

±9,873-19,253 SF OFFICE INDUSTRIAL BUILDING FOR LEASE

1415 TUOLUMNE STREET FRESNO, CA 93706

*NEW INTERIOR & EXTERIOR PAINT AND NEW ROOF

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE# 02210729

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 **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

PROPERTY INFORMATION

Commercial Office & Industrial Space in Downtown Fresno

Discover unparalleled convenience and accessibility in this premium office and industrial space, offering 9,873 to 19,253 square feet in the heart of downtown Fresno. Perfectly positioned for business growth, this property is just minutes away from Highway 99 and Freeways 41 and 180, ensuring effortless connectivity for your team and clients. Located near Fresno's vibrant downtown and the future High-Speed Rail station, this space offers a strategic advantage with proximity to key amenities and transportation hubs. Don't miss this opportunity to elevate your business in a prime location!

Property Information

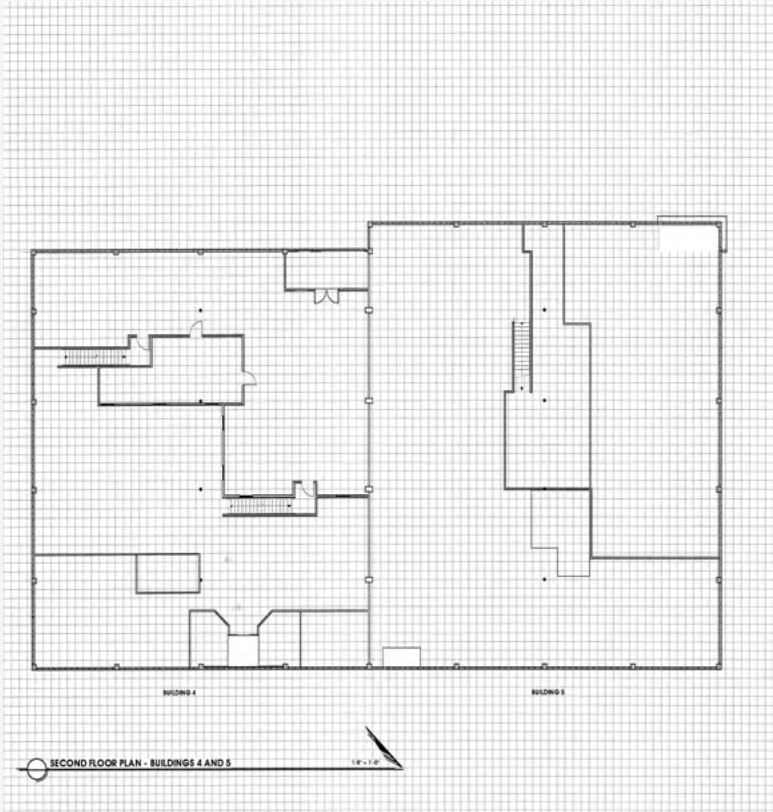
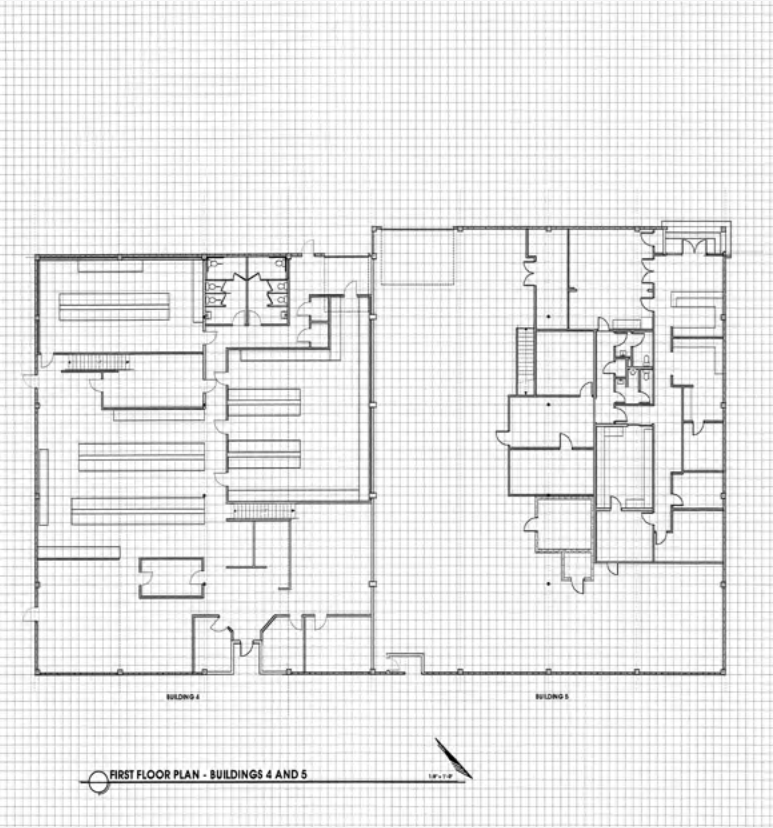
TOTAL SF	±9,873-19,253
LEASE RATE	\$0.75 per SF (whole building) \$0.80 per SF (one floor/half of building)
CONSTRUCTION	Concrete Block
ZONING	DTN (Downtown, City of Fresno)
FIRE SPRINKLERS	Yes
ALARM SYSTEM	Yes
AVAILABLE	August 2024
COMMENTS	1 Minute to Hwy 99, Easy Access to Freeway 41 & 180, Fenced Parking Lot and Facility, Corner Building with Great Exposure!



