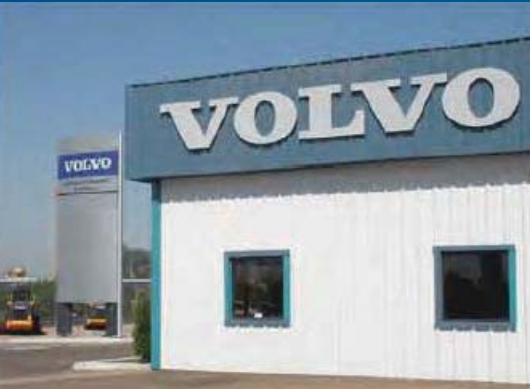


FOR LEASE > 12,400 SF OFFICE/WAREHOUSE BUILDING

West-Tech Industrial Park

EAST LINCOLN AVENUE, FRESNO, CALIFORNIA



Located between Golden State Blvd. and Highway 99

Property Information

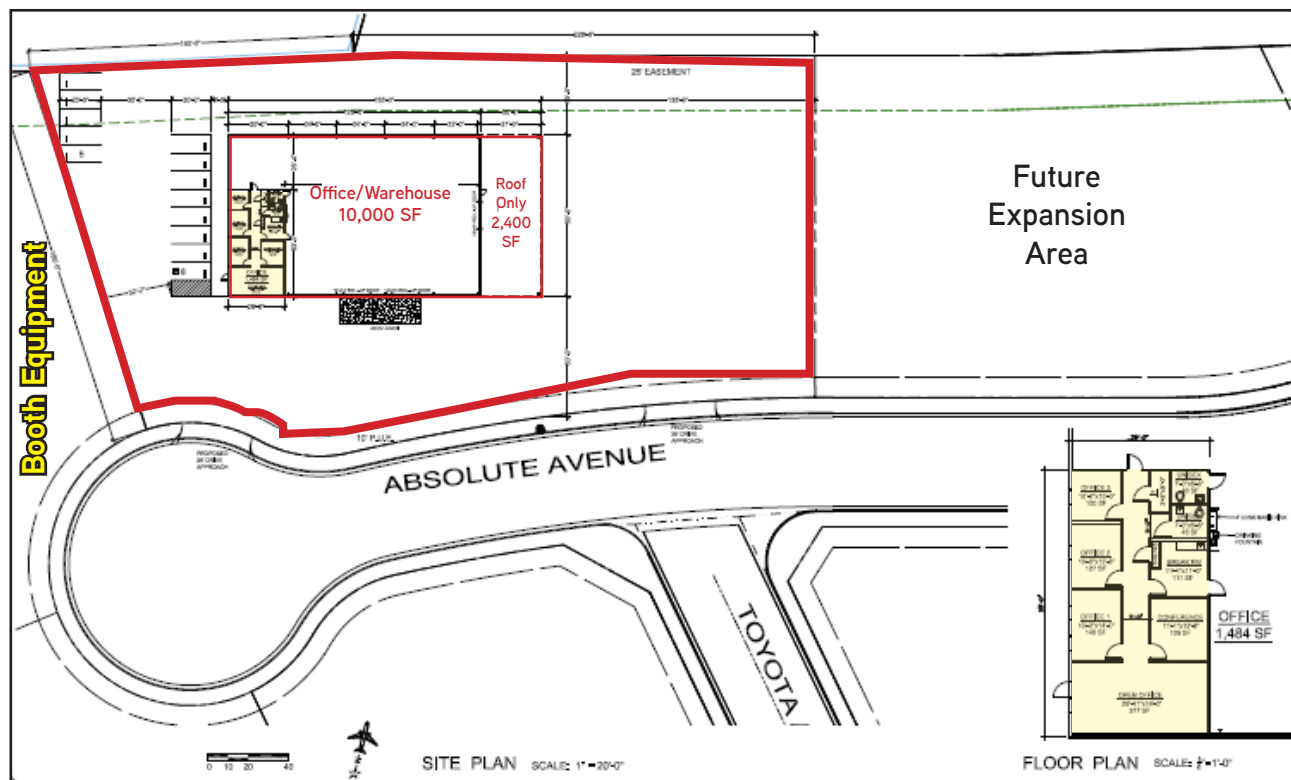
- | | | |
|-----------------------|---|--|
| > Location: | Located between Golden State Blvd. and Highway 99 in the unincorporated area of Fresno. | |
| > Total Building: | 12,400 SF | |
| > Total Office Space: | 1,484 SF | |
| > Lease Rate: | \$0.60 PSF,NNN | |
| > Zoning: | M-3 Heavy Industrial, County of Fresno | |
| > Yard Space: | 1.49 acres, Property fully fenced and paved | |
| > Clear Height: | 16 Ft. | |
| > Roll-Up Doors: | 3 @ 14' x 14' | |
| > Water: | Community Well System for both domestic and fire water | |
| > Sewer: | S-K-F Sanitation District | |
| > Power: | 400 amp, 3 phase/240v | |
- Located in the County of Fresno
 - Great Access to Golden State Boulevard
 - Hard to find M-3 property
 - West Star Construction, Inc. designated builder
 - Developer/Building will provide full turn-key building ready for occupancy on a Lease

