

AVAILABLE FOR LEASE  
35,217± - 172,686± SF MULTI TENANT MANUFACTURING & WAREHOUSE BUILDINGS

# 2842 N. BUSINESS PARK AVENUE

FRESNO, CA



**NEWMARK**  
PEARSON COMMERCIAL

**Nick Audino, SIOR**  
Senior Vice President - Industrial Division  
m 559-284-2396  
naudino@pearsonrealty.com  
CA RE Lic. #01231272

**Kyle Riddering**  
Vice President - Industrial Division  
m 559-285-7260  
kriddering@pearsonrealty.com  
CA RE Lic. #02094434

**Joey Audino**  
Sales Associate - Industrial Division  
m 559-681-6656  
jaudino@pearsonrealty.com  
CA RE Lic. #02186774

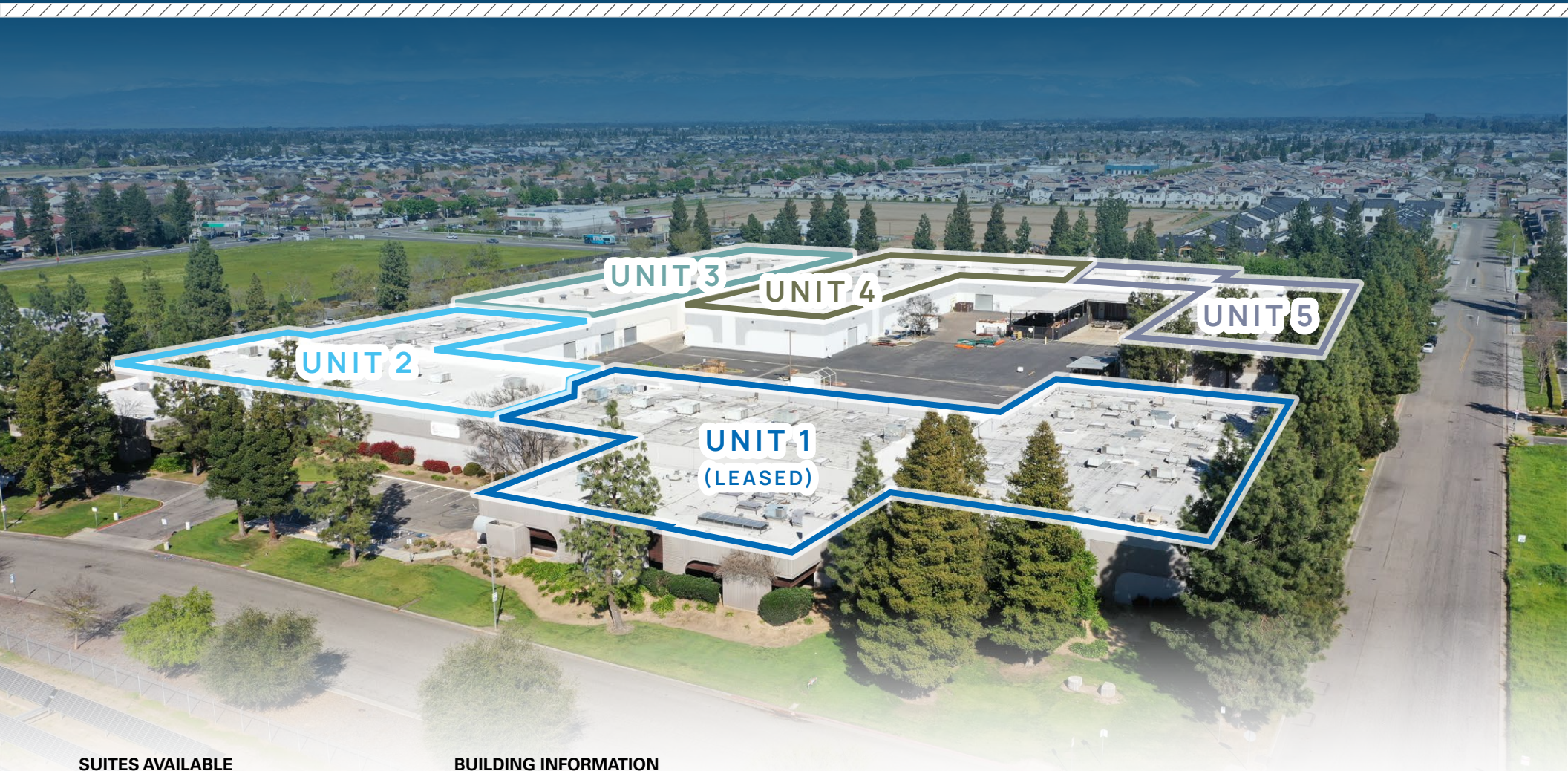
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**2842 N. BUSINESS PARK AVENUE**  
FRESNO, CA

