

# Spruce Commercial



**32 W. Spruce Ave,  
Fresno, CA 93650**

High Visibility Industrial!

- 5,000 sqft Industrial building
- \$1.25 NNN per sqft
- Reception Area, Private office, Large open warehouse, Four large roll up doors, Ample parking, Entrances on Spruce and Sugar Pine, Completely secured with fencing.

Great Location & Great work area!

**SJ Valley  
Properties**

Shawn Sanders  
559-287-9004  
499 West Bedford  
Ave. #102

# FOR LEASE!

