



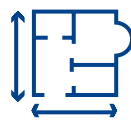
# 3630 E. Wawona Avenue Fresno, California

## Contact Us:

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## Dock High Distribution Space for Lease



Available Units:  
±19,200 SF  
±38,400 SF  
±57,600 SF  
±76,800 SF



Rail Served



Highway  
99 access  
via Central  
Avenue

# Property Summary

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## Distribution Space for Lease

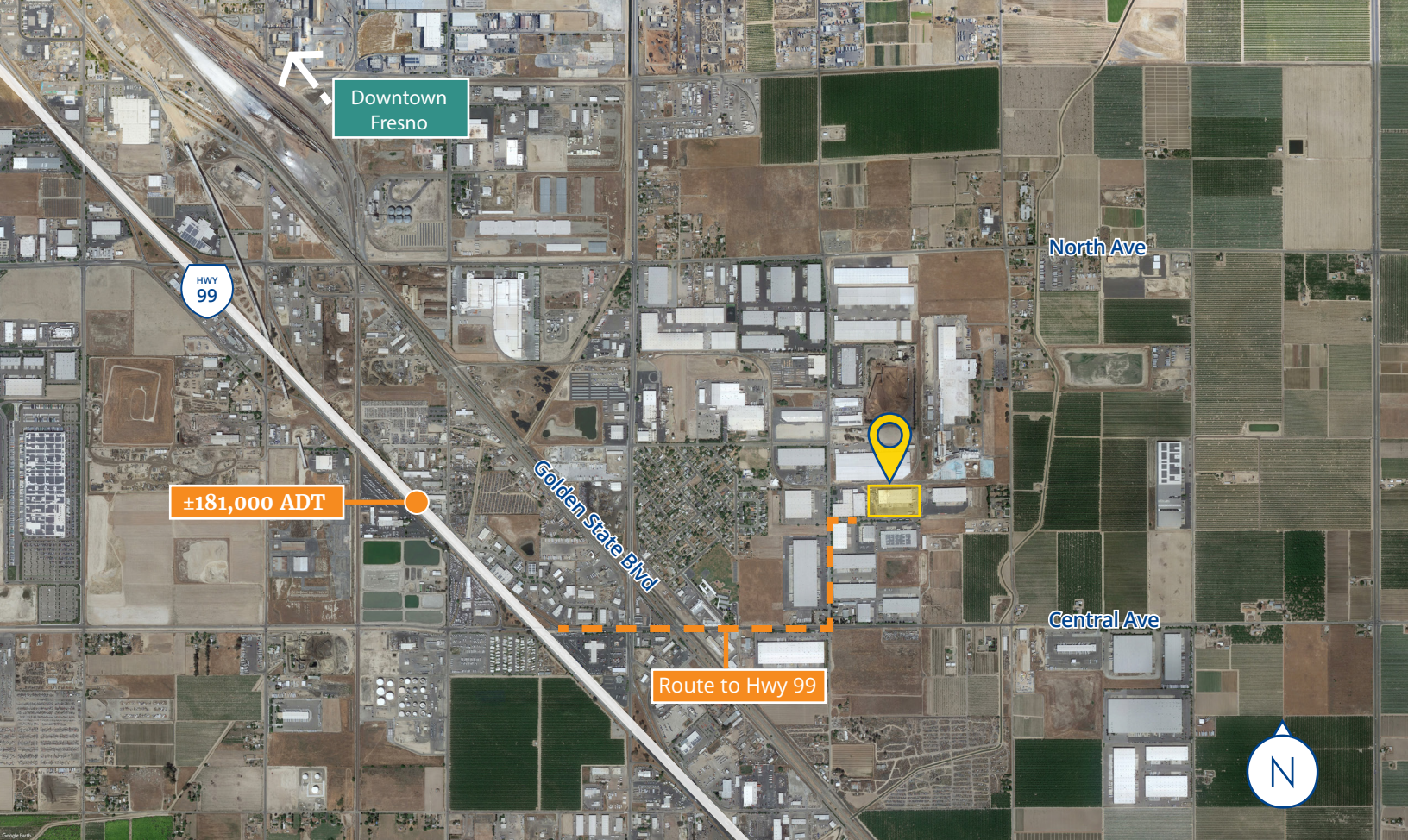
Address	3630 E. Wawona Avenue, Fresno, CA
Available Units	±19,200 SF, ±38,400 SF, ±57,600 SF or ±76,800 SF
Power	Up to 1,800 amps, 480V (Tenant to verify)
Sprinklers	Yes
Rail Served	Yes
Dock Positions	2 to 10, depending on square footage leased
Ground Level	Access via sideyard with ±38,400 SF through ±76,800 SF units
Clear Height	27'
Zoning	M-3 C (County of Fresno)
Asking Rent	\$0.65 PSF, per month, NNN
NNNs	\$0.09 PSF, per month

## Property Description

Multiple unit configurations available in one of the few available properties in the area with an active rail spur. Common area yard offers plenty of room to maneuver trucks, and a private side yard is available with ±38,400 SF through ±76,800 SF units. Building is dock high but ground level access is available via sideyard.







# Dock High Distribution Space For Lease

3630 E. Wawona Avenue  
Fresno, CA



Rail Spur  
and Sidyard

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