

# 5646 WEST BARSTOW AVENUE, FRESNO, CA 93722

INDUSTRIAL UNIT | AVAILABLE FOR LEASE



**FORTUNE ASSOCIATES**  
Commercial Real Estate Brokerage

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5646 WEST BARSTOW AVENUE  
**PROPERTY INFORMATION**

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<b>LOCATION</b>	Located on Barstow Avenue 1/4 mile from Shaw Avenue and 1 mile from Shaw Avenue/Highway 99 on/off ramp
<b>BUILDING TOTAL SIZE</b>	Approximately 41,284± RSF
<b>AVAILABLE SUITE</b>	Suite 101   5,500± RSF
<b>LEASE RATE</b>	\$0.85/SF/MO
<b>LEASE TYPE</b>	NNN
<b>CONSTRUCTION</b>	Steel
<b>CLEAR HEIGHT</b>	14'-18' per unit
<b>GRADE LEVEL DOORS</b>	2- 12'x14'
<b>ELECTRICAL</b>	3 Phase, 120/208 Volt
<b>DOCK</b>	Yes, Common (Double-wide exterior)
<b>FENCED YARD</b>	Yes, Common
<b>FIRE SPRINKLERS</b>	Yes
<b>ZONING</b>	IL (Light Industrial, City of Fresno)
<b>ADDITIONAL WAREHOUSE SPACE</b>	Suite 103: 3,000± SF warehouse space can be combined for a total of 8,500± SF.

- Double-wide exterior loading dock drive around access that can accommodate up to a 53' trailer.
- Plenty of parking stalls to accommodate multiple tenants.

