

6156 S. Lincoln Court Fowler, California



West Tech Industrial Park

20,000 SF Office Warehouse Under Construction



***Located between
Golden State Blvd.
and Highway 99***

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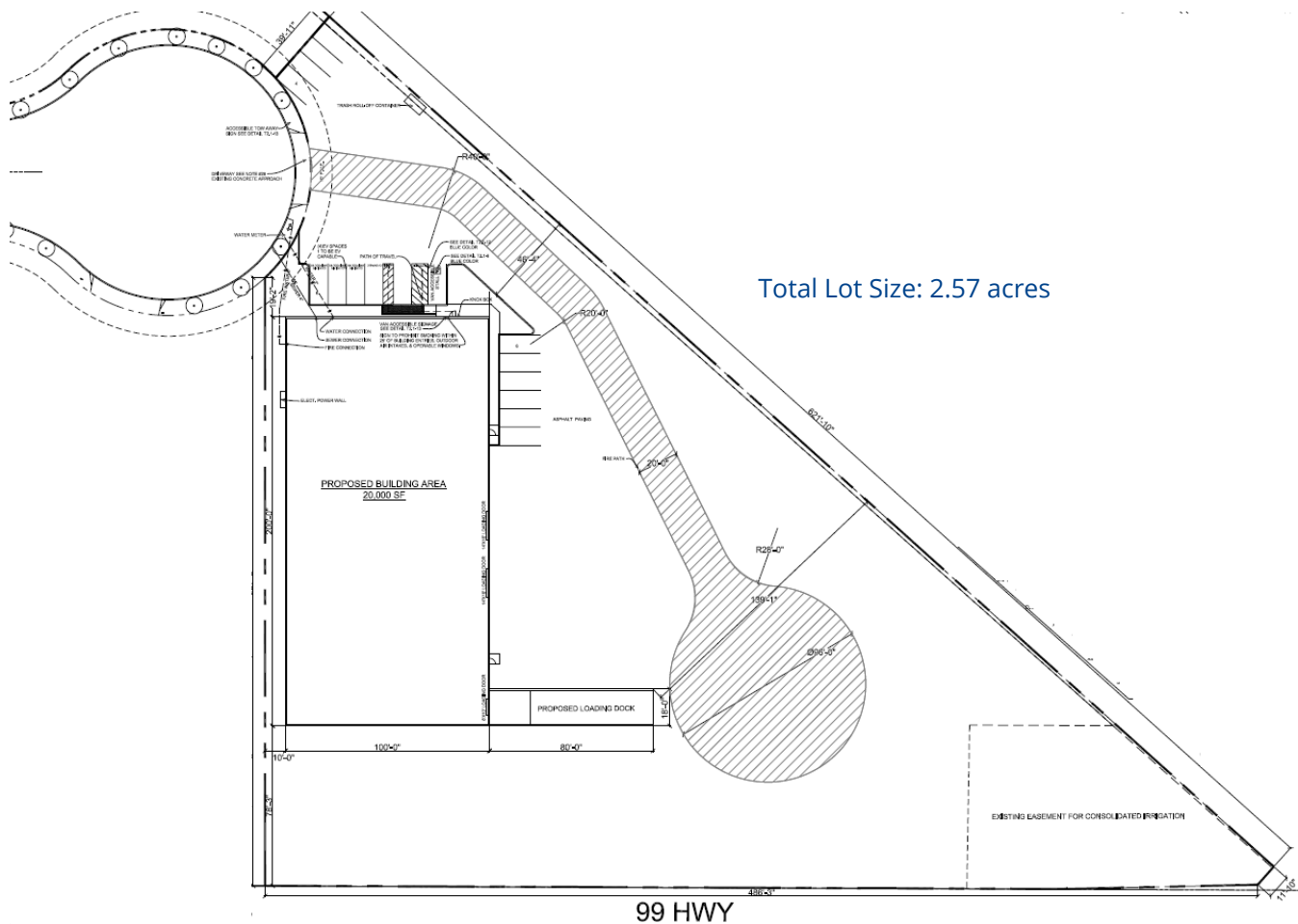
Property Information

