



Highway Exposure

±5,120 SF Clearspan Office/Warehouse
on ±18,731 SF Parcel

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Lease Rate:	\$0.85 PSF, per month, Gross
Building Size:	±5,120 SF on ±18,731 SF parcel
Zoning:	Industrial Light (IL)



FOR LEASE 5358 N. Barcus Avenue, Fresno, CA

Lease Rate:	\$0.85 PSF, per month, Gross
Size:	±5,120 SF (includes small building)
Parcel Size:	±18,731 SF
Zoning:	Industrial Light (IL)
Clear Height:	16' - 18' to roof deck
Roll-Ups:	Ground level - 1 @ 14' x 14'
Office:	(1) Small office plus restroom
Yard:	Yes (Fenced)
Construction:	Metal Frame/Metal Exterior, built in 2002
Comments:	Clearspan office warehouse available with Hwy 99 visibility near new Veterans Blvd. on/off ramps. Small outbuilding has second restroom. Large sign not available to tenant.

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