

FOR LEASE

HIGHLY VISIBLE CORNER OFFICE-RETAIL/INDUSTRIAL BUILDING



5645 & 5660 E. Clinton Ave., Fresno, CA 93727

- LOCATION:** Northwest corner of Clinton Ave. & Larkin Ave. East of Clovis Avenue. Near Freeway 180 and across from Fresno Yosemite International Airport.
- LEASE PRICE:** \$0.75/sq. ft. ~~\$0.85/sq. ft.~~ & ~~\$0.90/sq. ft.~~ Modified Gross Lease.
- SUITES:** ~~**LEASED 5645 E. Clinton Ave., Suite 1:** Approximately 2,696 sf office. \$0.90 psf/month (\$2,426.40/month)
Two large rooms/conference rooms, break room with sink, 5 offices, private restroom, and 15 parking stalls. Each office has mini-split A/C and heating units. Concrete block construction.~~
~~**REduced! 5645 E. Clinton Ave., Suite 7:** Approximately 10,135 sf office/warehouse. 1,792 sf of office and the balance is warehouse. 10' x 9'8" roll up door. 10' clearance.
\$0.75 psf/month (\$7,601.25/month).
Large open room, 5 offices, utility room, and 7 parking stalls. Each office has mini-split A/C and heating units. Evaporative cooler in warehouse. Concrete block construction.~~
~~**LEASED 5660 E. Clinton Ave., Suite 101:** Approximately 5,625 sq. ft. office/warehouse. 1,141 sf of office and the balance is warehouse. Two 14' x 14' roll up doors. 18' cave height.
\$0.85 psf (\$4,781.25/month)
Three offices, conference room, break room, 2 bathrooms, and 7 parking stalls. Each office has mini-split A/C and heating units. Evaporative cooler in warehouse. Metal building.
Large area for a 75' x 40' fenced yard.~~
- ZONING:** IL – Light Industrial
- DESCRIPTION:** Highly visible building in a great location for industrial, retail, or general office use. Close to Freeway 180. Fire-sprinklered and security gated.

CONTACT EXCLUSIVE LISTING AGENTS:

STUMPF AND COMPANY

Real Estate

(559) 222-3058

BRE Lic. #00533442

This information is from sources deemed reliable, but is not guaranteed by Stumpf and Company. All information should be verified prior to sale or lease.

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