

PROFESSIONAL OFFICE SPACE

**5748 EAST SHIELDS AVENUE #104,  
FRESNO, CA 93727**

AVAILABLE FOR SUBLEASE



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

# HIGHLIGHTS

## Location Description

*The property at 5748 East Shields Avenue #104 is a 3,904 ± SF industrial/warehouse building that offers a open showroom and large private office. The property is located near Highway 180, providing quick access to Highway 168 & 41 as well as many major retailers.*

## Property Highlights

- Turn Key Office & Industrial Space - 3,904± SF
- Clear Height of 17'
- 12' x 14' Ground Level Roll Up Door
- Building is Equipped with HVAC in Office
- 200 Amps 3-Phase Power 120/208 Volt
- Close Proximity to Fresno Yosemite International Airport, Highway 168, 41, and 180.

## Property Information

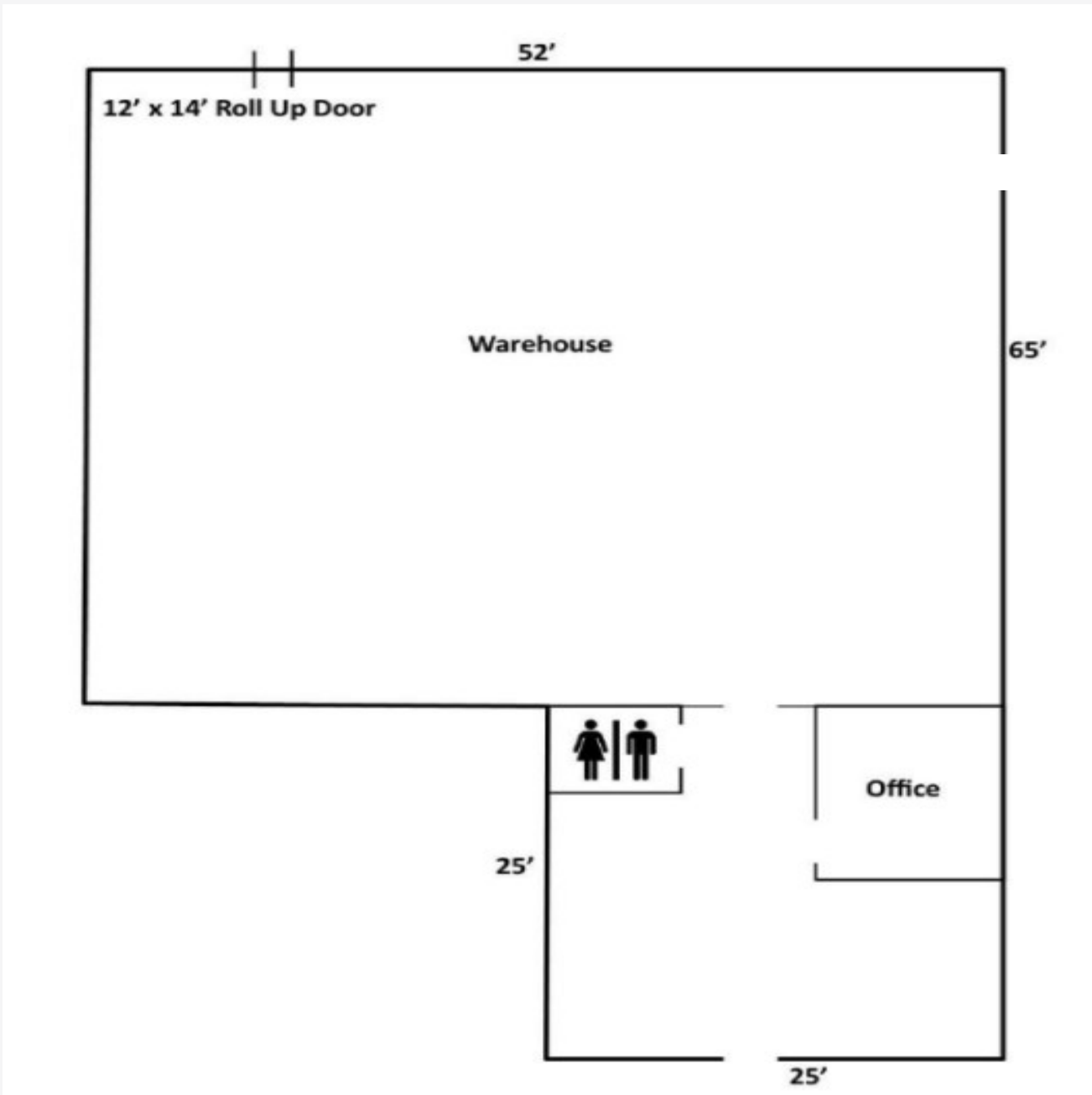
<b>MARKET SECTOR</b>	Airport
<b>AVAILABLE AREA</b>	3,904± RSF
<b>AVAILABLE</b>	Immediately
<b>LEASE EXPIRATION</b>	November 30, 2027
<b>LEASE RATE</b>	\$0.80 PSF (plus CAM: \$150/MO for Utilities)



# FLOOR PLAN

## Available Space

**Suite #104** 3,904 SF± Warehouse Space, Private Office, Open Work Area, & Interior Restroom





# CONTACT US



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