

AVAILABLE FOR LEASE

19,253± SF INDUSTRIAL BUILDING | DIVISIBLE FROM 9,873± SF & 9,380± SF

1415 TUOLUMNE STREET

DOWNTOWN BUSINESS HUB | FRESNO, CA

UNIT 1: 9,873± SF

UNIT 2: 9,380± SF

LOADING AREA

ALLEY FOR LOADING



THREE MONTHS FREE RENT

**Minimum three (3) year term | Tenant Improvements Available*

NEWMARK
PEARSON COMMERCIAL

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Affordable Mixed Use Space

Availability: 19,253± SF*
Divisible to: 9,873± SF (Unit 1)
9,380± SF (Unit 2)

Total Parcel Size: 0.60± Acres

Power: 600 amps 3 phase power
split between units

Zoning: DTN* (*Downtown Neighborhood*)
*Flexible Zoning

LOCATION DESCRIPTION

Located in the heart of downtown Fresno within close proximity to freeways 99, 41, and 180.

HIGHLIGHTS

- Sprinklered
- Concrete Block Construction
- Gated Yard / Parking
- New Roof



\$0.65 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE

Three Months Free Rent
*MINIMUM THREE (3) YEAR TERM

1415 TUOLUMNE STREET
FRESNO, CA

UNIT 1
INFORMATION



UNIT 1: 9,873± SF

Availability:	9,873± SF
<i>Warehouse:</i>	6,873± SF
<i>Office*:</i>	3,000± SF

Ceiling Height:	19'
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Bathrooms:	2
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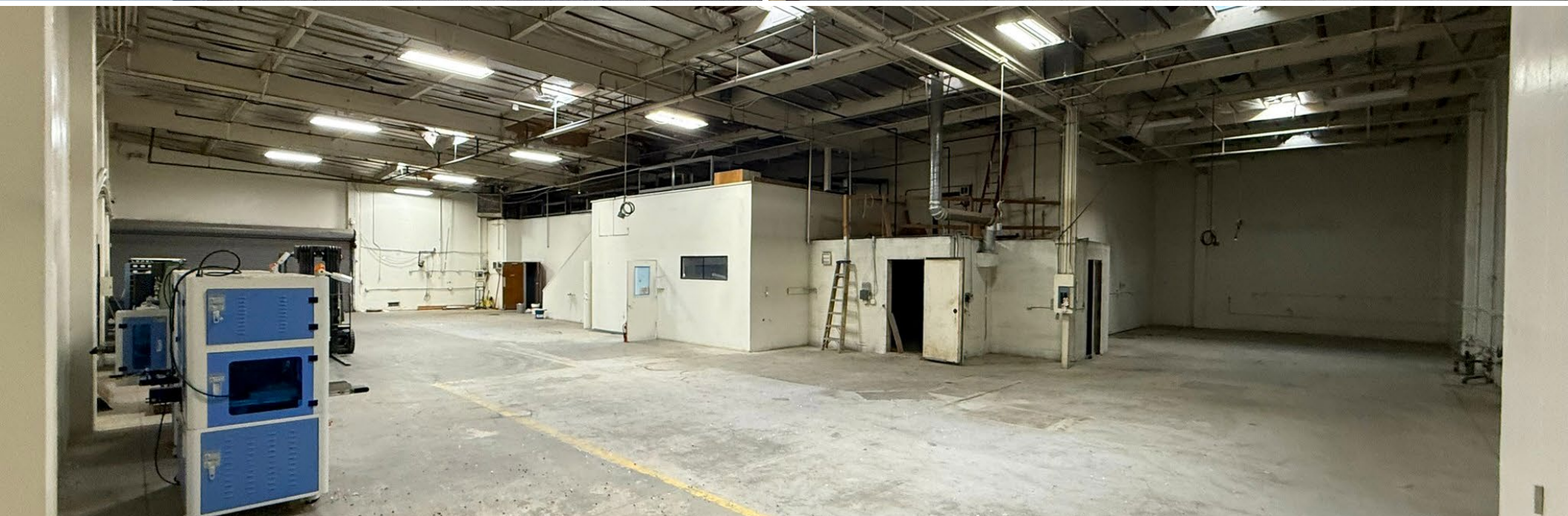
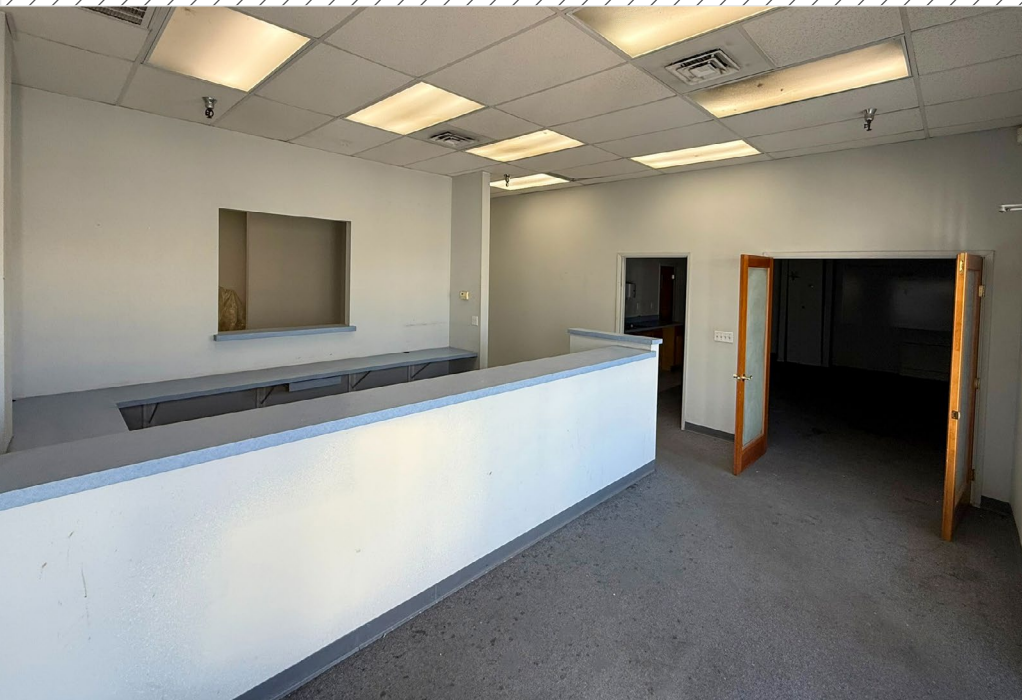
Ground Level Doors:	1 (20 x 12)
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Mezzanine:	1,100± SF
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**Can be converted to warehouse space*

