FOR LEASE 2771 E. MALAGA AVENUE FRESNO, CALIFORNIA

INDUSTRIAL BUILDING AVAILABLE

- 29,000 METAL BUILDING
- SPACE MAY BE DIVISIBLE TO APPROXI-MATELY 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.

CHAD MCCARDELL

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MALAGA AVE

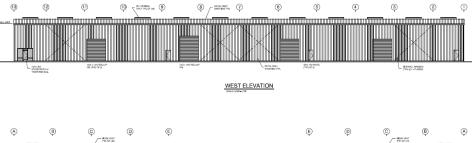
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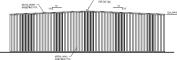
7485 N. Palm Avenue. #110 Fresno, California 93711 559 221 1271 www.colliers.com/fresno

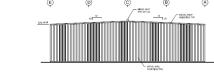


Property Summary

> 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' amd 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

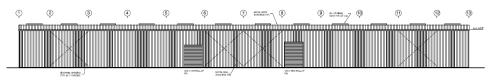






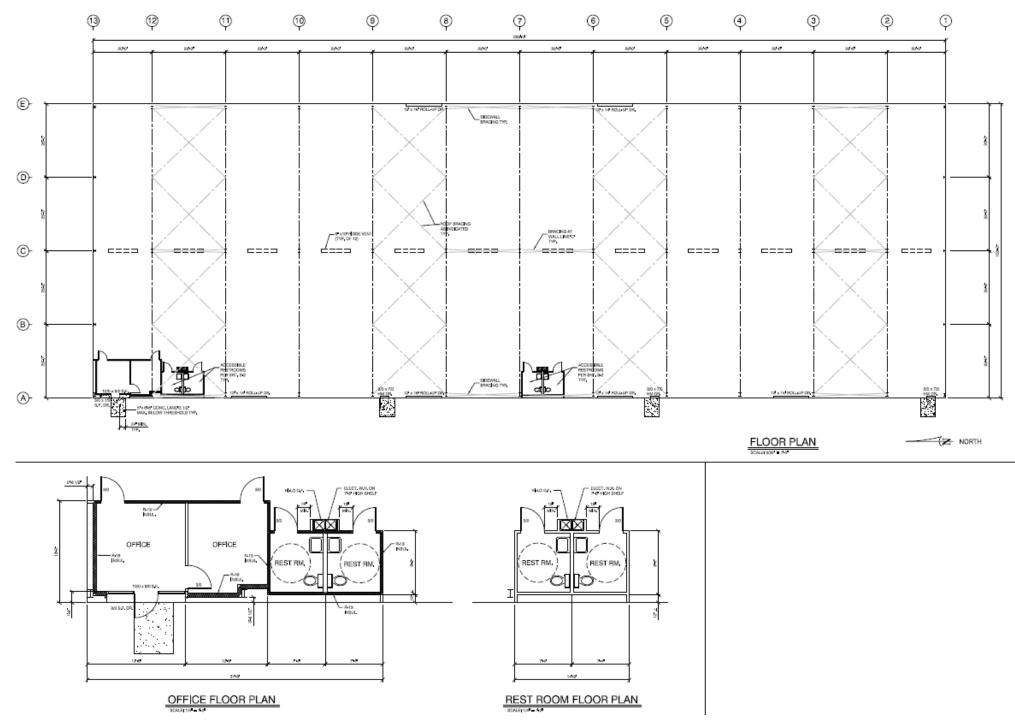
SOUTH ELEVATION

NORTH ELEVATION

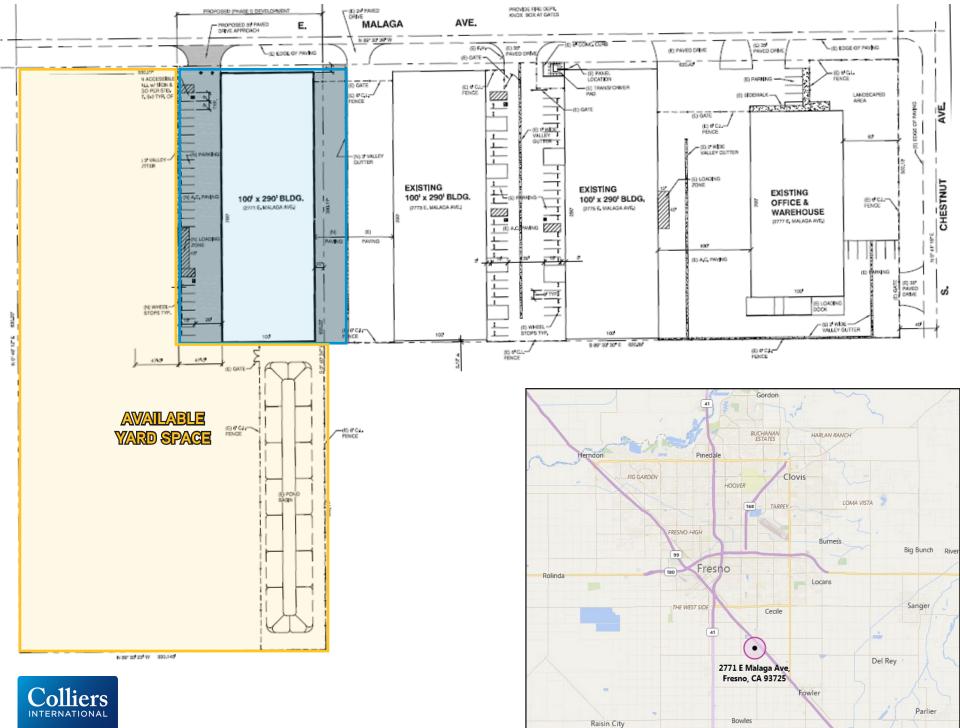


EAST ELEVATION

Floor Plan



Site Plan



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