



TRE COMMERCIAL

TUTELIAN REAL ESTATE

AVAILABLE FOR LEASE

OFFICE WAREHOUSE WITH RETAIL SHOWROOM IN THE WOODWARD INDUSTRIAL PARK



PROPERTY FEATURES:

AVAILABLE SPACE:

Total Building Size:

±12,000 SF (not including ±4,650 SF Mezzanine)

Office/Retail Showroom: ±5,600 SF

Warehouse: ±6,400 SF, plus ±4,650 SF Mezzanine

LOCATION: 453 W. Bedford Avenue, Fresno, CA 93711

CONSTRUCTION TYPE: Metal & Stone Venner

LEASE RATE: Contact Broker

GRADE LEVEL DOORS: (1) 10' X 10' and (2) 10' X 12'

ELECTRICAL SERVICE: 400 AMP, 120/208V,
3 Phase, 4 Wire

WAREHOUSE CLEAR HEIGHT: 18' - 21'

LIGHTING: Fluorescent Tube, plus Skylights

HEATING/COOLING:

Office/Retail Showroom: (4) HVAC units with 2 Zones

Warehouse: 5 EVAP Coolers and 3 Heaters

SPRINKLERS: Yes

PARKING: 20 secured onsite stalls plus street parking

ZONING: IL (Light Industrial), City of Fresno
(Provides for a large range of uses)



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PROPERTY DESCRIPTION:

The Property consists of a free-standing building, with $\pm 12,000$ square feet of **office warehouse** space with a **large retail showroom**, plus a $\pm 4,650$ square foot mezzanine area. The building includes showroom, office, and warehouse improvements on the first floor and a large mezzanine on the second floor. The ground floor includes $\pm 5,600$ square feet of office and retail showroom, and $\pm 6,400$ square feet of heated and cooled warehouse space. The mezzanine area on the second floor in the warehouse space contains approximately $\pm 4,650$ with one office.



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PROPERTY HIGHLIGHTS:

- Rare Opportunity to Lease in Northwest Fresno's Woodward Industrial Park
- Close proximity to amenities such as River Park Regional Shopping Center
- Convenient access to SR 41 via two interchanges (Friant and Herndon) within 1.5 miles
- Oversize Building Signage (6' X16') fronting Bedford Avenue
- Floor Drains in Warehouse



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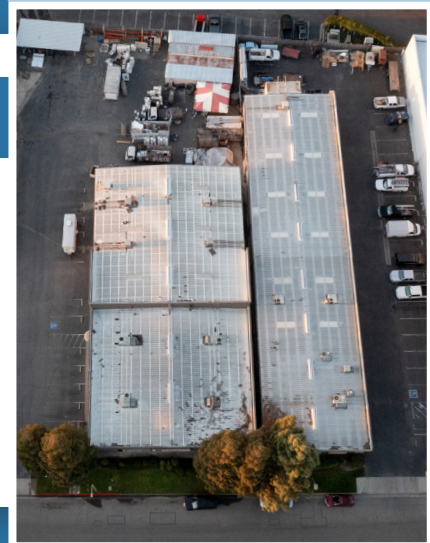
OFFICE WAREHOUSE WITH RETAIL SHOWROOM IN THE **WOODWARD INDUSTRIAL PARK**



LOCATION

This Northwest Fresno Office Warehouse location in Fresno's **Woodward Industrial Park** is a highly desirable and **established office, wholesale, retail showroom, and light industrial area.**

The Property is also located close to many amenities including River Park Regional Shopping Center, Villaggio Shopping Center, Fresno's Luxury Auto Dealerships, Palm Bluff Office Complex, Woodward Park Office Complex, as well as many restaurants.



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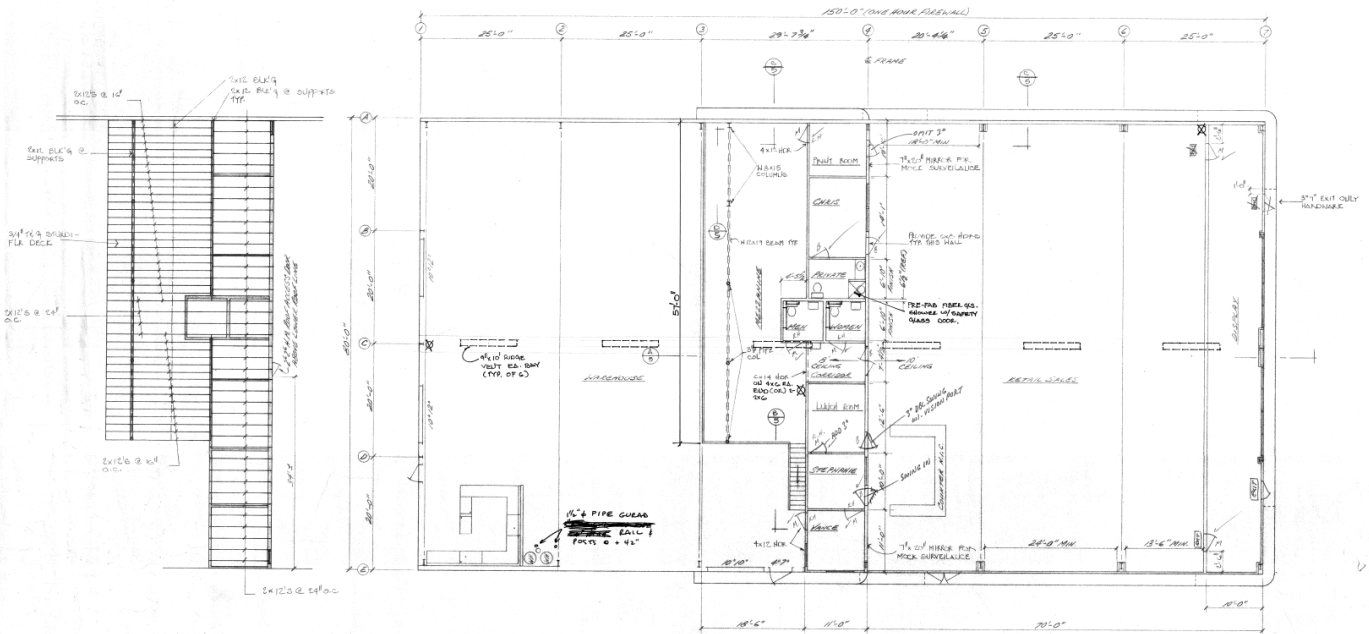
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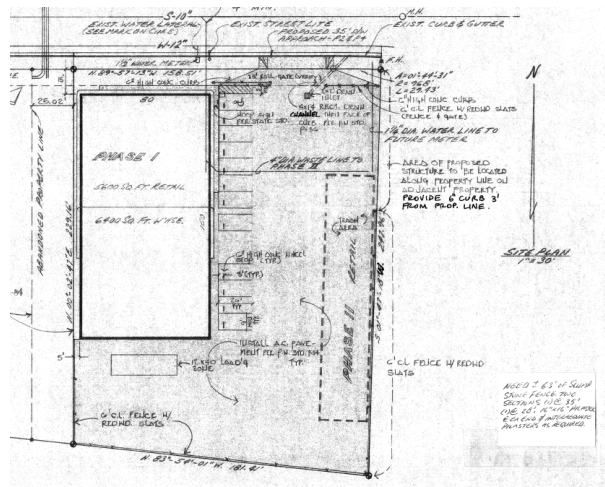
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FLOOR PLAN



SITE PLAN



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