HIGHLIGHTS

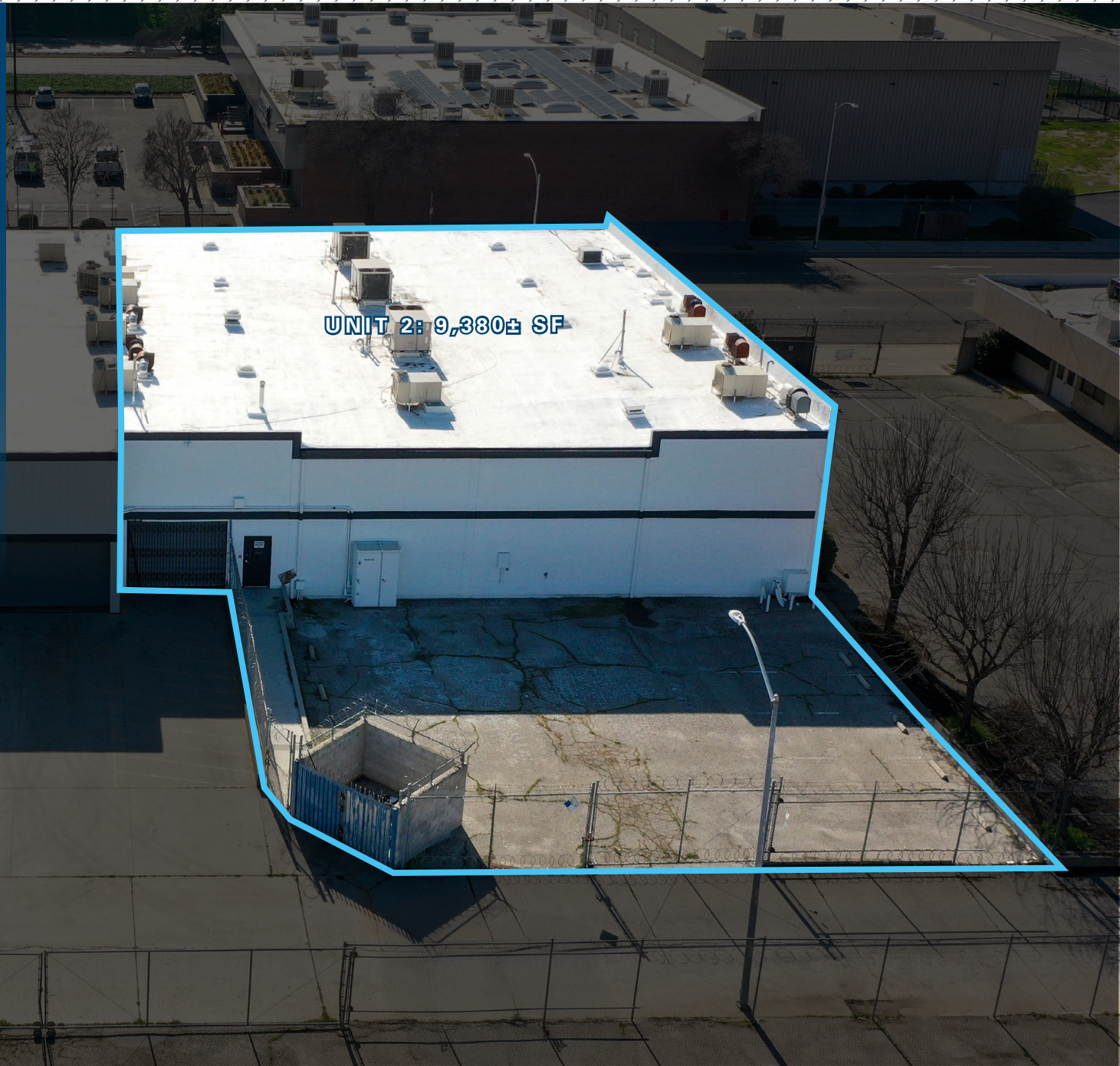
- Heater in Warehouse
- Skylights
- 3,000± SF Gated Yard



Availability:	9,380± SF
Ceiling Height:	18'
Bathrooms:	2 (3 Stalls Each)
Ground Level Doors:	1 (10 x 12)
