

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

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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

