

# For Lease

## Build-to-Suit with Highway 99 Exposure

- Rare Highway 99 Exposure
- ±1,000 Feet of Highway 99 Frontage
- Easy Access via Shaw Avenue
- Up to ±8 Acres Available
- Existing Building Available, or Owner will Build-to-Suit
- Use of North and South facing **14' x 48' Billboard** Negotiable
- Industrial Light Zoning (IL, City of Fresno)
- Property can be accessed from North and East sides
- Fully signalized intersection planned for Cornelia & Shaw Avenues (All future road work subject to change. Tenant to verify.)



## 4825 N. Cornelia Avenue Fresno, California

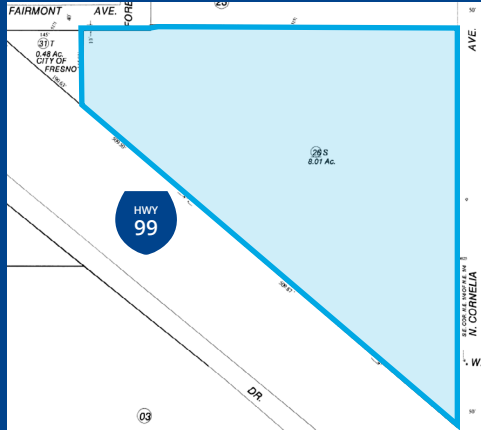
**Buk Wagner** SIOR  
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# Parcel Map



For Lease  
4825 N. Cornelia Avenue  
Fresno, California  
Build-to-Suit with  
Highway 99 Frontage

Contact Us:

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## Land for Lease | Build-to-Suit

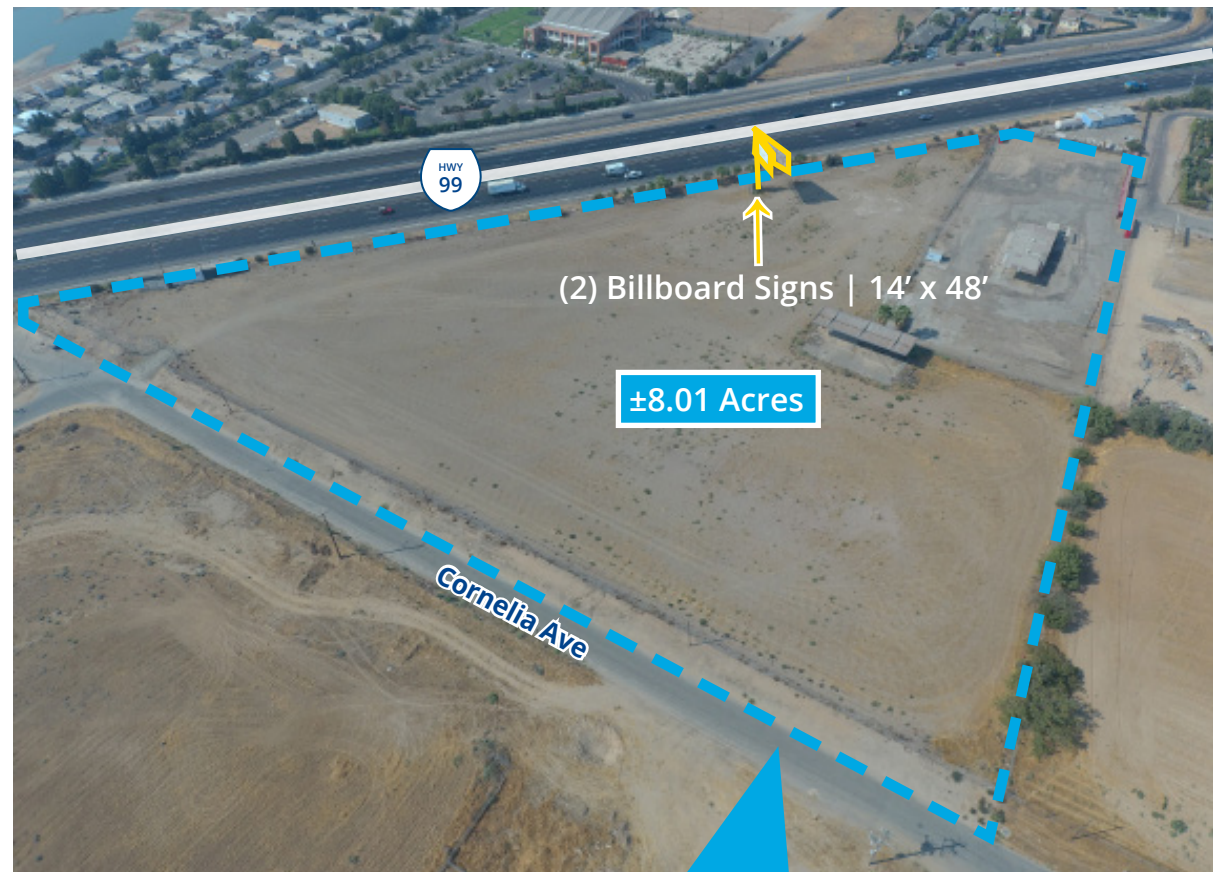
Address	4825 N. Cornelia Avenue, Fresno, CA
Size	±8.01 acres
Zoning	Light Industrial
Billboard	±14' x ±48' North and South 99 facing (Terms Negotiable)

Fully signalized intersection planned for Cornelia and Shaw Avenues. Subject to change, Tenant to verify.



North Facing  
Billboard: Terms Negotiable

# Transportation & Logistics



### Ports

Port of Stockton	128 Miles
Port of West Sacramento	172 Miles
Port of Oakland	171 Miles
Port of San Francisco	185 Miles
Port of LA & Long Beach	239 Miles
Port of Seattle	923 Miles

### Airports

Oakland International	170 Miles
San Jose International	153 Miles
San Francisco International	188 Miles
Sacramento International	181 Miles
Los Angeles International	224 Miles

### Cities

Stockton	126 Miles
San Jose	150 Miles
Oakland	176 Miles
San Francisco	185 Miles
Sacramento	171 Miles
Reno	299 Miles
Los Angeles	220 Miles
Las Vegas	382 Miles
Portland	748 Miles
Phoenix	592 Miles

**Now Available | Land for Lease  
Build-to-Suit with Highway 99 Exposure**

**±8.01 Acres**

4825 N. Cornelia Avenue | Fresno, California

