

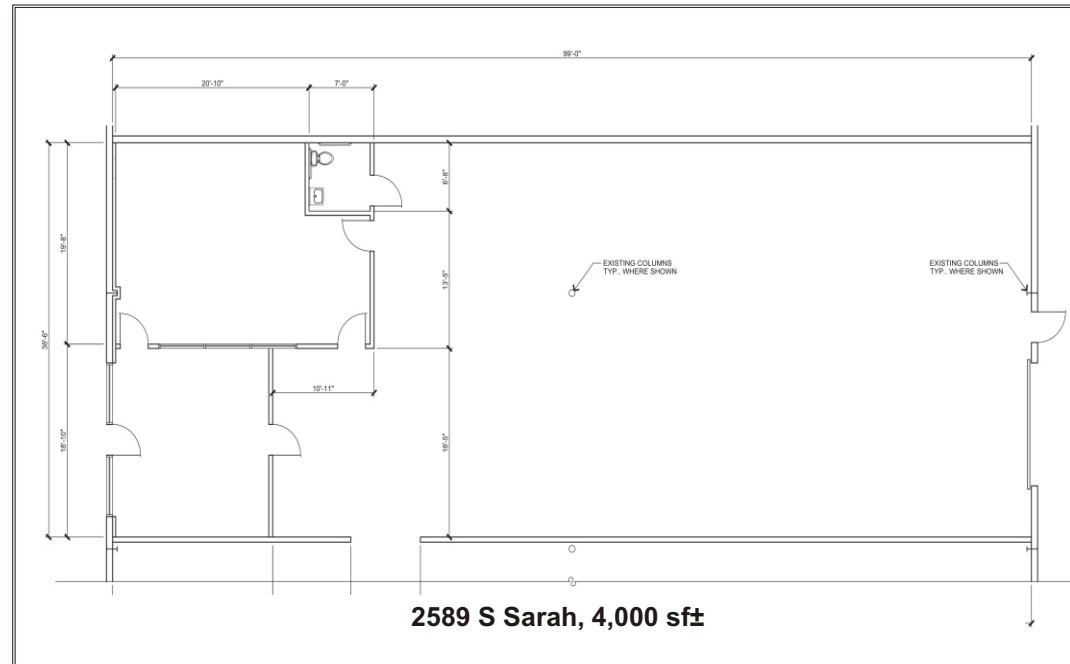
JENSEN-SARAH PROPERTIES LLC

2777 E Jensen Ave, Fresno, CA 93706

(NEC Jensen Avenue & Sarah Street)

Available for Lease

Available Space:	4,000± sf
Can be 2 spaces	Can be combined with 7,520± sf adjacent - 11,520± sf
Space Details:	1 office, 1 restroom
Lease Rate:	\$0.67/sf NNN - \$7,718.40/mo
Lease Term:	5 years minimum, annual increase
CAM:	\$.16/sf - \$1843,20/mo
Available Date:	April 15 1
Location:	Between Freeway 41 & Highway 99
Zoning:	Industrial
Truck Door:	1 - 12x14
Common area dock:	Yes
Ceiling Height:	18'
Electrical:	200 amps, 120/208v 3 phase LED warehouse lights



For information, contact:

Lou Ginise, SIOR
CA RE Lic #00298491

559.905.9950
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Lou Ginise, Inc
CA RE Lic #00656431

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