

AVAILABLE FOR LEASE
1401 & 1421 N. CLOVIS AVENUE

LAMONA BUSINESS PARK

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

Daniel Simon
Senior Vice President - Industrial Division
m 559-707-4179
dsimon@pearsonrealty.com
CA RE Lic. #01895946

Independently Owned and Operated | Corporate License #00020875 | 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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LAMONA BUSINESS PARK

FRESNO, CA

PROPERTY INFORMATION

1401 N. CLOVIS AVENUE

Availability:	Suite 107 2,202± SF
Lease Rate:	\$0.80 PSF <i>(\$1,762/month)</i>
Lease Type:	Gross + CAM <i>(\$0.25 PSF)</i>
Zoning:	IL <i>(Light Industrial)</i>

PROPERTY INFORMATION

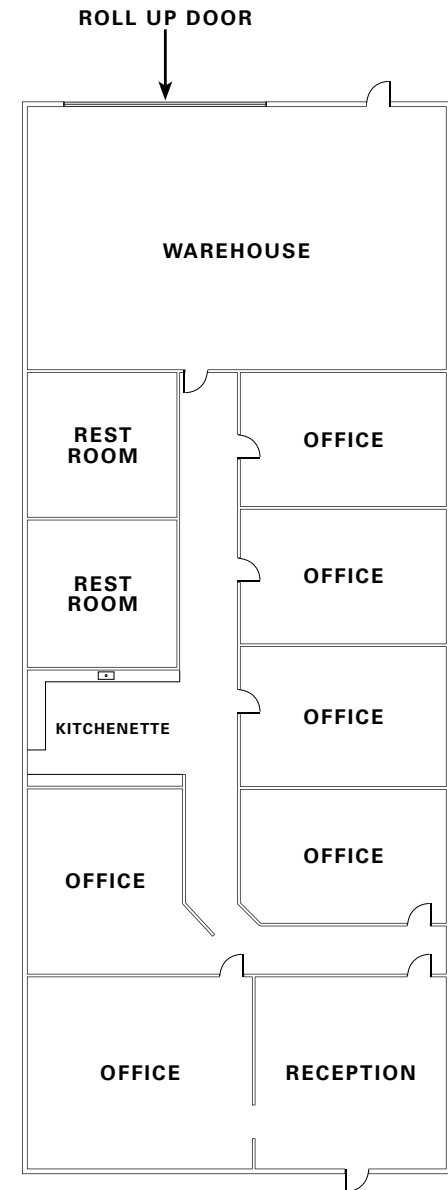
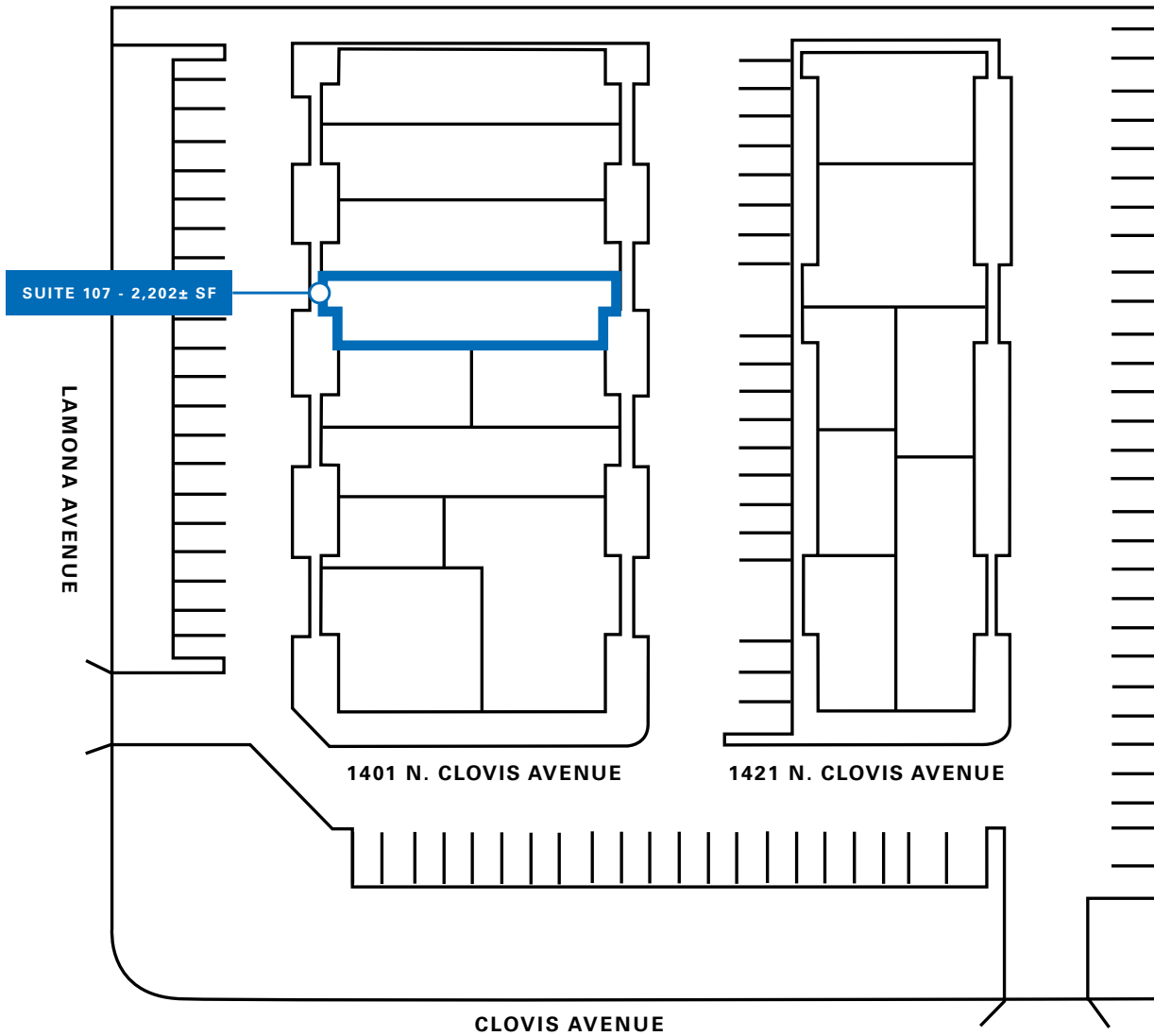
Suite 107 is a 2,202± square foot office space comprised of reception/waiting area, conference room, 4 private offices, breakroom and two restrooms. The remaining balance is warehouse with a 10'x10' roll-up door.

LOCATION DESCRIPTION

1401-1421 N. Clovis Avenue is located in northeast Fresno along Clovis Avenue, a major north-south arterial serving the city's industrial and commercial corridor.

The property is positioned at the NWC of Clovis Avenue and Lamona Avenue and is surrounded by a mix of light-industrial, warehouse, and service-oriented commercial uses. The location offers good visibility and convenient access to regional roadways, including nearby connections to Highway 180, making it well suited for industrial, flex, or commercial operations.







FRESNO YOSEMITE INTERNATIONAL AIRPORT

SHIELDS AVENUE

CLOVIS AVENUE

FOWLER AVENUE

ARMSTRONG AVENUE

MCKINLEY AVENUE

 SITE

180

180

For information, please contact:

Daniel Simon
Senior Vice President - Industrial Division
m 559-707-4179
dsimon@pearsonrealty.com
CA RE Lic. #01895946

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.