

AVAILABLE FOR SALE | OFFICE/WAREHOUSE BUILDING

4610 WEST JACQUELYN AVENUE, FRESNO, CA 93722



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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

PROPERTY DESCRIPTION

Excellent owner/user or investment opportunity in Northwest Fresno. This 4,536±SF freestanding office building offers flexibility and potential for a variety of commercial uses. Although the building has been mostly used for office space, the property includes a sealed roll-up door that can be easily restored for conditioned warehouse space.

Well-maintained and versatile, this building is ideal for an owner-occupant looking to control their operating environment or an investor seeking a quality asset with strong leasing potential.

Strategically located near CA-99, Shaw Avenue, and major regional highways, the property offers exceptional accessibility across Fresno and nearby counties, including Madera, Kings, Merced, and Tulare.

PROPERTY INFORMATION

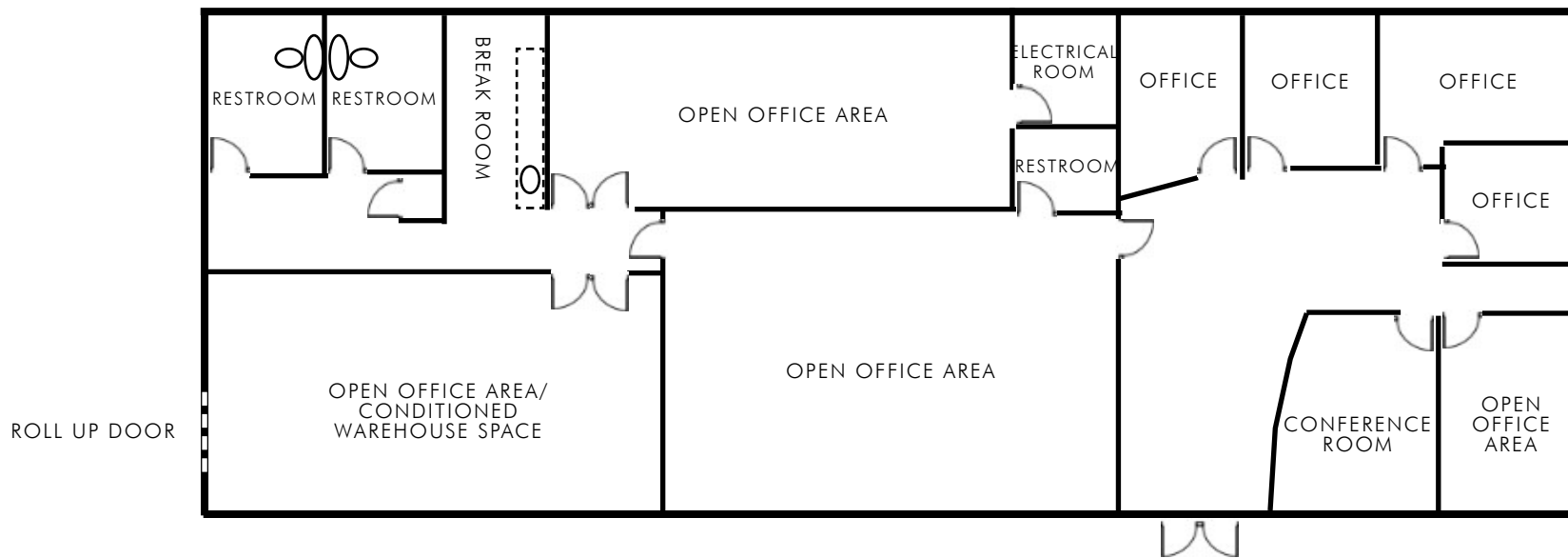
SUBMARKET	Northwest
LEASE RATE	\$1.40/PSF/MO
LEASE TYPE	Modified Gross
SALE PRICE	\$975,000
AVAILABLE AREA	4,536± SF
LOT SIZE	0.325± AC
INTERIORS	Fully Improved
ZONING	IL (Light Industrial)
APN	509-070-52



PROPERTY HIGHLIGHTS

- **Turnkey Asset:** Freestanding office building in strong physical condition, professionally maintained
- **High-exposure location:** Excellent visibility and access near CA-99, surrounded by major traffic drivers and established businesses
- **Versatile Layout:** Multiple private offices, open areas, and entry points accommodate a variety of business needs.
- **Ample Parking:** On-site parking on all sides of the 0.325± AC lot
- **Zoning Flexibility:** Suitable for wide range of commercial uses







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CONTACT

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