**BUILDING**  
FEATURES



#### SUITES AVAILABLE

- Unit 1:** 52,500± SF (*Leased*)
- Unit 2:** 45,700± SF
- Unit 3:** 44,390± SF
- Unit 4:** 37,684± SF
- Unit 5:** 44,912± SF

#### BUILDING INFORMATION

- All production areas have heavy manufacturing grade slab sealant
- All truck well loading areas are covered and have fire sprinklers
- Electrical Bus Bars through the production areas in either 120/208 volt and 277/480 volt
- Fenced and secure interior campus loading area with two motorized automatic electric gates, and one manually operated gate
- Exhaust fan air changers in most suites
- All ceilings in production areas are insulated to R-30

KEY

Unit 1: 52,500± SF (*Leased*)

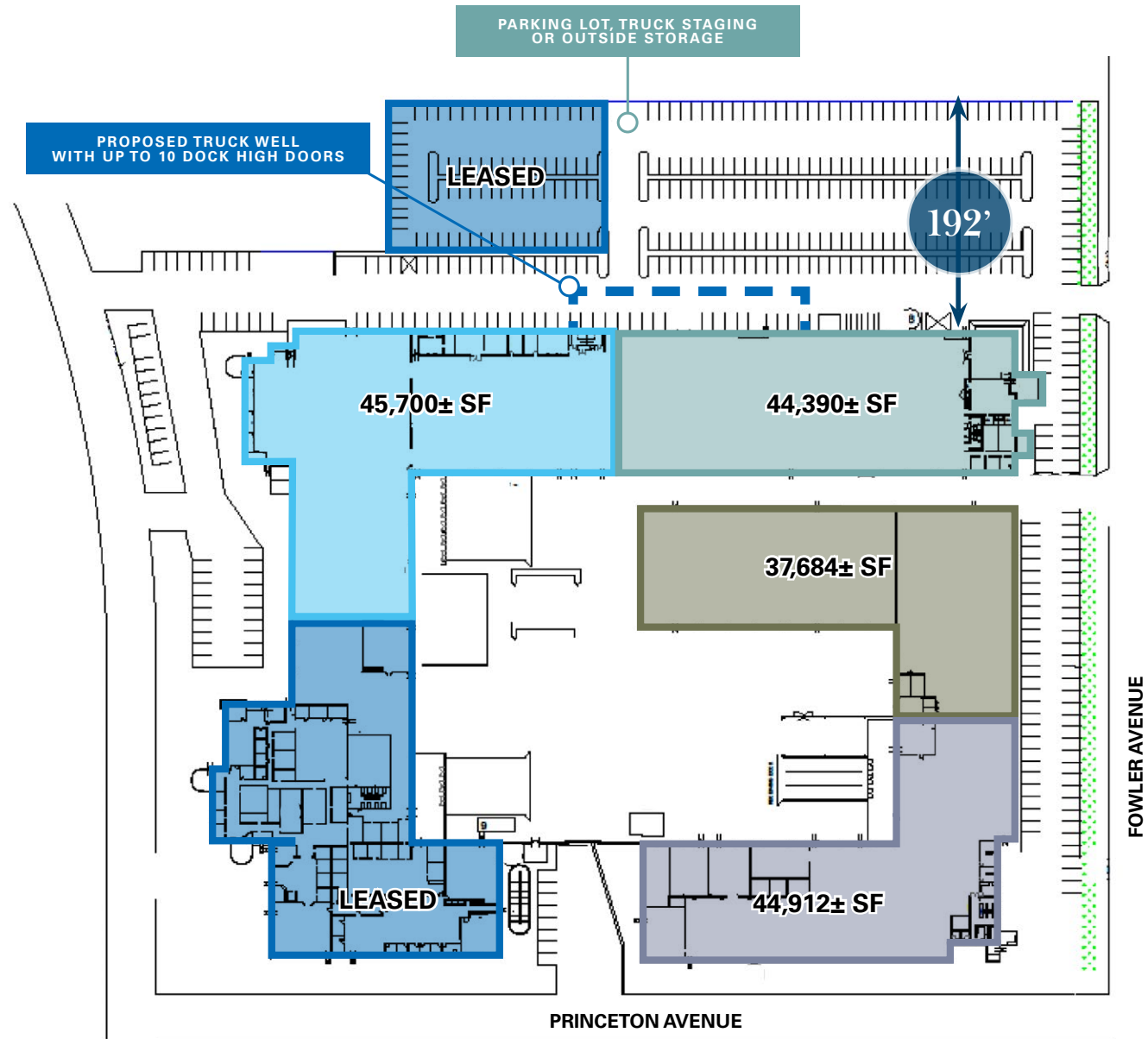
Unit 2: 45,700± SF

Unit 3: 44,390± SF

Unit 4: 37,684± SF

Unit 5: 44,912± SF

Total: 225,186± SF



(Not to Scale)





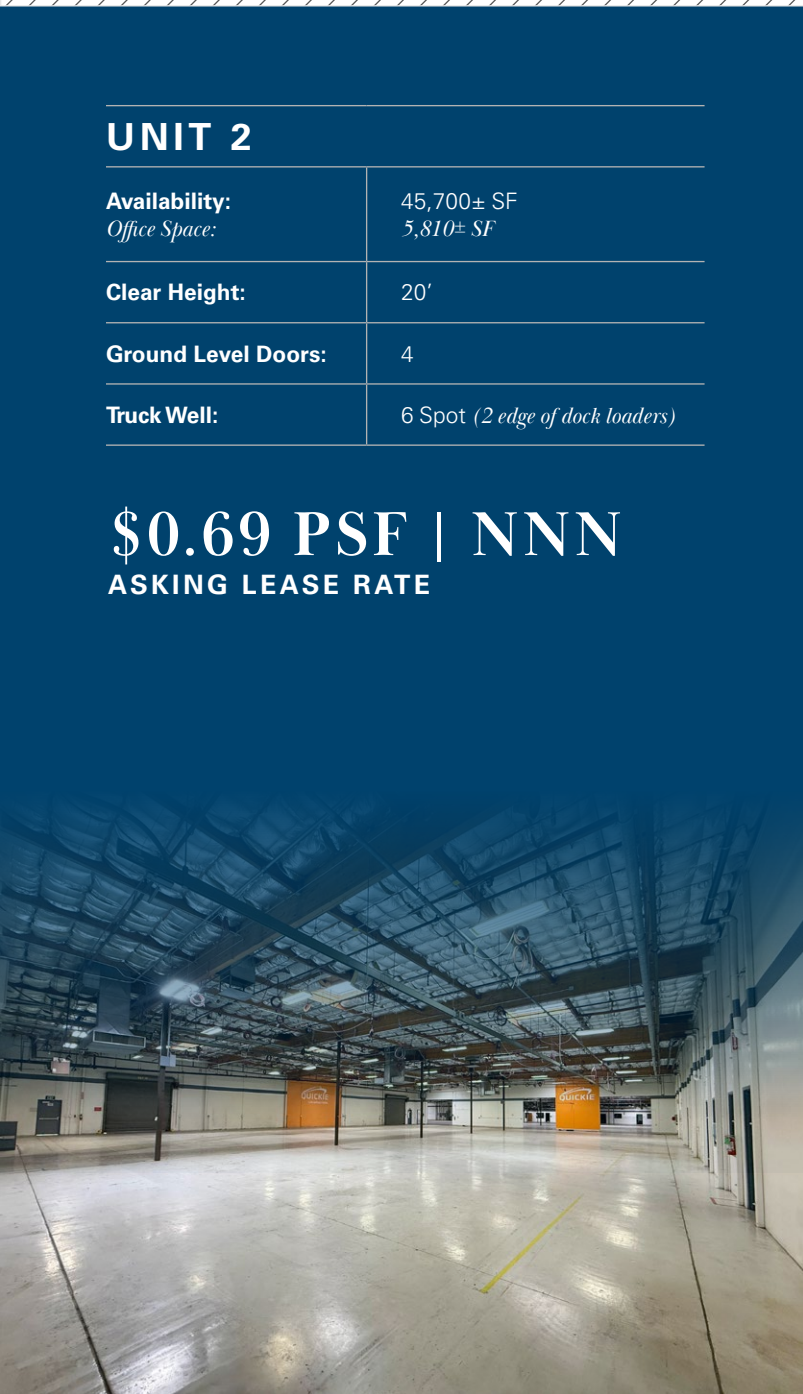
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## UNIT 2 INFORMATION

