

# 2960 NORTH MIAMI AVENUE, FRESNO, CA 93727

OFFICE/WAREHOUSE BUILDING | AVAILABLE FOR LEASE



**FORTUNE ASSOCIATES**  
Commercial Real Estate Brokerage

**BILL DALY**  
*Vice President - Industrial Division*  
t 559-930-3260  
bdaly@fortuneassociates.com  
CA RE Lic. #01453177

**JAMES BITTER**  
*Senior Vice President - Industrial Division*  
t 559-916-2603  
jbitter@fortuneassociates.com  
CA RE Lic. #02044628

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 | 559.490.2500

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2960 NORTH MIAMI AVENUE  
**PROPERTY INFORMATION**

### PROPERTY DESCRIPTION

This single tenant stand-alone Office/warehouse building is equipped with an impressive office build out and solar power. This space consists of a reception area, break room, three open office areas, four private offices, storage room and two interior restrooms.

### PROPERTY INFORMATION

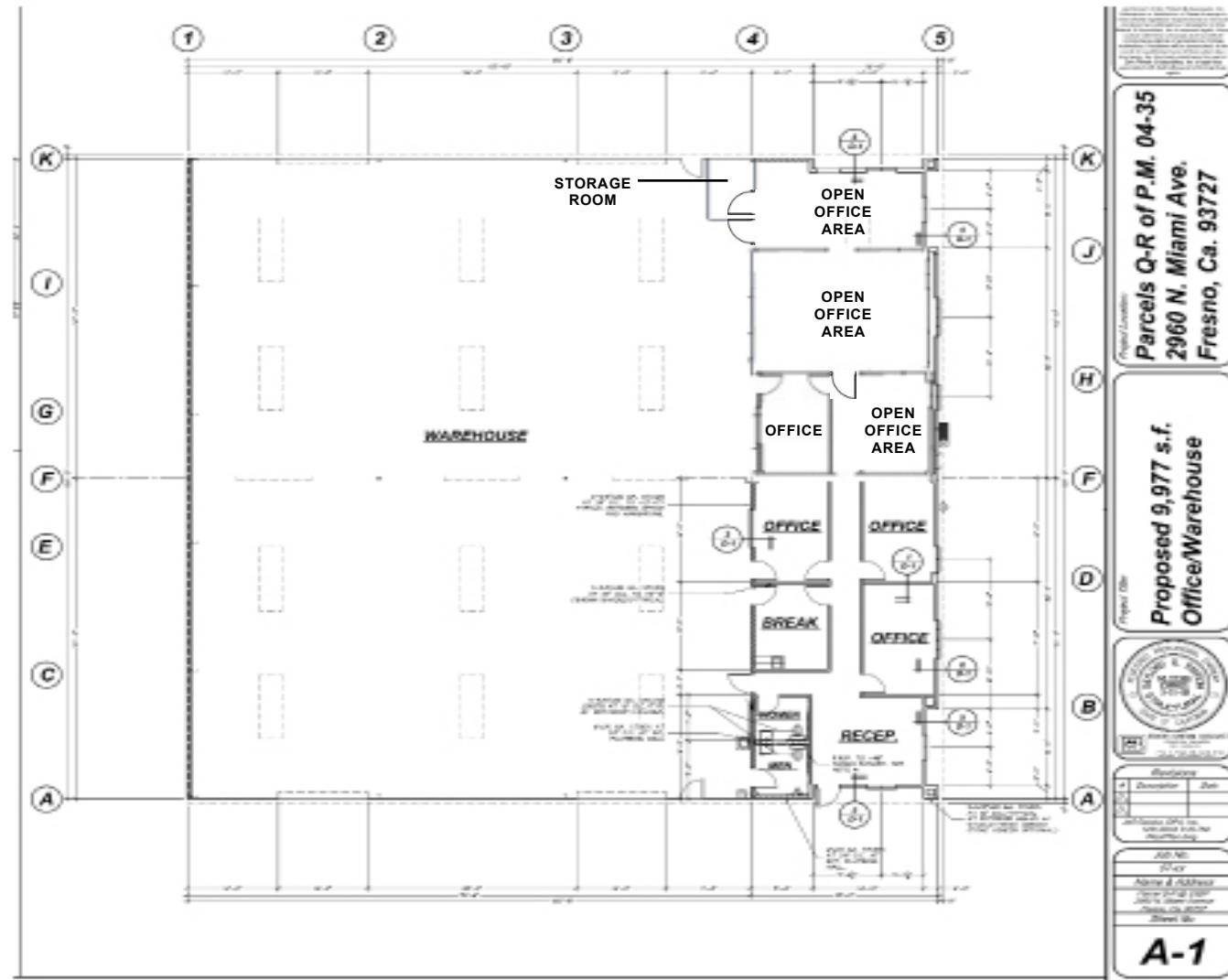
<b>LOCATION</b>	Located east of North Clovis Avenue, between Clinton Avenue and Shields Avenue
<b>SIZE</b>	Approximately 9,977± RSF
<b>OFFICE AREA</b>	Approximately 3,000± SF
<b>LAND AREA</b>	Approximately .58 total acres
<b>CONSTRUCTION</b>	Metal with Stucco Facade
<b>ROLL UP DOORS</b>	(4)- 12'x14'
<b>YEAR BUILT</b>	2007
<b>ELECTRICAL</b>	400 amp, 208/120V, 3 phase
<b>ZONING</b>	IL (Light Industrial- City of Fresno)
<b>FIRE SPINKLERS</b>	Yes
<b>FENCED YARD</b>	Yes
<b>CLEAR HEIGHT</b>	14'-16'
<b>LEASE RATE</b>	\$8,900/month (NNN)
<b>AVAILABLE</b>	May 1, 2025