Location:	Located between Golden State Blvd. and Highway 99 in the unincorporated area of Fresno.
Total Building:	20,000 SF
Total Office Space:	2,000 SF (can be expanded)
Lot Size:	2.57 acres
Lease Rate:	\$1.25 PSF, per month, NNN
Zoning:	M-3 Heavy Industrial, County of Fresno
Yard Space:	Fully fenced (paved yard area determined by use)
Roll-Up Doors:	4 @ 14' x 14'
Loading Dock:	1 single-well loading dock
Power:	400 amp, 3 phase/480v
Clear Height:	18'

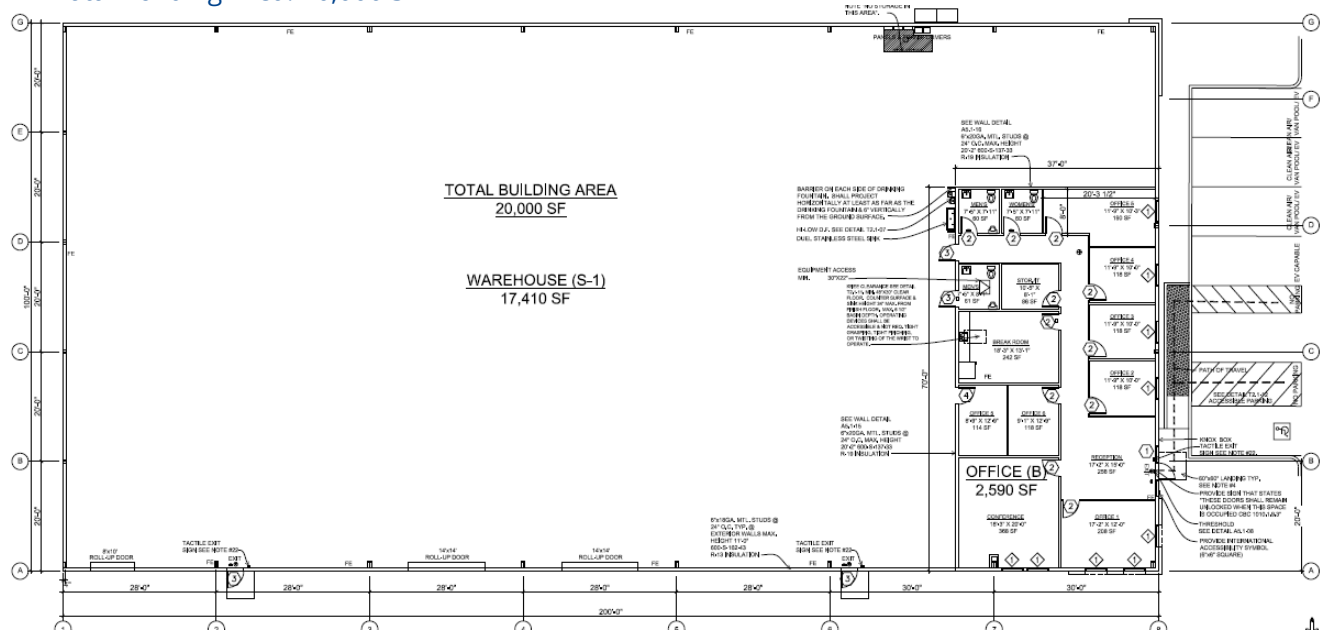
- Completion Date - End of Summer, 2026
- Community Well System for domestic and fire water
- Located on a Cul-de-sac
- Excellent HWY 99 access both northbound and southbound via Clovis Avenue
- Sewer provided by Selma/Kingsburg/Fowler Sanitation District