Mezzanine:	1,100± SF
Refrigerators:	2 (135± SF)

HIGHLIGHTS

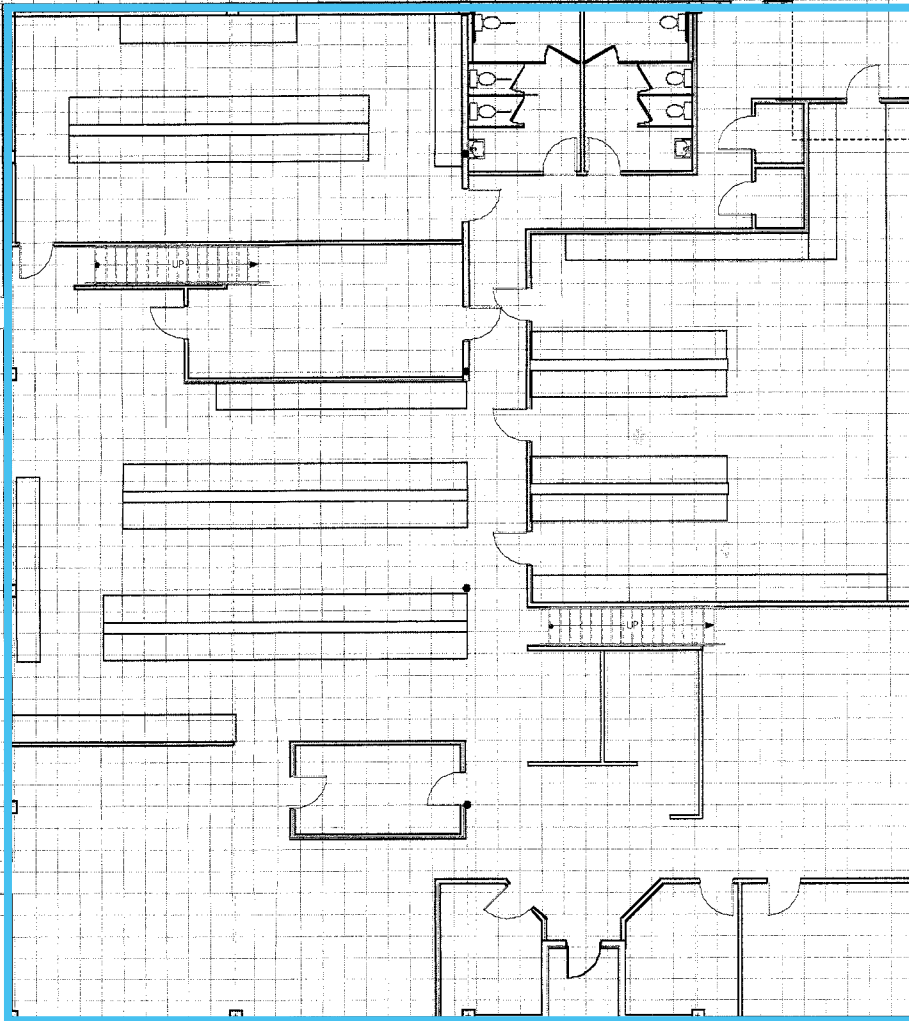
- Sprinklers Throughout
- Ceiling Vents
- Skylights
- Temperature Controlled Throughout