### UNIT 2

<b>Availability:</b> <i>Office Space:</i>	45,700± SF 5,810± SF
<b>Clear Height:</b>	20'
<b>Ground Level Doors:</b>	4
<b>Truck Well:</b>	6 Spot (2 edge of dock loaders)

**\$0.69 PSF | NNN**  
ASKING LEASE RATE





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**UNIT 3**  
INFORMATION

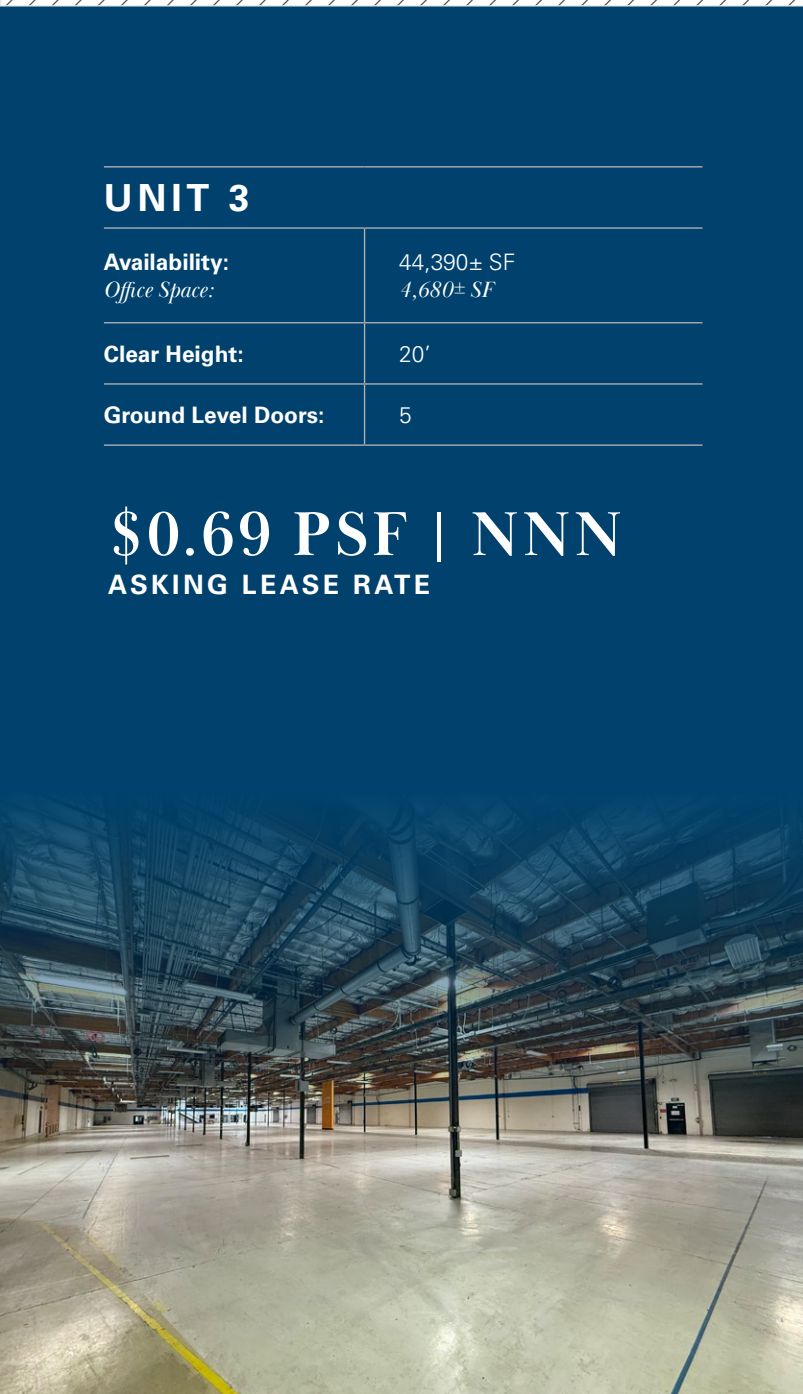
## UNIT 3

<b>Availability:</b>	44,390± SF
<i>Office Space:</i>	4,680± SF

<b>Clear Height:</b>	20'
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<b>Ground Level Doors:</b>	5
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**\$0.69 PSF | NNN**  
ASKING LEASE RATE





