitation District
APN	340-090-83 and 340-090-84
Year Built	2008
Comments	Large conference room can accommodate up to 40 people. Building also contains an attached covered wash down bay with three-stage separators.

- Located within West-Tech Industrial Park
- Located near Golden State Blvd and access to HWY 99
- Ideal for corporate or regional office

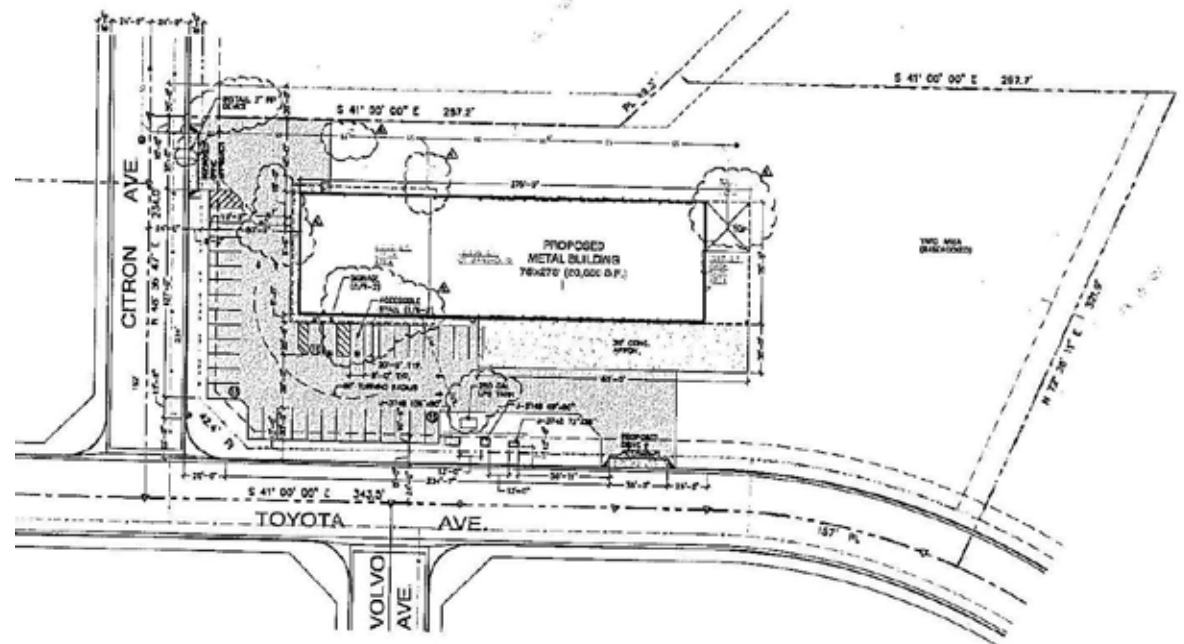
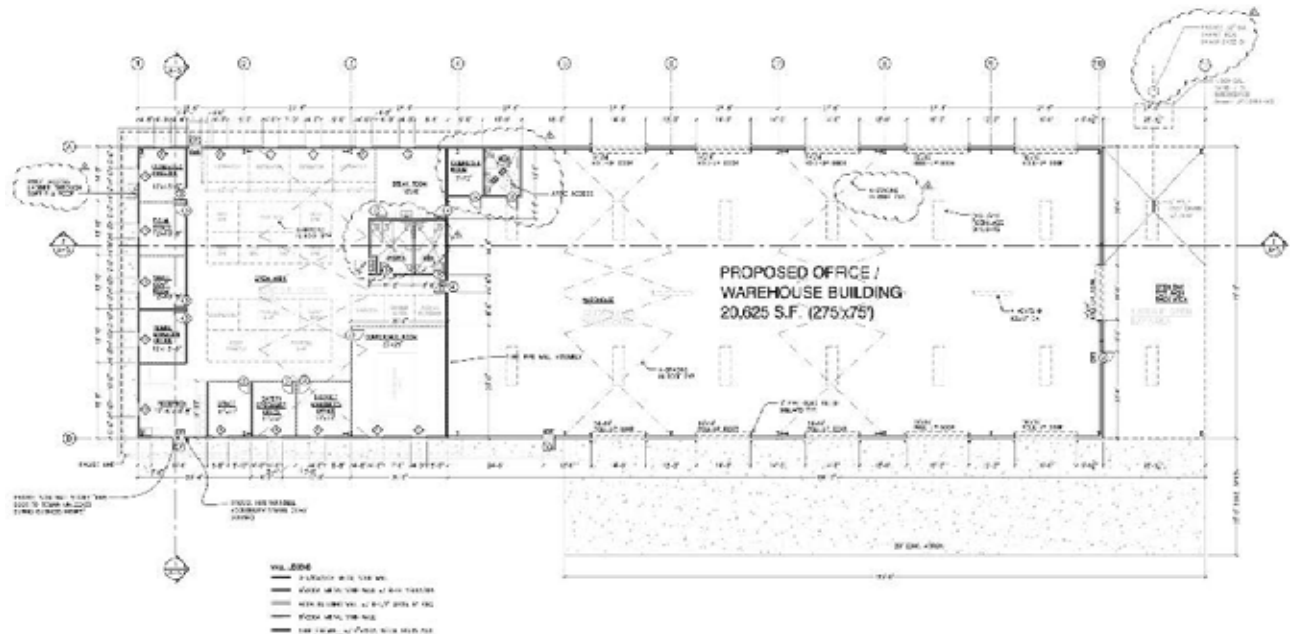


INTERIOR  
PHOTOS



4533 E. Citron Avenue  
Fresno, CA

## Site & Floor Plans



4533 E. Citron Ave.  
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Building Area

±20,625 SF



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