



# ±8,400 SF Industrial Building Available For Lease

**5234 E. Pine Avenue  
Fresno, California 93727**

### PROPERTY SUMMARY

Building Size:	±8,400 SF
Warehouse Size:	±6,400 SF
Office Size:	±2,000 SF
Lot Size:	±0.58 acres (±25,264 SF)
Lease Rate:	\$6,720 per month, Gross (\$0.80 PSF)
Zoning:	IL (Light Industrial), City of Fresno
Ground Level Doors:	Three (3) roll-up doors - 12W x 14H
Yard Area:	Gated, secured yard
Sprinklers:	No
Clear Height:	13' - 14'
Comments:	This property is across the street from Fresno Yosemite International Airport. The office space consists of five private offices, two conference rooms, storage room, two restrooms and reception area. Highway 180 on/off ramp less than .68 miles. Warehouse drive-thru capable. Approximately 850 SF of mezzanine storage.

Lease Rate:

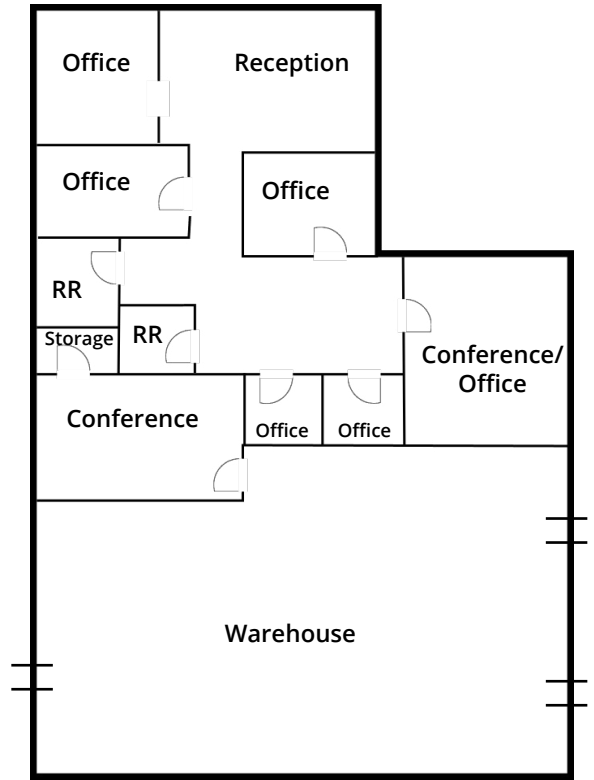
**\$6,720/Mo.  
Gross**

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CA DRE #01296746

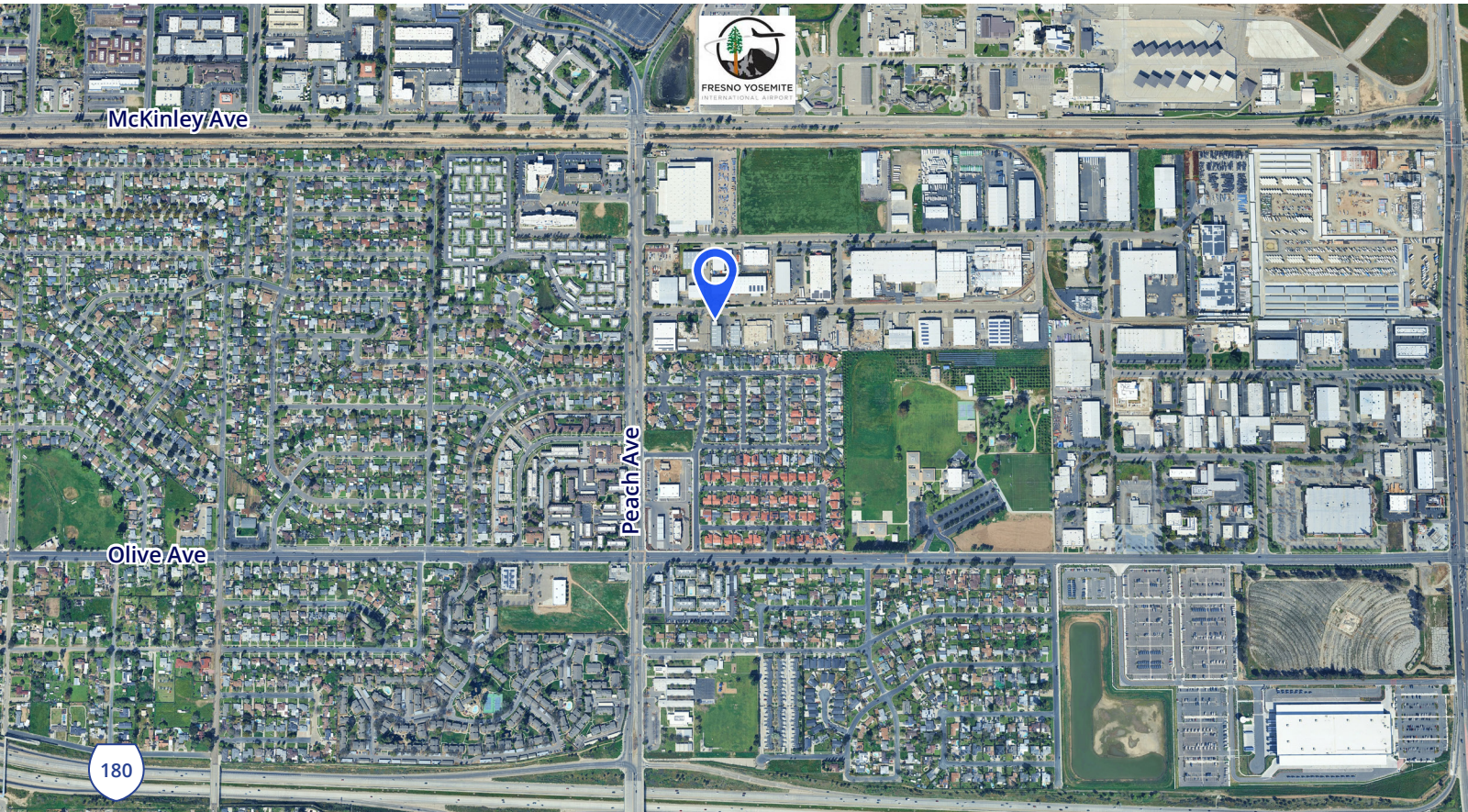
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7485 N. Palm Avenue, #110  
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559 221 1271

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Floor Plan Not to Scale



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