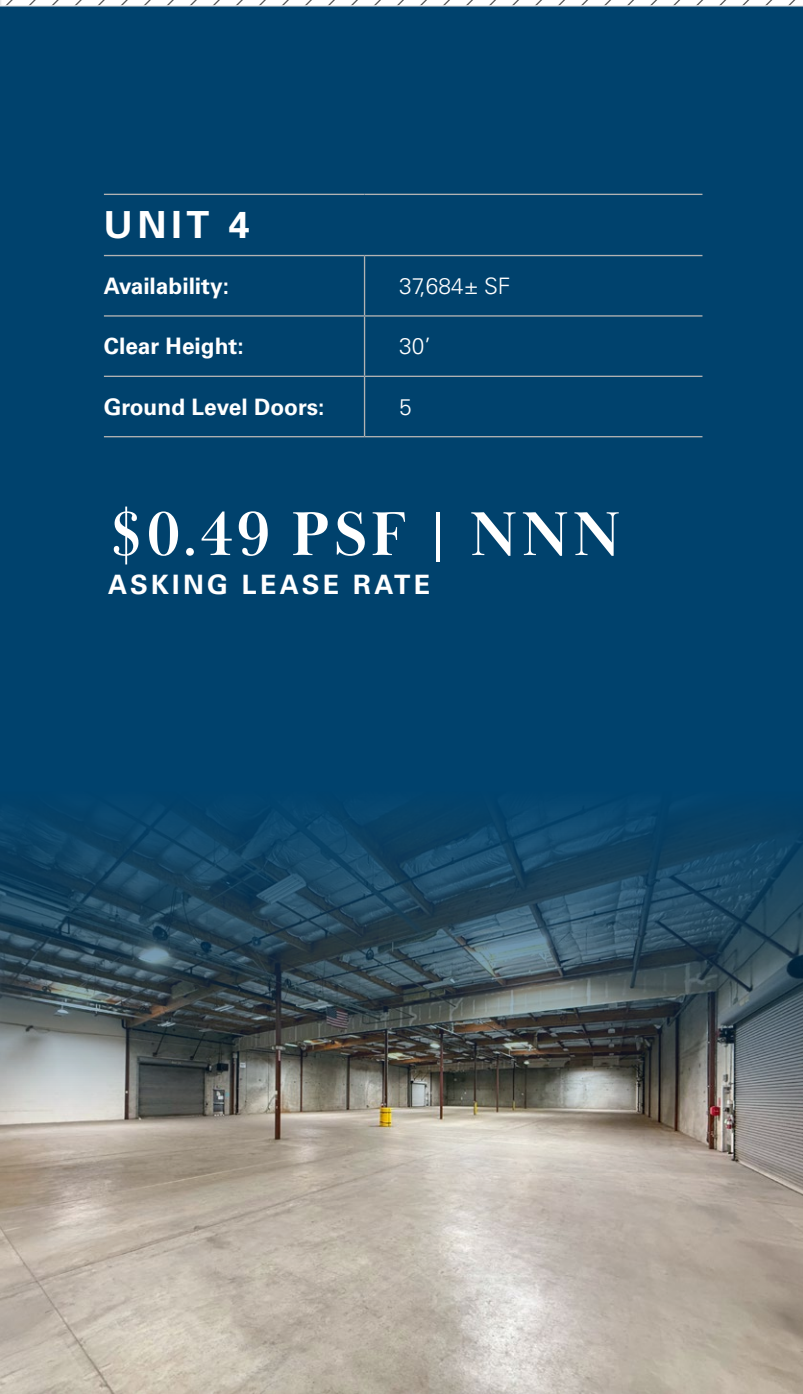
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**UNIT 4**  
INFORMATION

