

AVAILABLE FOR LEASE



Presented By:

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Capital Premier Group

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Property Information

Location:	3505 W. Ashlan Ave., Fresno, CA 93722
Cross Streets:	Ashlan Ave./N. Millbrook Ave.
Lease Rate:	\$0.80 NNN
Available Space:	± 9815 SF
Available Date:	ASAP
Electrical:	3 Phase; 4 Wire; 120-220 Volts; 400-800 Amps:
Construction:	Metal:
Ceiling Height:	14 Ft.:
Zoning:	IL - Industrial (Light):



Property Description

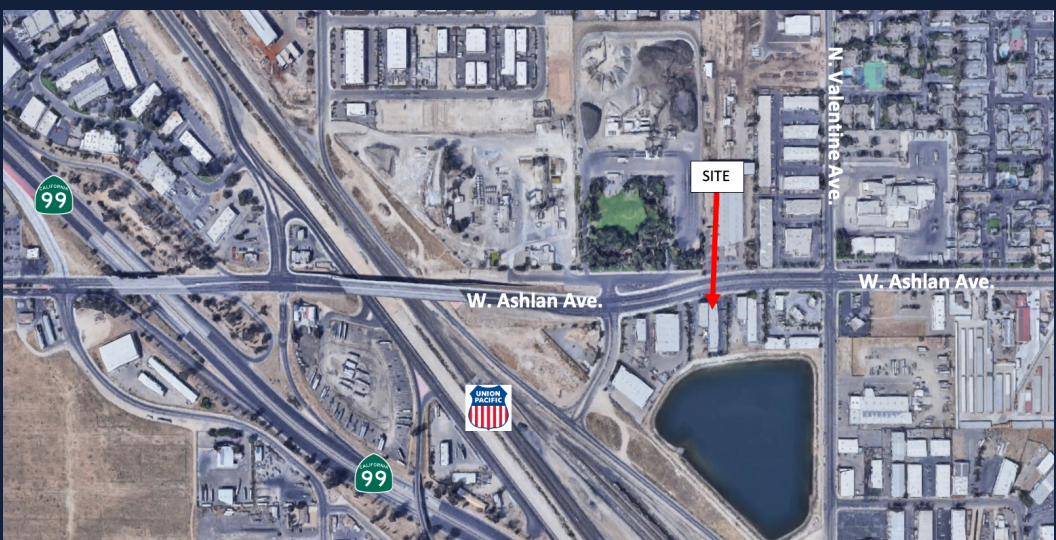
Located along high traffic Ashlan Ave., with easy access on/off CA-99. The property consists of a free-standing building, with $\pm 9,815$ square feet of office warehouse space. Approximately 2,000 SF of office space; 2 private offices, reception area, lobby, dispatch area, separate co-work space, bathroom inside, and lunch room with dinning area. Residual of building is made up of open warehouse space with a ceiling height of 14', 4 large 12-ft roll up doors, fenced in parking, and 3 bathrooms in warehouse area. Built in 2000 by Pickett and Associates and been well maintained by previous owner for over 2 decades.

Additional Photos



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Location



Property Highlights

- Free-Standing +/- 10,000 SF Building
- Pylon Signage with Great Street Exposure
- 4 Roll-up Doors; 18'-21' Clear Height Ceiling
- Along High Traffic Corridor
- Fenced-In Parking
- Well Maintained

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