AGENT: CHAD MCCARDELL
559 256 0157
chad.mccardell@colliers.com
BRE #01313658

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

FOR LEASE > West-Tech Industrial Park

FRESNO, CALIFORNIA

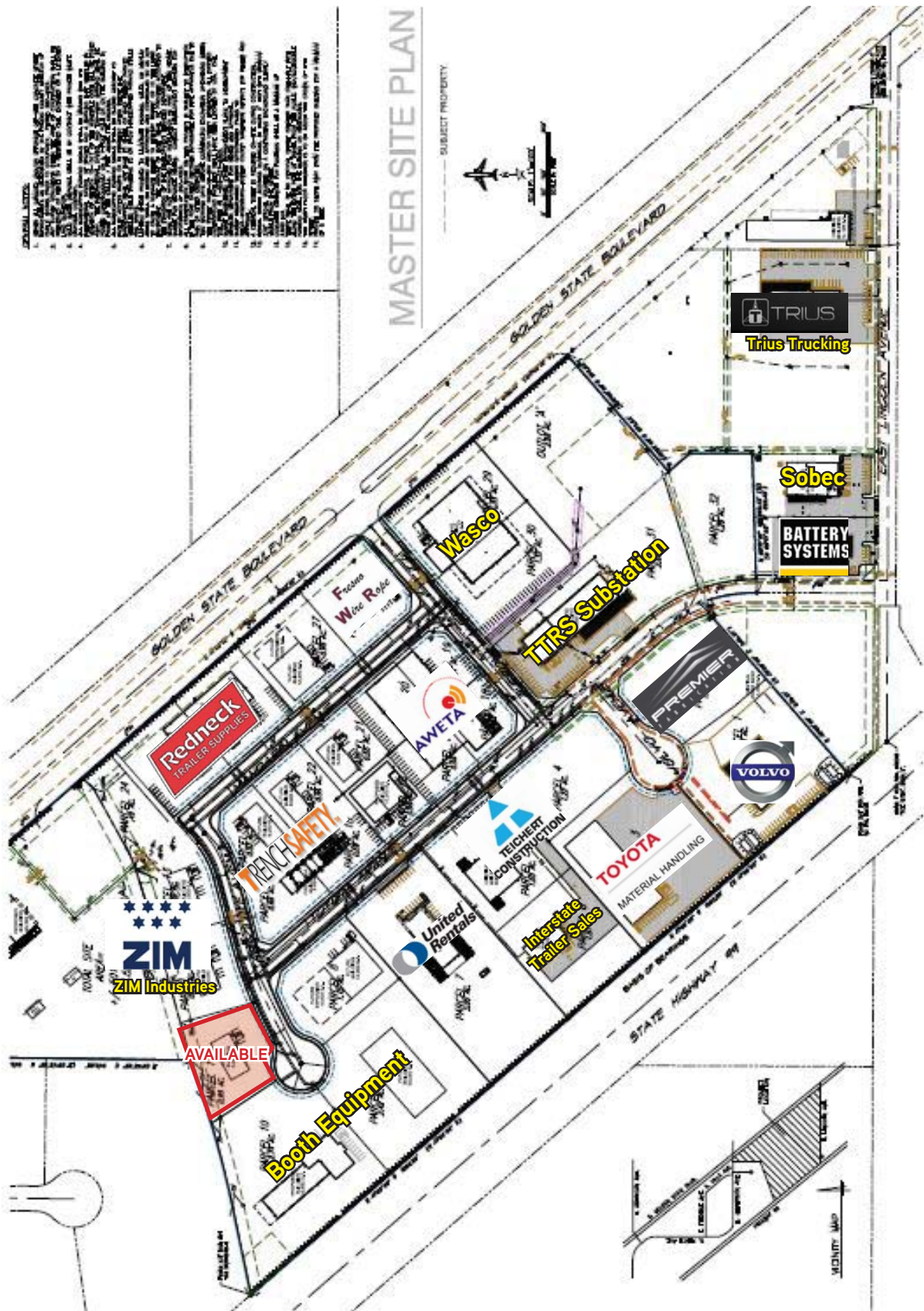


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FOR LEASE > West-Tech Industrial Park

