

# FOR LEASE

## 2771 | E. MALAGA AVENUE FRESNO, CALIFORNIA

### INDUSTRIAL BUILDING AVAILABLE

- 29,000 METAL BUILDING
- SPACE MAY BE DIVISIBLE TO APPROXIMATELY 15,000 SF
- 3 ACRES OF YARD AREA
- NEW CONSTRUCTION
- NEAR FREEWAY 99

Hard-to-find in the industrial market with heavy electrical, large roll-up doors, potential for cranes, 8" concrete floor and 3 acres of fenced yard area. It is well located for easy access to Freeway 99. Loading docks can be added based on tenant's requirements.

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## Property Summary

- > Location: 2771 E. Malaga Avenue, Fresno, CA
- > Space: 29,000 SF Metal Construction
- > Lease Rate: \$0.42 PSF, NNN
- > Yard Space: 3.1 acres available at \$1,500/mo., NNN per acre
- > Dimensions: 100' x 290'
- > Roll-Up Doors: 3 @ 12' x 14' and 1 @ 12' x 16'
- > Eve Height: 24'
- > Crane: Engineered to support two 5-ton cranes
- > Office: 300 SF
- > Restrooms: Two restrooms for both office and warehouse
- > Electrical: 1200 AMPS
- > Floor Thickness: 8" concrete
- > Zoning: M-3, Heavy Industrial