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Site Plan



Total Building Area: 20,000 SF



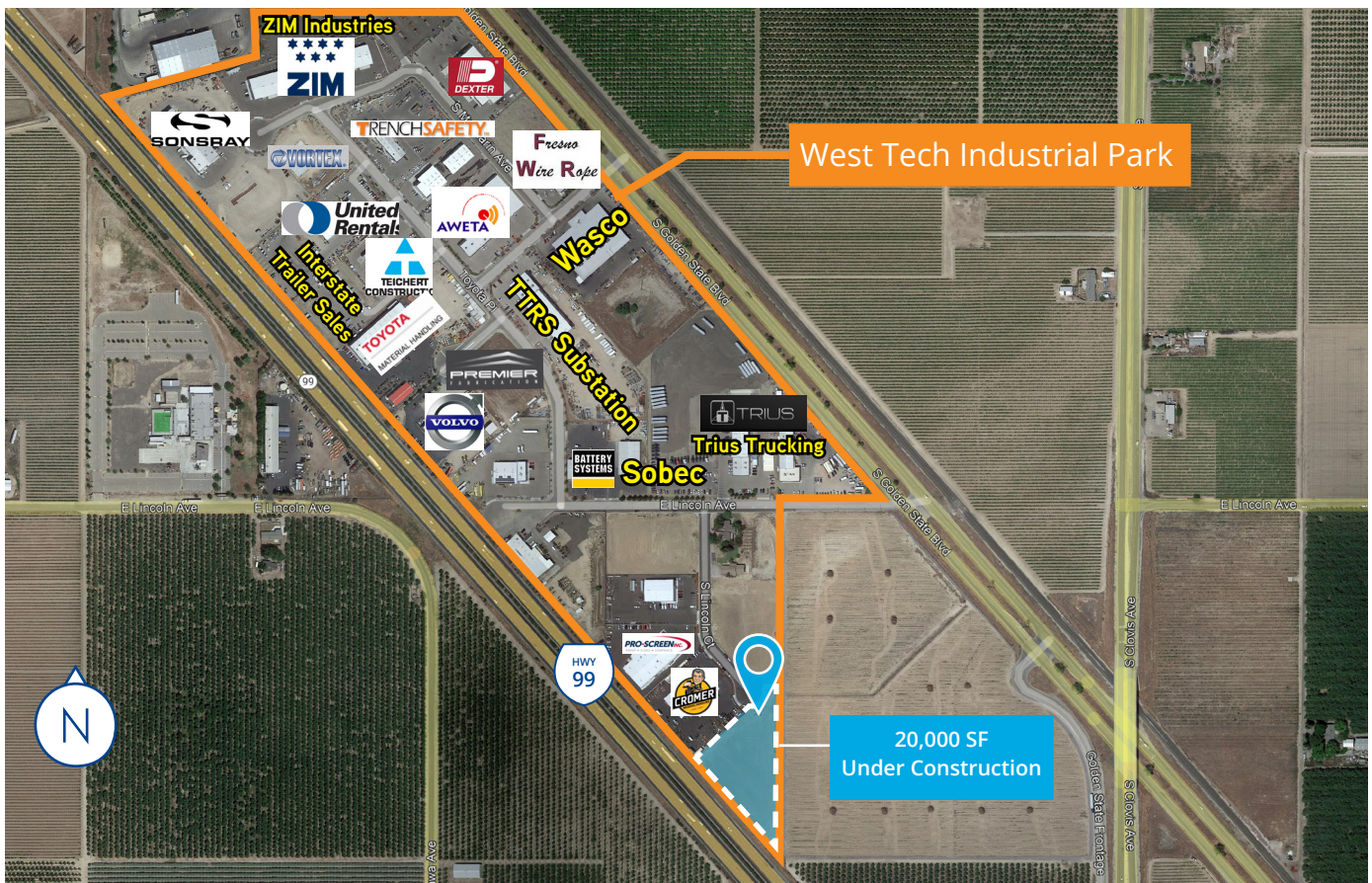
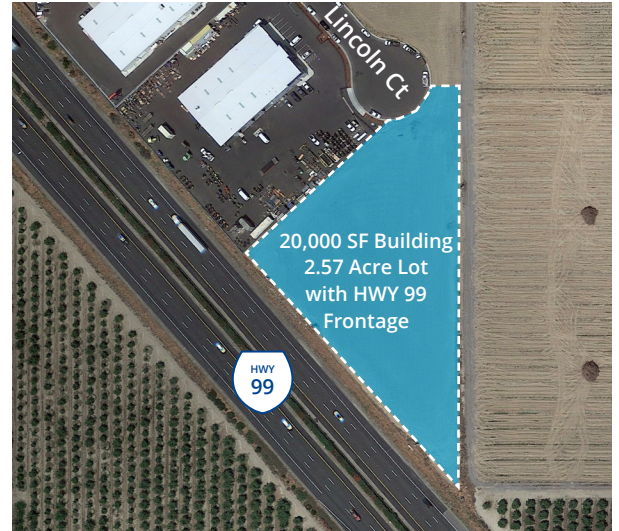
Floor Plan

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