## UNIT 4

Availability:	37,684± SF
Clear Height:	30'
Ground Level Doors:	5

**\$0.49 PSF | NNN**  
ASKING LEASE RATE





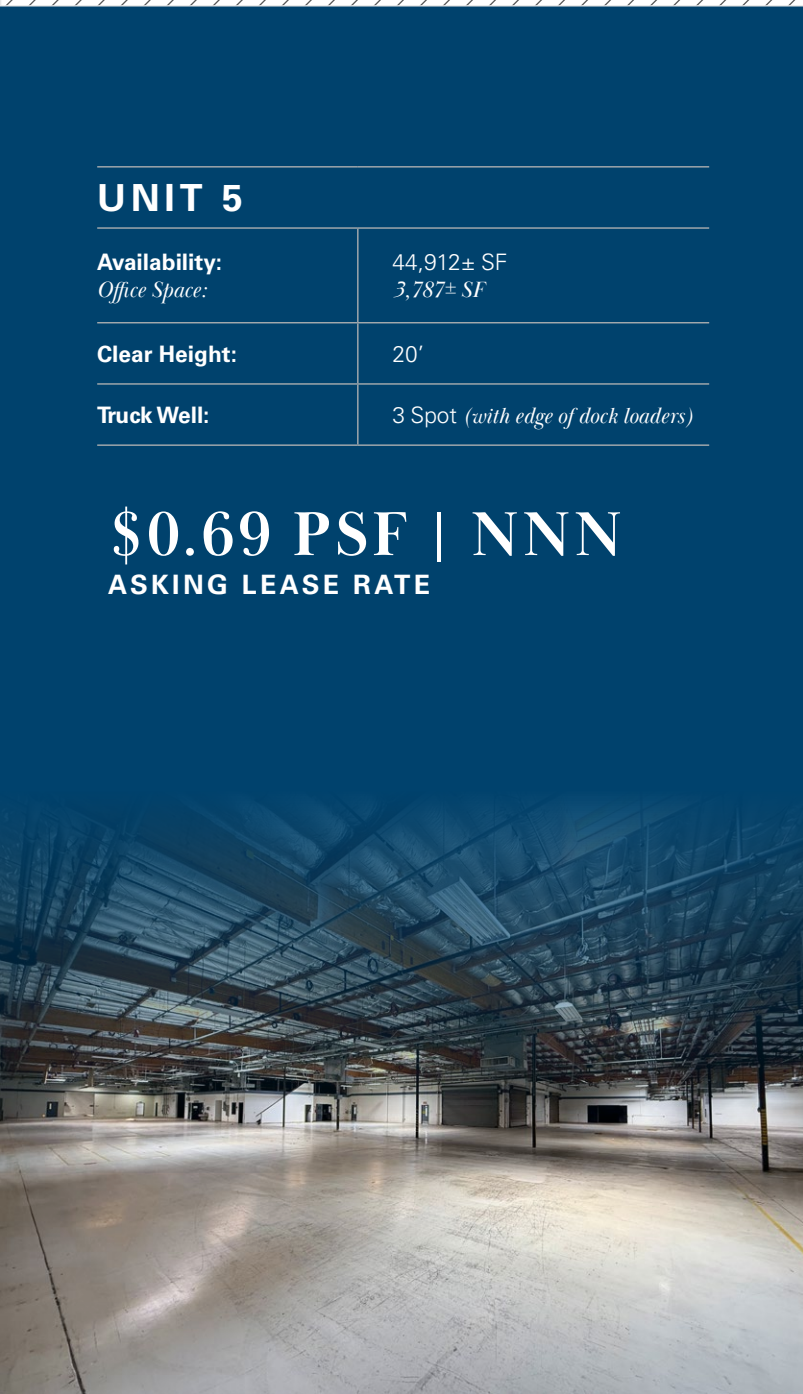
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**UNIT 5**  
INFORMATION

## UNIT 5

Availability:	44,912± SF
Office Space:	3,787± SF
Clear Height:	20'
Truck Well:	3 Spot (with edge of dock loaders)

**\$0.69 PSF | NNN**  
ASKING LEASE RATE







*For information, please contact:*

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m 559-284-2396

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newmarkpearson.com

**FRESNO OFFICE**  
7480 N. Palm Ave. #101  
Fresno, CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S. Demaree St.  
Visalia, CA 93277  
t 559-732-7300

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