



4185 E. Jefferson Avenue, Fresno CA

Highway 99 Frontage Available For Lease

Located between Golden State Blvd. and Highway 99 on East Jefferson Avenue

Accelerating success.

Asking:

\$0.78
PSF, Gross

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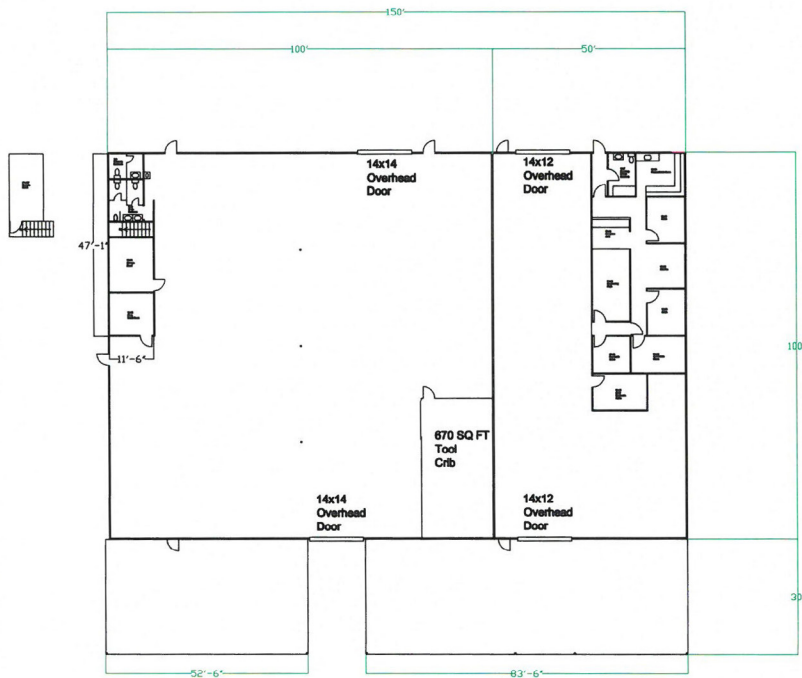
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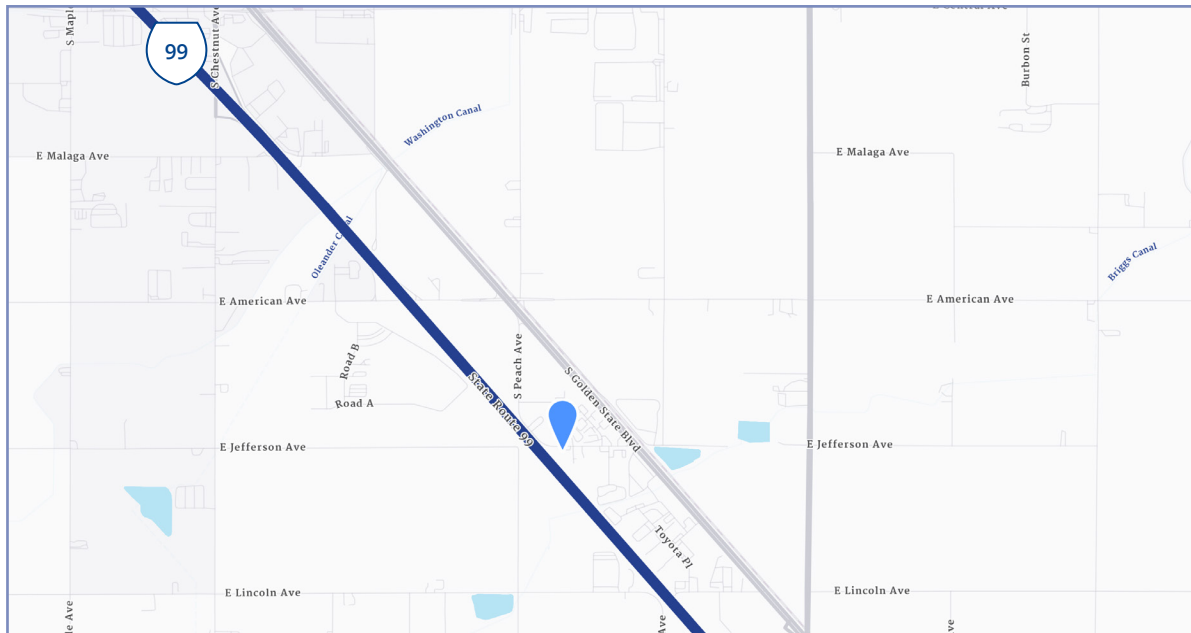
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7485 N. Palm Ave., #110
Fresno, California 93711
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Detail Building Drawing
15,000 SQ FT BLDG
+4,000 SQ FT Overhang
2,100 SQ FT Office/Storage



Property Details

- Building Size: Building 1 - ±15,000 SF
Building 2 - ±8,000 SF
- Site: ±1.49 acres
- Building 1: Office - ±2,100 SF
Includes 4 private offices and 3 restrooms

Power - 600 amp, three-phase, 240v

Clear Height: 24'

Roll-Up Doors - (2) 14' x 12' and (2) 14' x 14'

Compressed air lines throughout
- Building 2: No office

Power - 200 amp, three-phase, 480v

Roll-Up Door - (1) 14' x 14'6"
- Ground Level Doors: 5
- Clear Height: 18' - 20' (clear span)
- Lease Rate: \$0.78 PSF, Gross

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6-inch thick reinforced concrete pad



Property Photos





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FOR LEASE

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