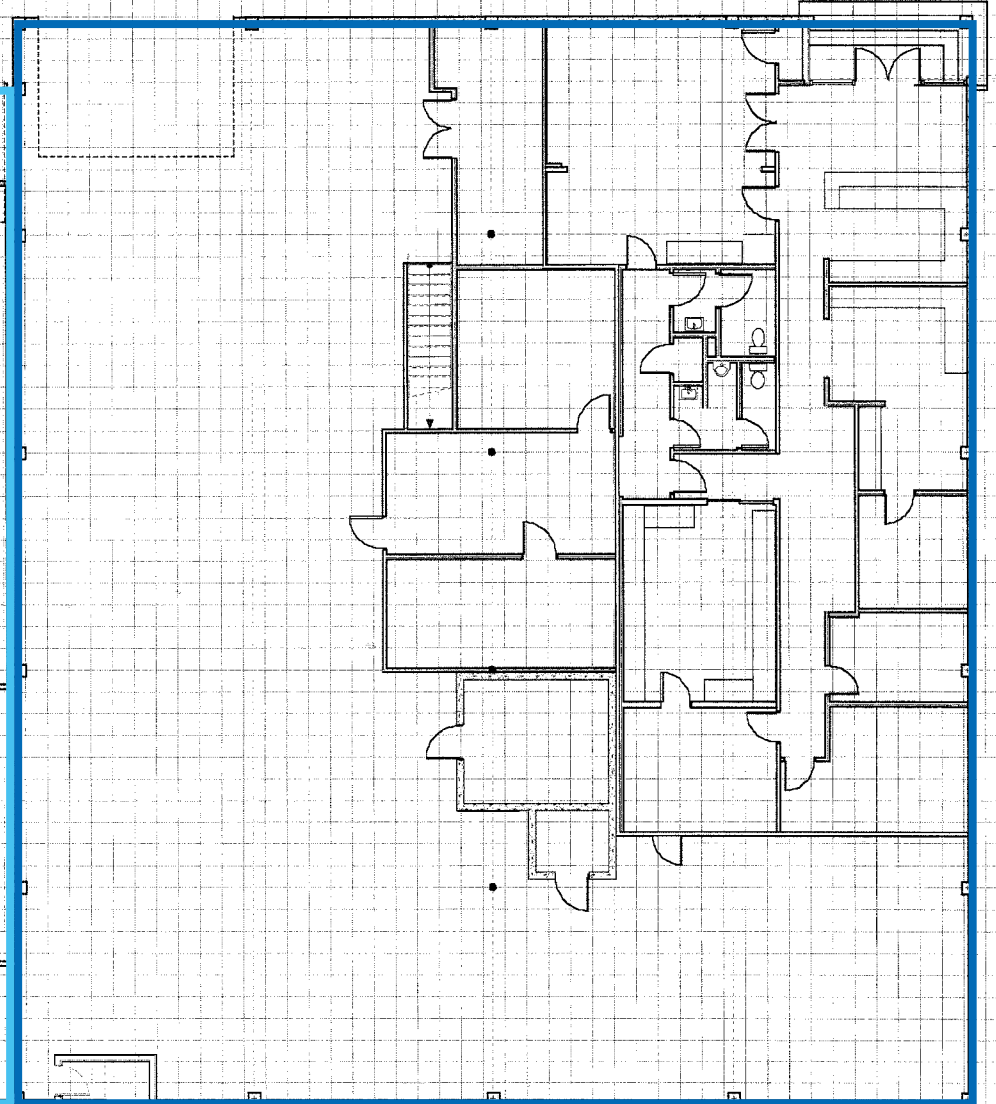
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FRESNO, CA

