

# INDUSTRIAL FOR LEASE

±8,400 SF FREE STANDING COMMERCIAL INDUSTRIAL BUILDING

5234 E Pine Ave, Fresno, CA 93727



Lease Rate

**\$0.75  
SF/MONTH**

## OFFERING SUMMARY

Building Size:	8,400 SF
Warehouse SF:	6,400 SF
Office SF:	2,000 SF
Lot Size:	0.58 Acres
Number of Units:	1
Year Built:	1977
Renovated:	2010
Zoning:	IL - Light Industrial
Market:	Airport Industrial
Submarket:	Northeast Fresno Ind.
APN:	455-205-18

## PROPERTY HIGHLIGHTS

- ±8,400 SF of Clean Industrial Space in Fresno, CA
- ±6,400 SF of Warehouse & ±2,000 SF of Office
- Pallet Racking Is Included - Call Broker For More Information
- 3 Ground Level Roll Up Doors | Clear Height 16'
- Private Offices, Breakroom, Conference, Reception & Warehouse
- Ready For Immediate Occupancy | Well Maintained Building
- Building Equipped with HVAC In Office | ESFR Sprinklers
- Parking On All Sides Of Building on ±0.58 Acres
- Multiple Access Points | Gated Private Parking Lot
- Located Within Minutes From Corporate Neighbors
- Semi Turn Around & Pull-Through Capability
- Flexible Zoning That Allows Many Uses
- Economical Utility Services
- Excellent Access To All Major Freeways

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7520 N. Palm Ave #102  
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## PROPERTY DESCRIPTION

±8,400 SF available of office/warehouse in the Northeast Fresno Industrial area. This move-in ready building consists of ±2,000 SF of office & ±6,400 SF of warehouse. The office space consists of (5) oversized office spaces, (1) large conference room, (1) copy room, storage room, (1) large receptionist area and (2) private restrooms. This fully insulated building features metal roof, (3) 14' rollup doors in the warehouse, clear-span warehouse, 240 volt 3-phase power 100 Amps separately metered power and fire sprinklers. The complex offers abundant parking in the front fully paved lot, rear fenced lot, & additional street parking

## LOCATION DESCRIPTION

This property is on the Southeast corner of E Pine Ave & N Peach Ave. This property is located north of E Olive Street, east of N Peach Ave, south of E McKinley Ave and west of Clovis Ave in Fresno, California. Situated near major transportation arteries, this area provides easy access to the Fresno Yosemite International Airport and the Highway 180 corridor, ideal for businesses with logistics and distribution needs. Surrounded by a dynamic mix of local businesses and just a short drive from retail and dining options, this prime location offers convenience and connectivity for both employees and customers.