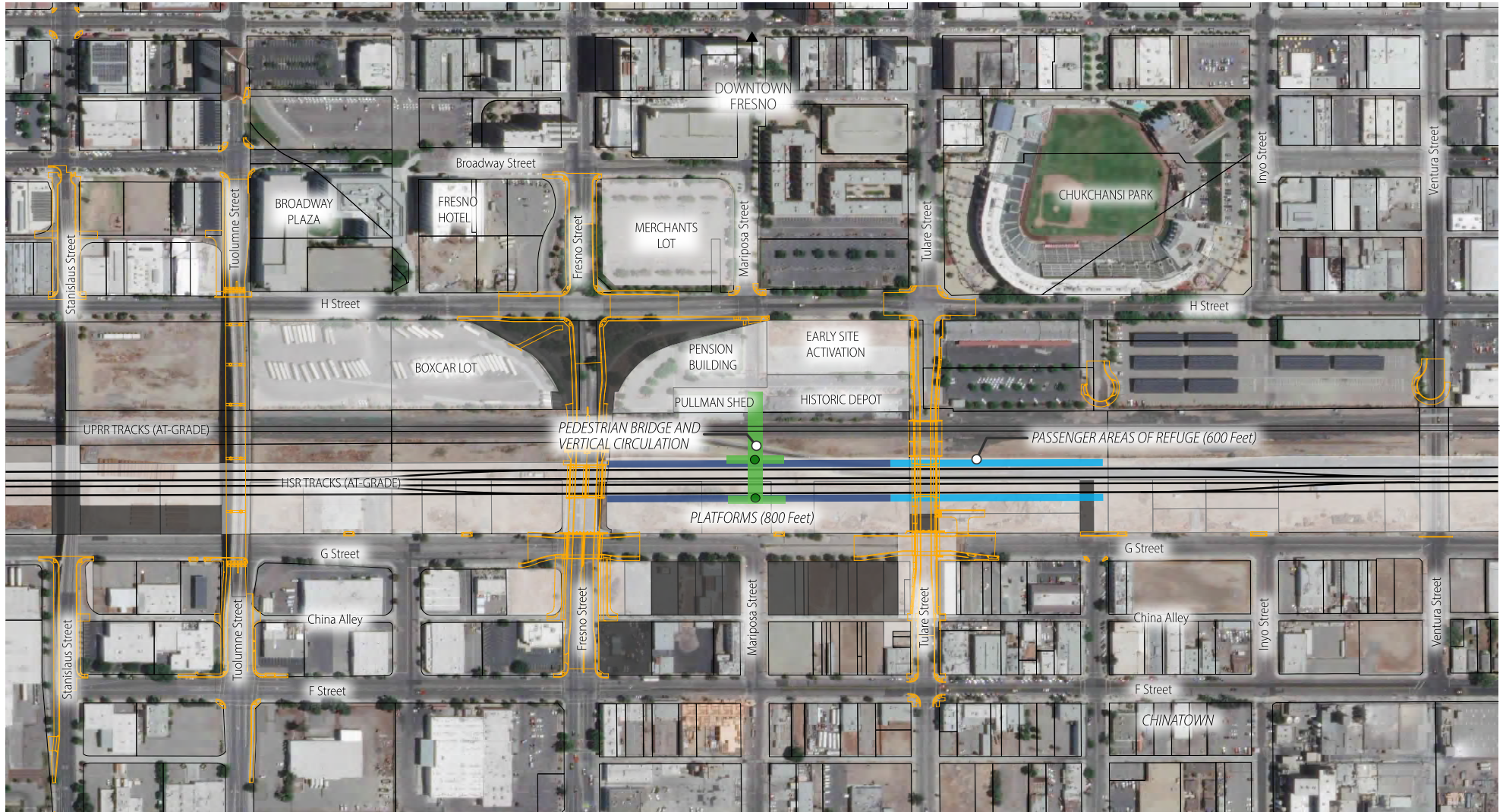
INTERIOR PHOTOS



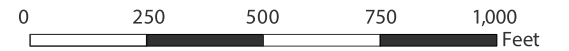
FLOOR PLAN



FUTURE DEVELOPMENT OF HIGH SPEED RAIL



FRESNO STATION
MARCH 2022



AERIAL



SITE

HWY 99