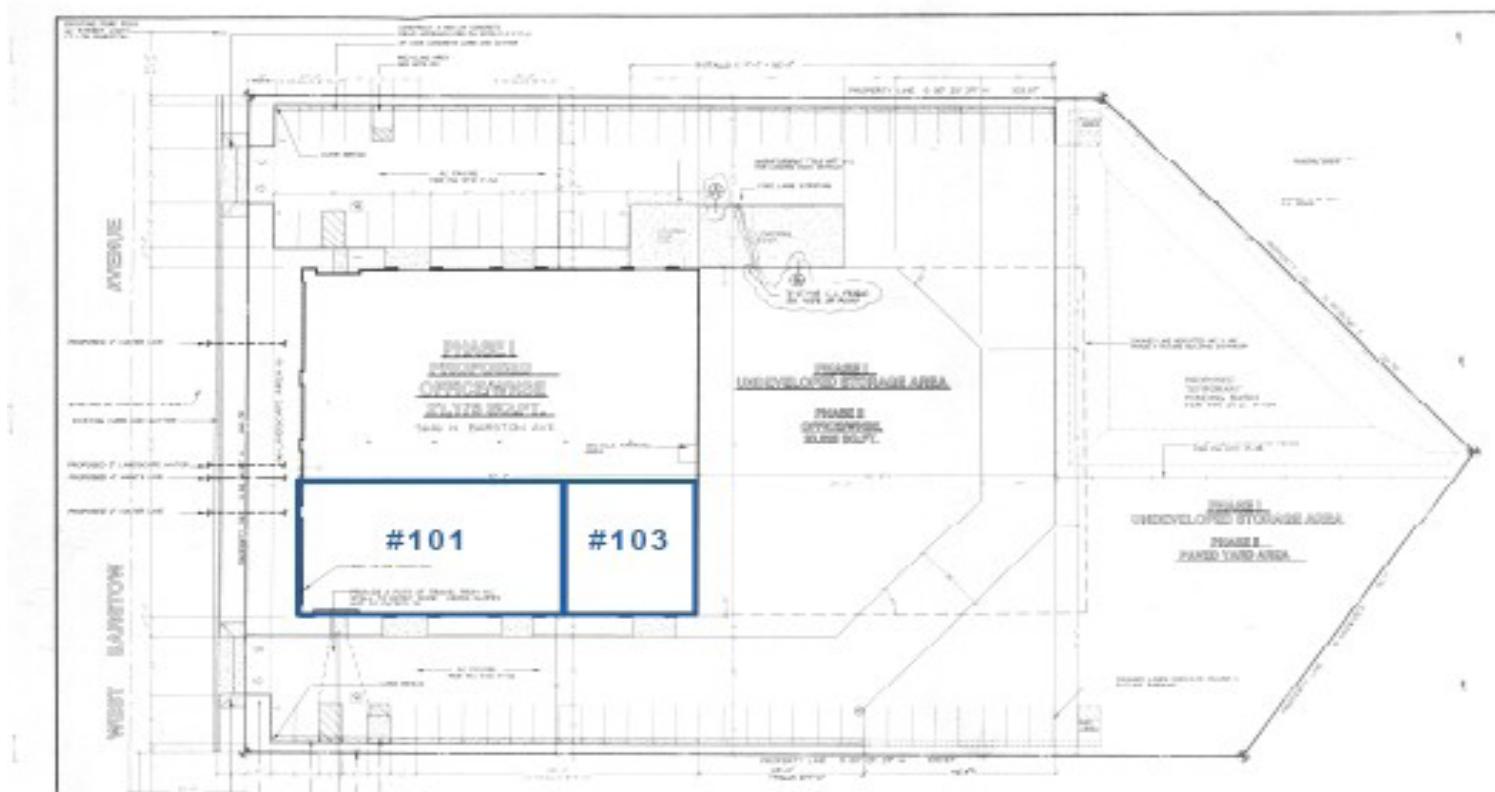


5646 WEST BARSTOW AVENUE  
**FLOOR PLAN**



\*Suites 101 & 103 can be combined for a total of 8,500± SF.

5646 WEST BARSTOW AVENUE  
**SITE PLAN**



\*Suites 101 & 103 can be combined for a total of 8,500± SF.

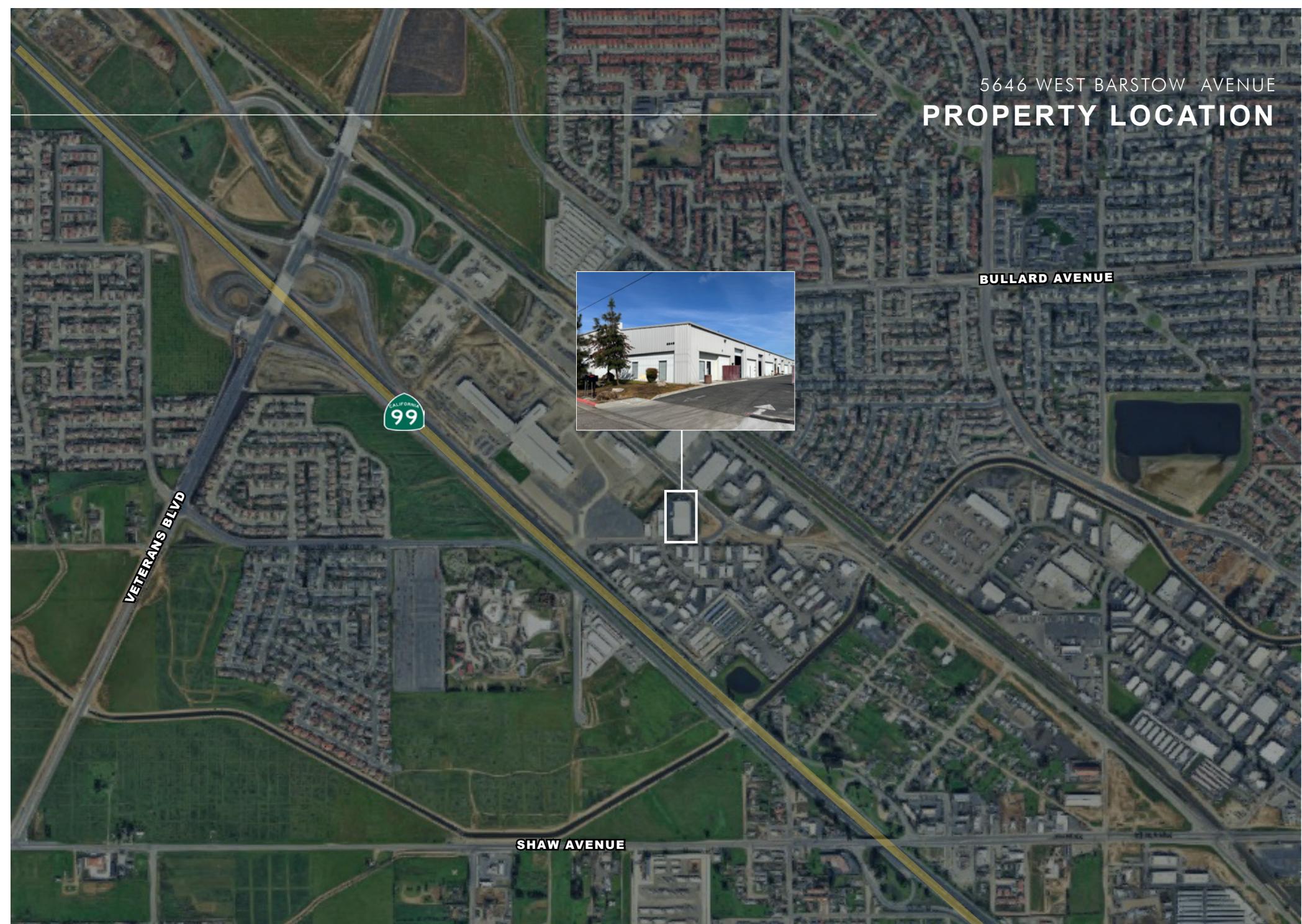
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**PROPERTY LOCATION**



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**CONTACT**

*Exclusively Offered By*

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