UNIT 2
IMAGES

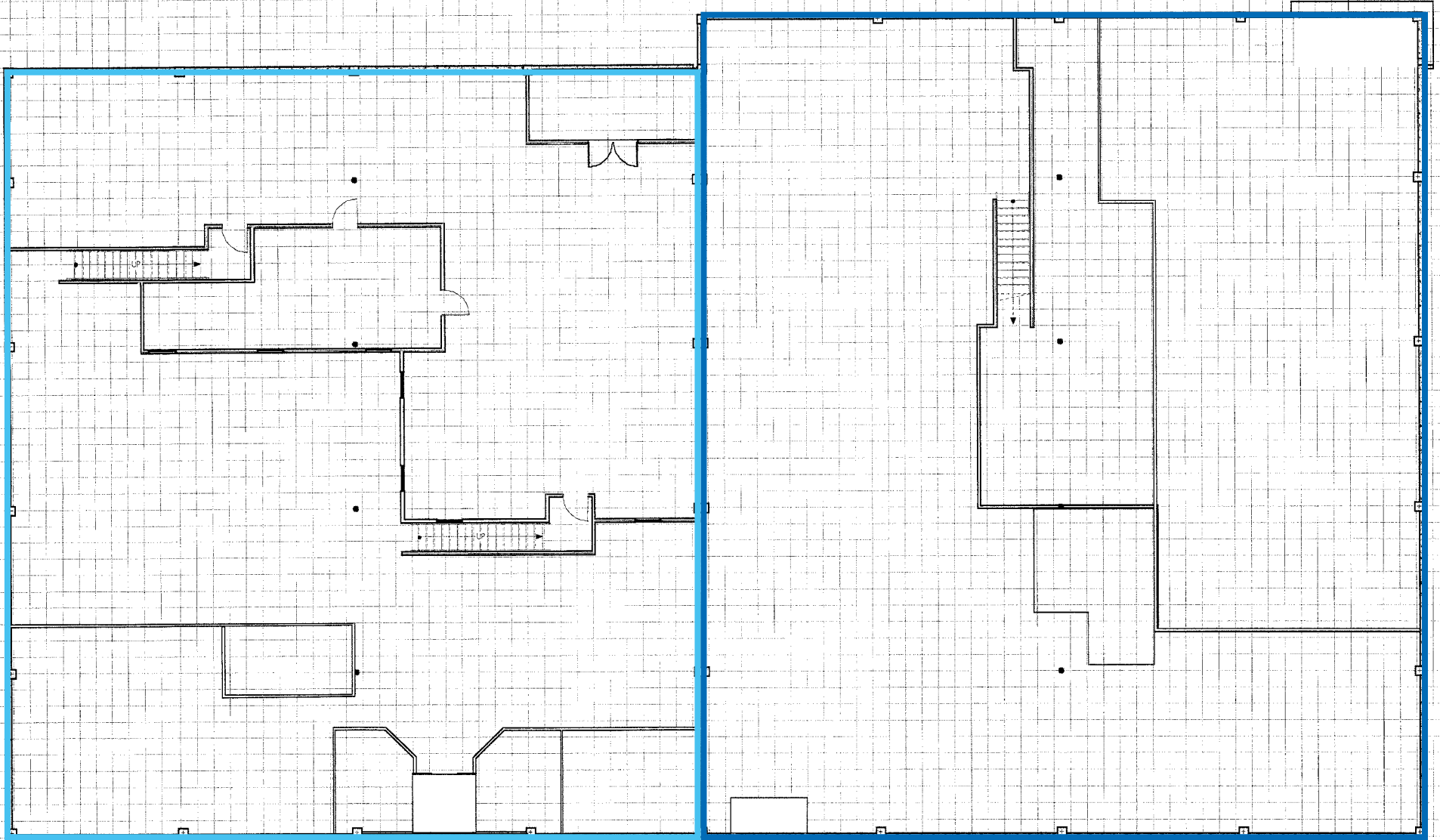




UNIT 2: 9,380± SF

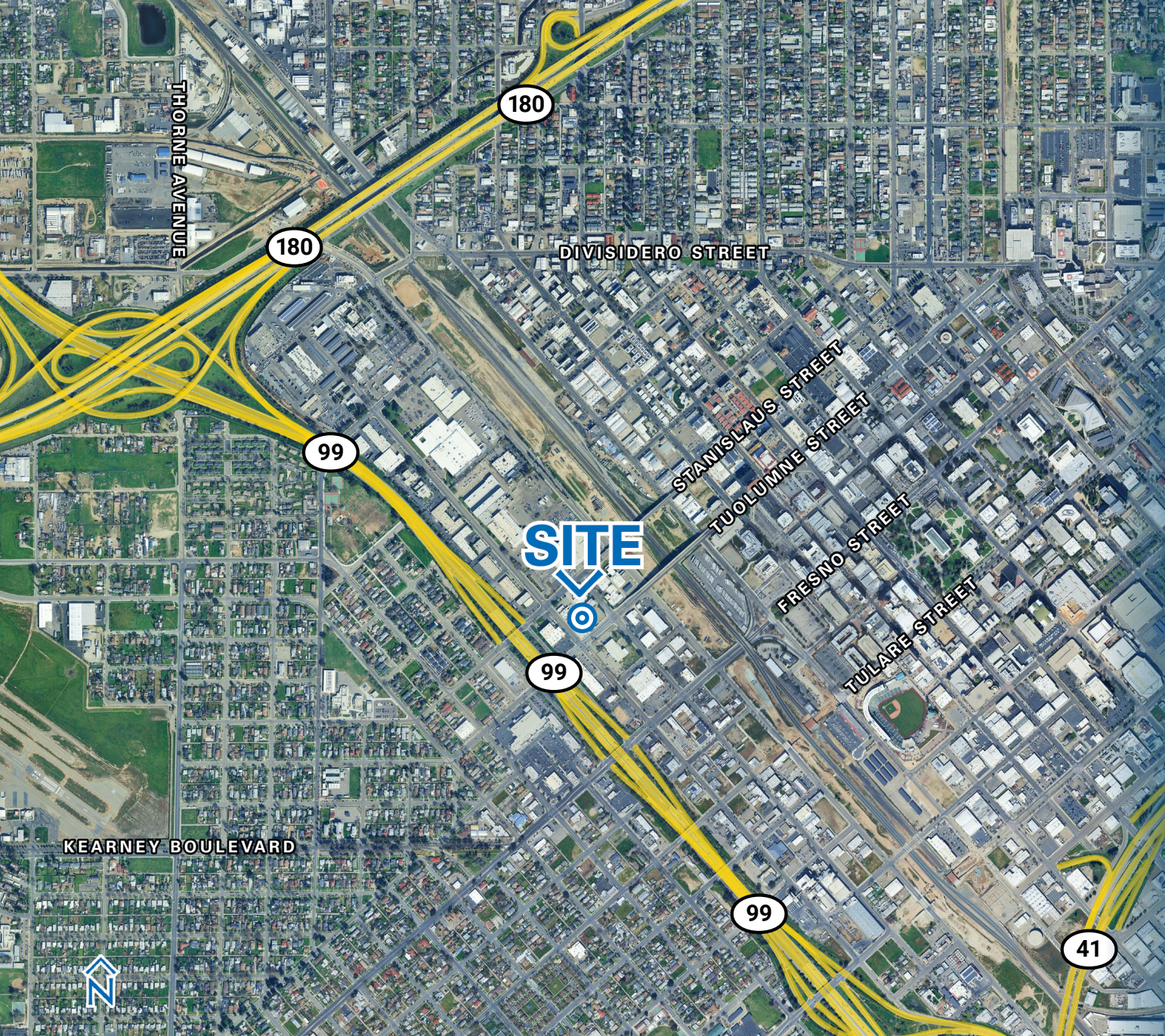


UNIT 1: 9,373± SF



UNIT 2: 9,380± SF

UNIT 1: 9,873± SF



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