

# INDUSTRIAL/OFFICE SPACE FOR LEASE

2055 E MCKINLEY AVE  
FRESNO, CALIFORNIA



**60,000 SF ENCLOSED INDUSTRIAL SPACE  
WITH 4,811 SF OFFICE SPACE AVAILABLE**

- CLOSE PROXIMITY TO HIGHWAY 41
- CENTRALLY LOCATED IN FRESNO METRO AREA
- EQUIPMENT AVAILABLE FOR USE
- AMPLE PARKING

FOR MORE INFO CONTACT:

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The information contained herein has been either given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer, renter or lessee should verify all information contained herein. This statement with the information contained herein is presented with the understanding that all negotiations relating to the purchase, rental or lease of the property described above shall be conducted through this office.

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## PROPERTY SUMMARY

<b>INDUSTRIAL AVAILABILITY:</b>	<ul style="list-style-type: none"><li>~ 1-60,000 SF ENCLOSED (\$0.50/SF)</li><li>~ 1-30,000 SF OVERHANG COVERED BY ROOF, 2 SIDES (\$0.40/SF)</li><li>~ROLL UP DOORS</li><li>~EQUIPMENT AVAILABLE FOR USE</li></ul>
<b>OFFICE AVAILABILITY:</b>	<ul style="list-style-type: none"><li>~4,811 SF (\$1.00/SF)</li><li>~EQUIPMENT AVAILABLE FOR USE</li><li>~AMPLE PARKING</li><li>~USE OF LARGE ELECTRIC DOUBLE SIDED BILLBOARD SIGN LOCATED ON MCKINLEY AVE</li></ul>
<b>ZONING:</b>	M1, HEAVY INDUSTRIAL
<b>LOT SIZE:</b>	4.09 AC
<b>PARKING:</b>	83,329 SF OF PARKING AVAILABLE
<b>INVENTORY:</b>	OPTION TO PURCHASE INVENTORY, PRICE UPON REQUEST OR NEGOTIABLE UPON LEASE

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