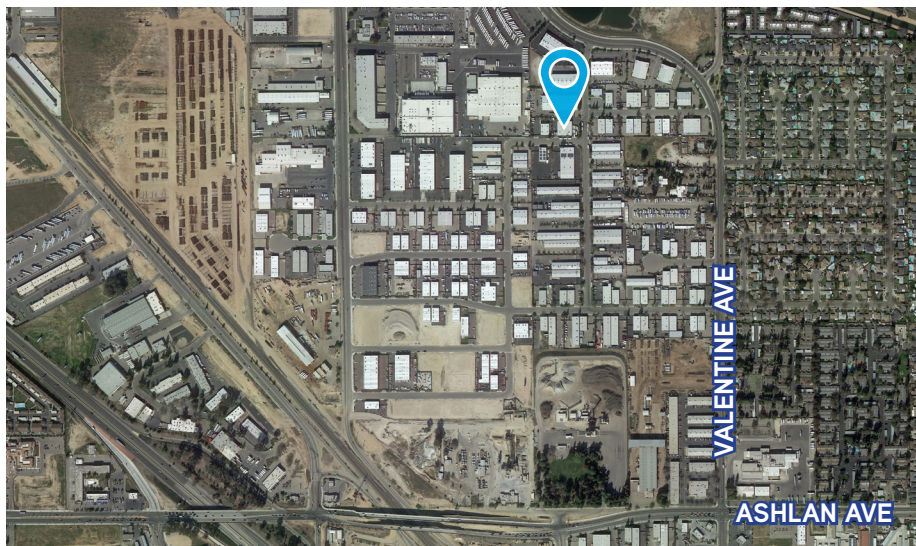




For Lease

3604 W. Gettysburg Ave. **Fresno, California**



**±9,899 SF
Building on
±28,350 SF
Parcel**

BUK WAGNER ^{SIOR}
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DRE #01296746

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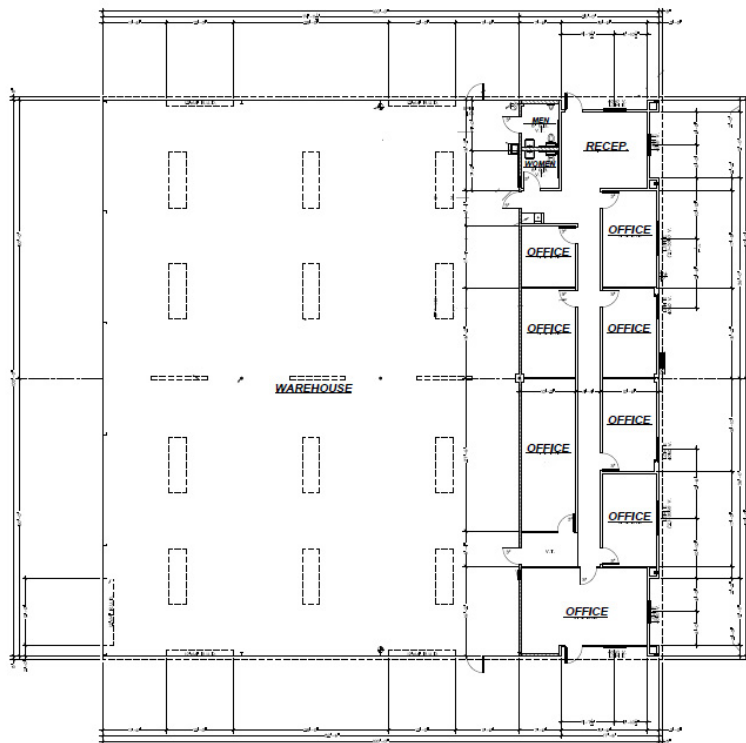
- › **Lease Rate:** \$9,500/mo., NNN
- › **Building Size:** ±9,899 SF on ±28,350 SF parcel
- › **Zoning:** Industrial Light (IL)
- › **Dock:** One (1) exterior dock

For Lease 3604 W. Gettysburg Avenue Fresno, CA

Property Summary

Lease Rate:	\$9,500/month, NNN
Estimated NNN:	\$0.155 psf/month
Size:	±9,899 SF
Parcel Size:	±28,350 SF
Zoning:	Industrial Light (IL)
Clear Height:	±14' - 16'
Roll-Ups:	Ground level - 4 @ 14' x 12' (Drive Thru), 1 @ 12' x 12'
Office:	±2,150 SF
Yard:	Yes (Fenced)
Dock:	(1) Exterior Dock
Sprinklers:	Yes
Restrooms:	Four (4)
Construction:	Metal Frame/Metal Exterior, built in 2002
Available	August 1, 2026

Floor Plan



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