

# 4067 West Shaw Avenue, Suites 108 & 112

SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

FOR LEASE



**12,750 SF - 26,250 SF AVAILABLE**

## PROPERTY FEATURES

- ±398,100 SF Six Building Industrial/Distribution Park
- Dock & Grade Level Loading
- 18' - 24' Clear Height
- 1.3/1,000 SF Parking Ratio
- Zoned CM
- Located 1.5 Miles from Highway 99 on Shaw and Brawley Avenues
- Active Security Camera Monitoring

## SUITE 108

- ±12,750 Total SF
- ±687 Office SF
- ±12,063 Warehouse SF
- 2 Dock High Doors
- 1 Grade Level Door
- 22' Clear Height
- Call for Pricing

## SUITE 112

- ±13,500 Total SF
- ±1,050 Office SF
- ±12,450 Warehouse SF
- 1 Dock High Door
- 1 Grade Level Door
- 22' Clear Height
- Call for Pricing



OWNED AND OPERATED BY:

**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

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 **CUSHMAN &  
WAKEFIELD**

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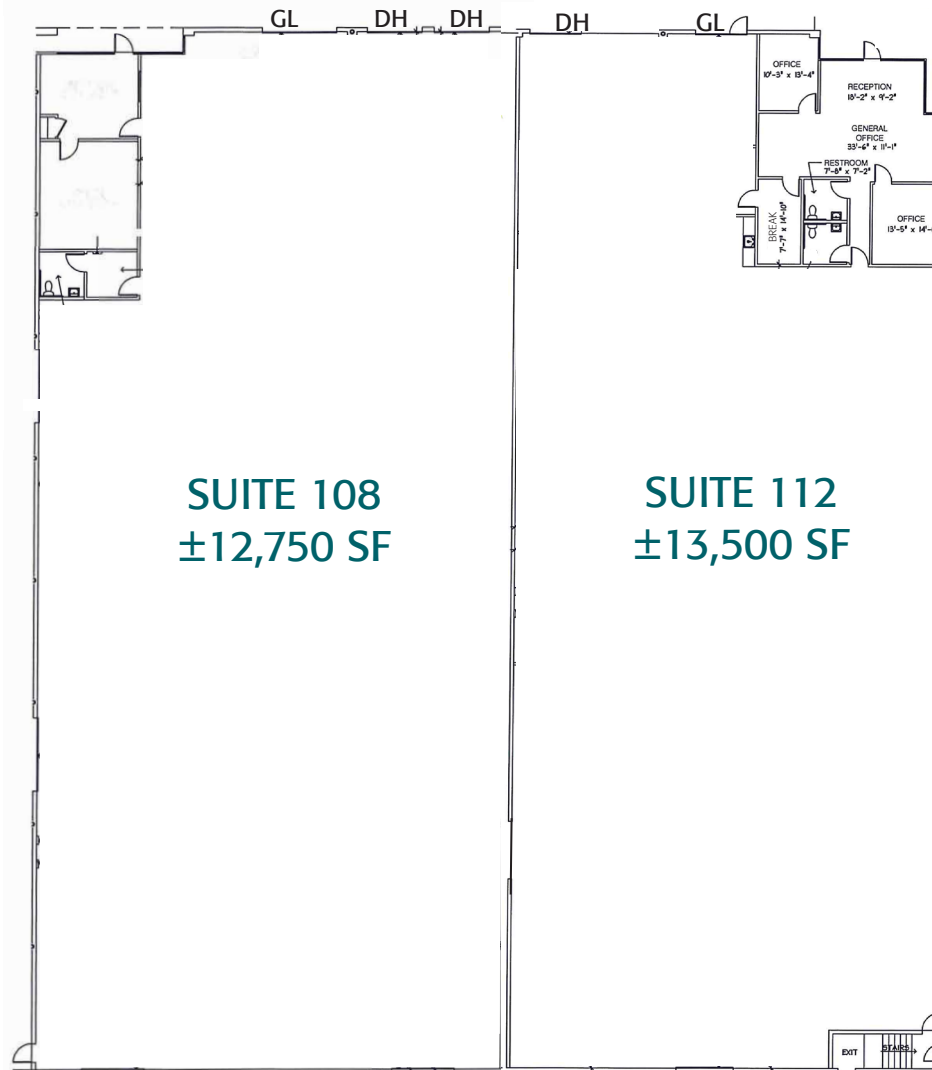
SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

## FOR LEASE

### SUITE 108

#### RECENT IMPROVEMENTS

- Office Updates: Paint & Flooring
- Interior Warehouse Painting
- Restroom Upgrades in Office
- LED Lighting Fixtures in Office and Warehouse



**SUITE 108**  
**±12,750 SF**

**SUITE 112**  
**±13,500 SF**

### SUITE 112

#### REFRESH

- Office Updates: Paint, Flooring, Roller Shades, & Entrance Door Replacement
- Restroom Upgrades: All New Fixtures
- Interior Warehouse Painting
- New LED Lighting Fixtures in Office and Warehouse
- Grade Door Replacement

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