2960 NORTH MIAMI AVENUE  
**FLOOR PLAN**

**2960 NORTH MIAMI AVENUE**

9,977± SF



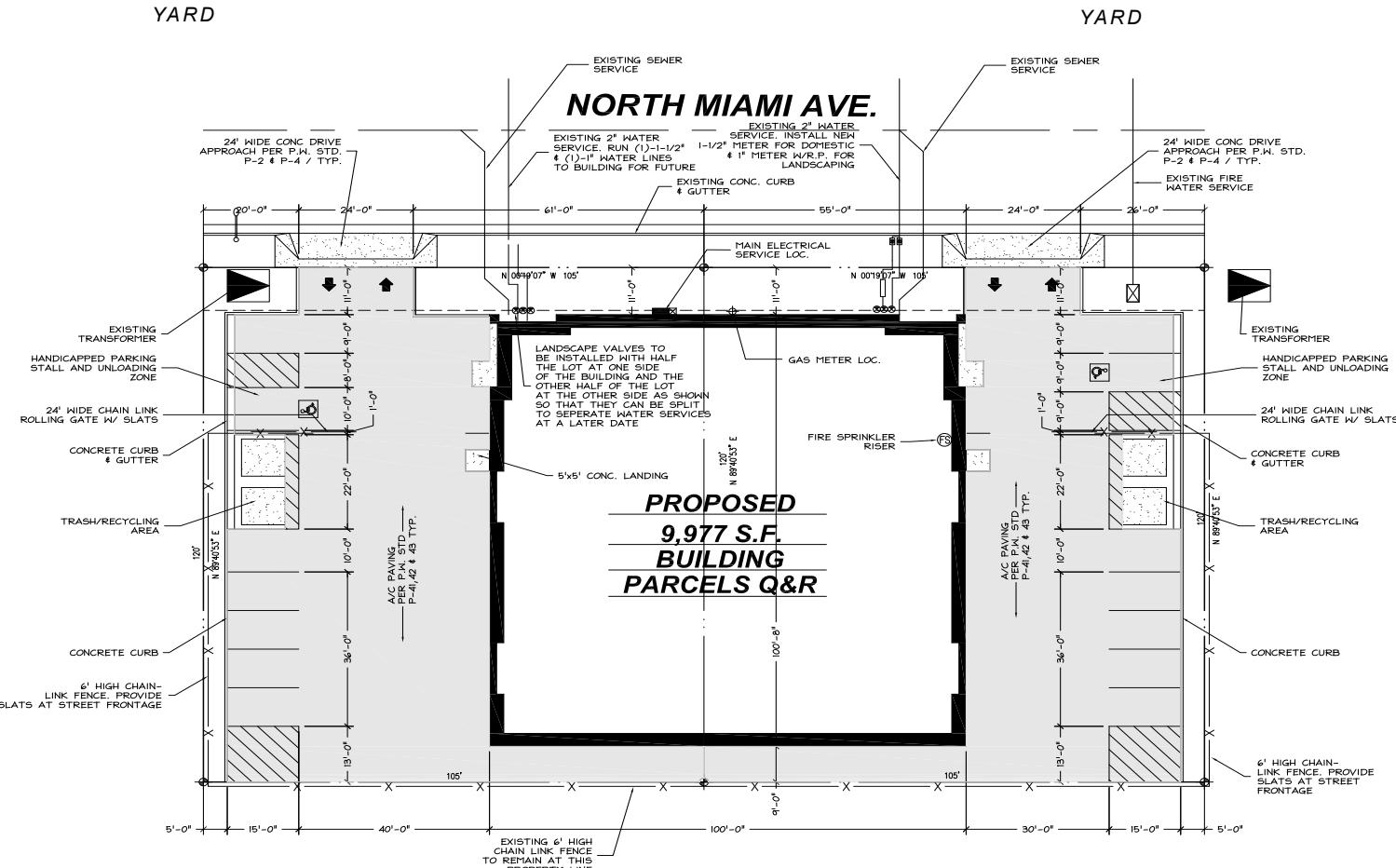
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SITE PLAN