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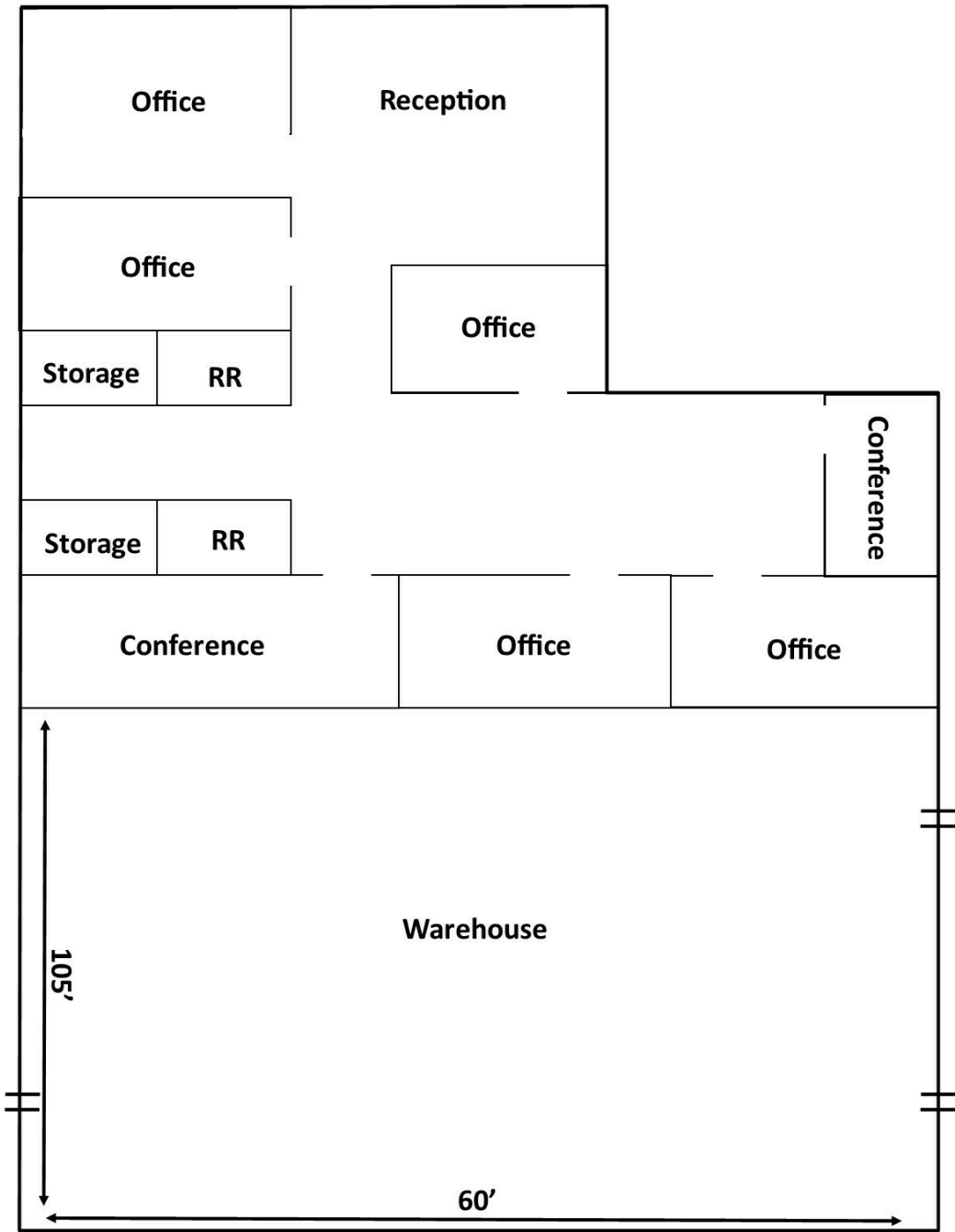
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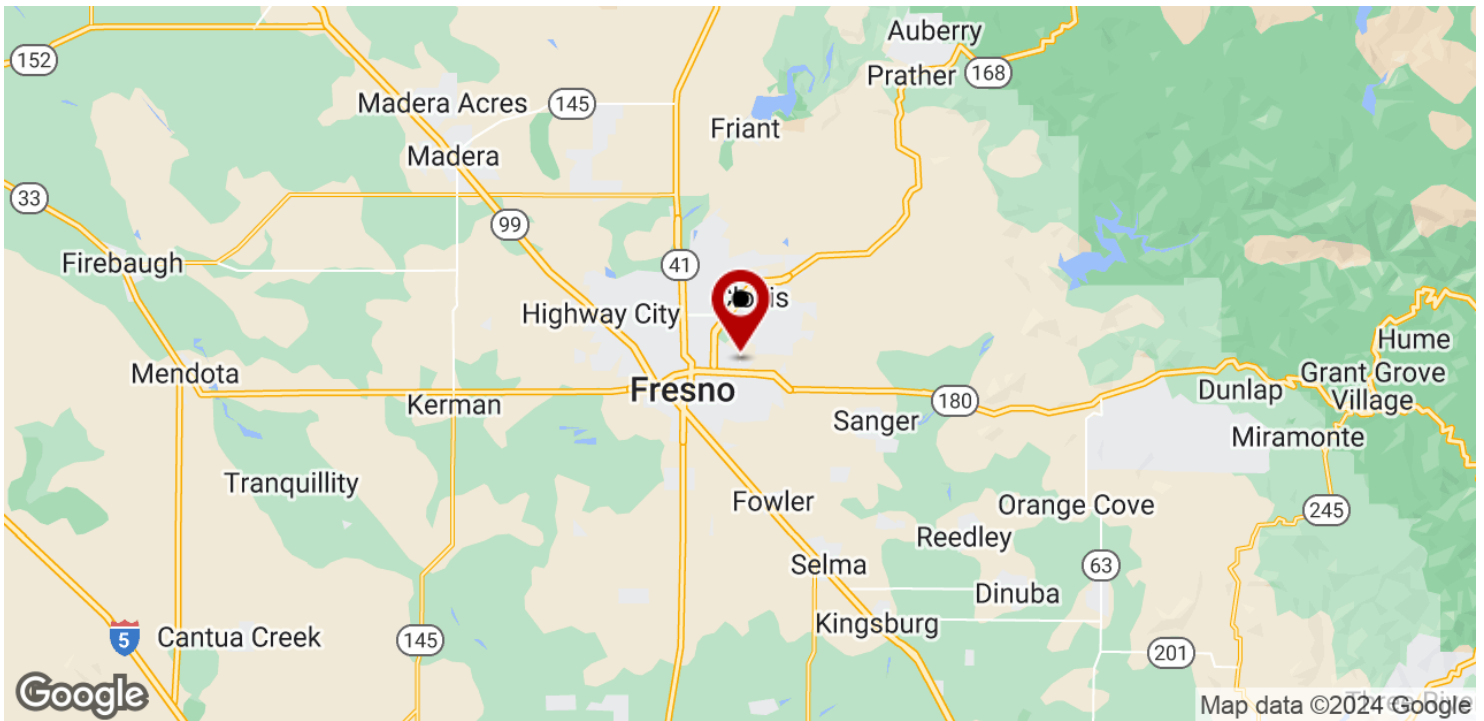
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