FRESNO, CALIFORNIA

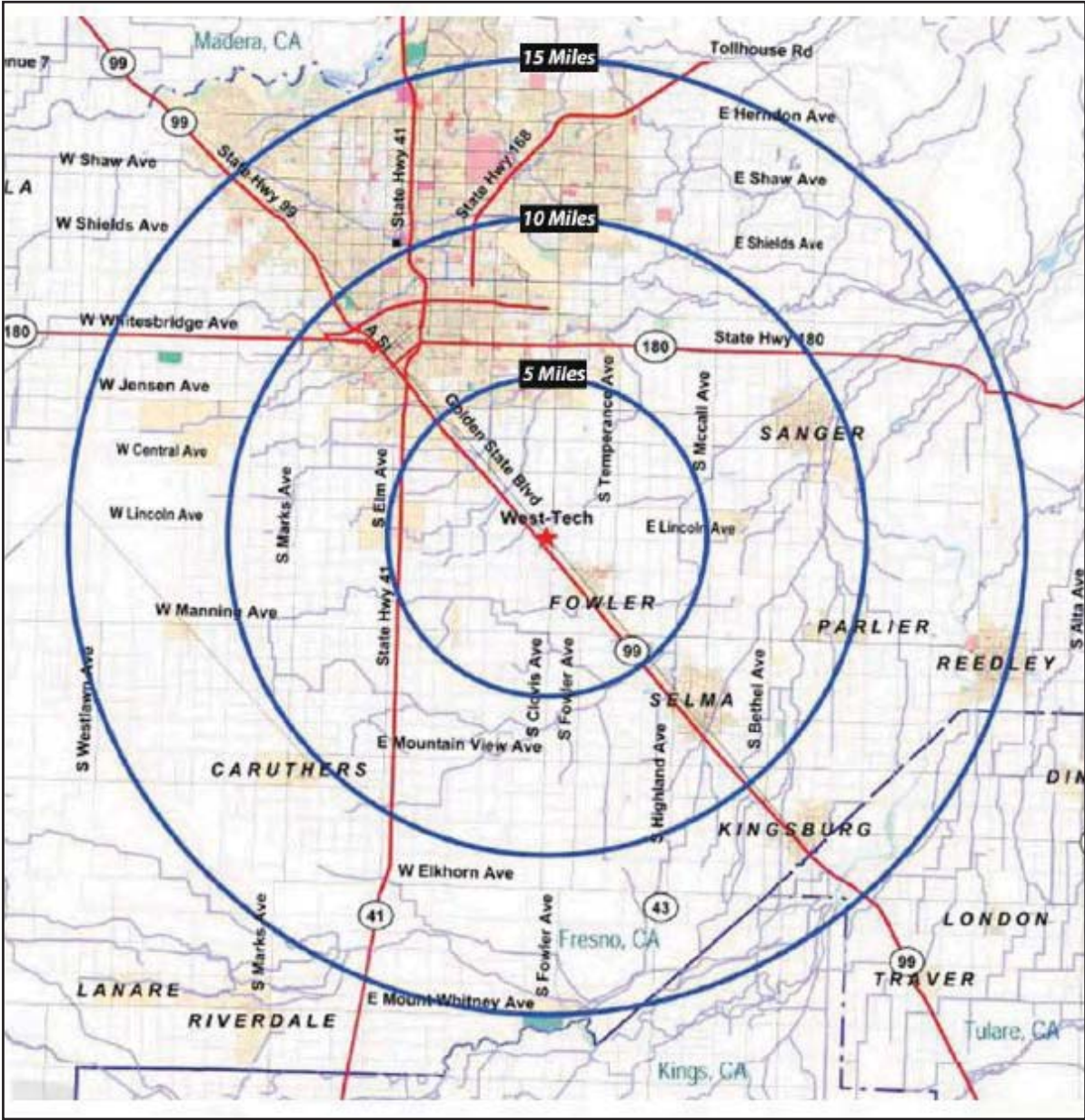


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FOR LEASE > West-Tech Industrial Park

FRESNO, CALIFORNIA



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