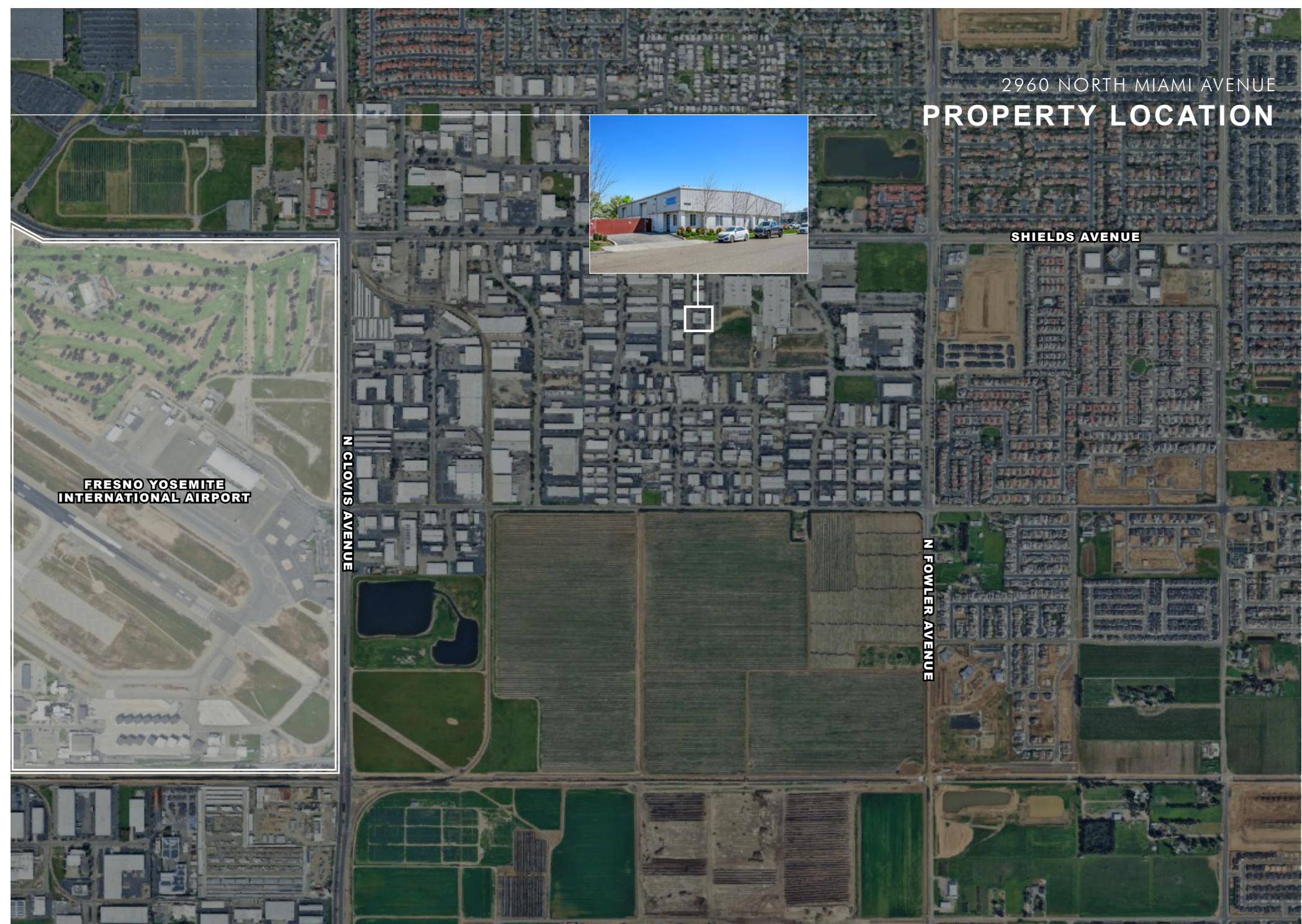


**SITE PLAN**



APPROVED BY:	
<input type="checkbox"/> _____, DATE: _____	
<input type="checkbox"/> _____, DATE: _____	
DON PIKETT AND ASSOCIATES, INC.	
<input type="checkbox"/> _____, DATE: _____	

2960 NORTH MIAMI AVENUE  
**PROPERTY LOCATION**



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**CONTACT**

*Exclusively Offered By*

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