

**5,000 SqFt Clear-span Warehouse w/ Office and Fenced Yard
5592 W San Madele Ave., Fresno, CA 93722
For Lease \$4,000 a month / NNN Lease**



Property Details:

Well-maintained ±5,000 SqFt industrial warehouse space situated in a prime location with excellent access to CA-99, offering excellent connectivity to major transportation corridors and regional markets. The property features a clear-span warehouse space, (1) Ground-level roll-up door, (1) Dock-high loading door, large fenced yard for outdoor storage or equipment, Ample onsite parking, restroom and storage room, (2) private offices, and a reception area, making it ideal for contractors, logistics, storage, or light manufacturing.

For Lease \$4,000 / Month Base Rent (All CAM is self-directed)

- Clear-span warehouse space
- (1) Ground-level roll-up door
- (1) Dock-high loading door
- Large fenced yard for outdoor storage or equipment
- (2) private offices and reception area
- Minutes from CA-99

View the full listing here: <https://www.crexi.com/lease/properties/437373/california-5000sf-warehouse-with-office-and-large-fenced-yard> or <https://www.loopnet.com/Listing/5592-W-San-Madele-Ave-Fresno-CA/25895394/>

Contact:

AOK Capital, LLC
650-845-7965
contact@aokcapital.com

Listing Type: Direct

Lease Type: NNN

Rental Rate: \$4,000 / Month

Taxes 2024/25: \$4,620.18 /YR

EST. Insurance: \$1,000 – \$2,000 /YR

Parking: 12

Lease term: Negotiable

Rentable SF: 5,000 SqFt

Property Type: Industrial

Subtype: Industrial Warehousing, Storage, Distribution

Tenancy: Single

Total Building SQFT: ±5,000 SqFt

Land Acres: 0.39

Lot Size (SF): 16,988.40 SqFt

Year Built: 1984

Buildings: 1

Stories: 1

Zoning: IL

APN: 508-051-05

County: Fresno County

