

## Rare Office/Warehouse in Palm Bluffs

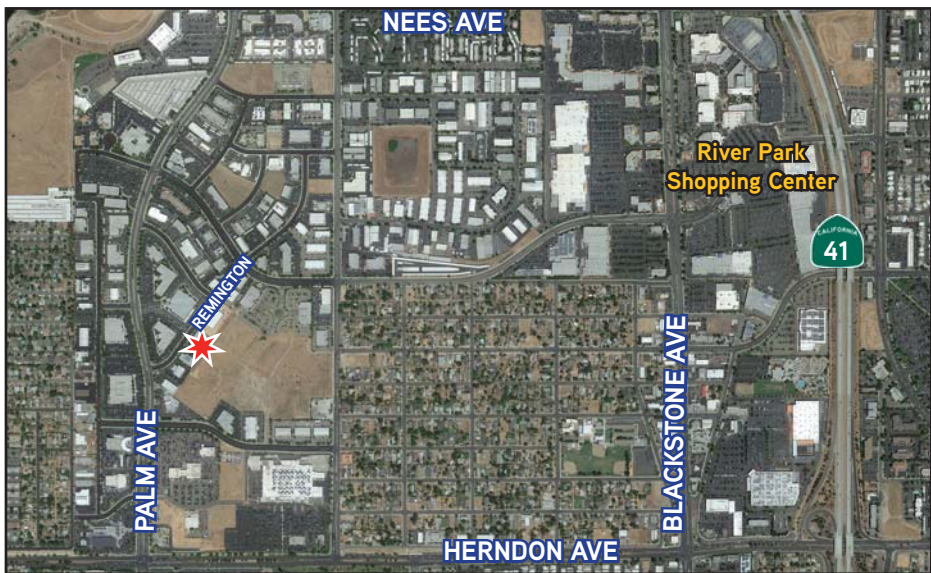


### FOR LEASE

7320 N. Remington Ave.  
Fresno, California 93711

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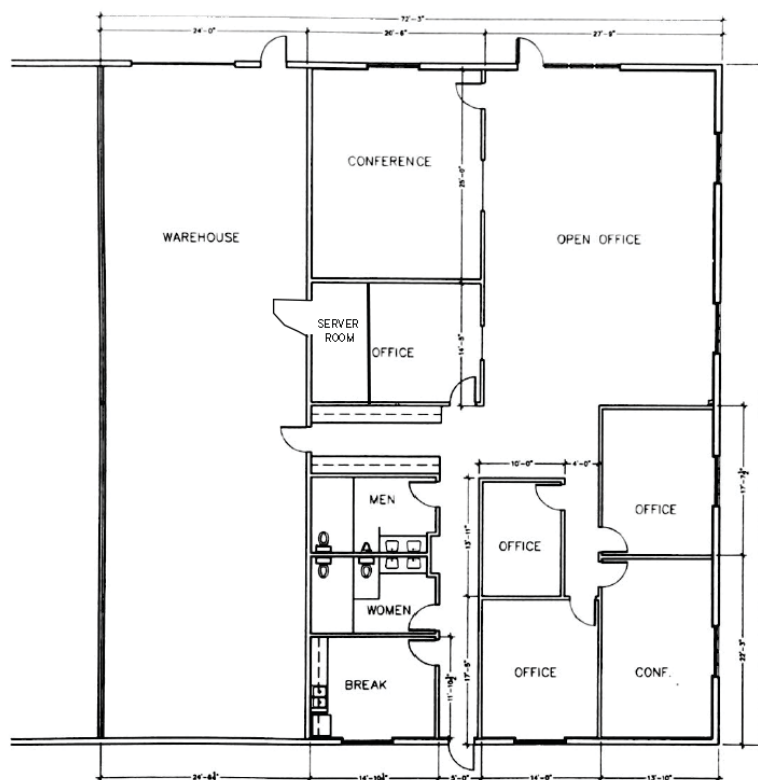


### Property Information

- › **Lease Rate:** \$7,200/mo., Gross (\$1.25 PSF)
- › **Space Size:** ±5,760 SF total; ±4,160 SF Office and ±1,600 SF Warehouse
- › **Zoning:** Industrial Light (IL)



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|                      |   |
|----------------------|---|
| Lease Rate:          | \$7,200/month, Gross (\$1.25 psf)   |
| Total Size:          | ±5,760 SF   |
| Office:              | ±4,160 SF   |
| Warehouse:           | ±1,600 SF   |
| Zoning:              | Industrial Light (IL)   |
| Power:               | 200 amps / 120-208v / 3 phase   |
| Clear Height:        | 16'   |
| Roll-Up:             | Ground level - 1 @ 12' x 14'  |
| Construction:        | Concrete Block  |
| Tenant Improvements: | Landlord is licensed general contractor, and will complete tenant improvements at cost. |

### Comments:

Rare office/warehouse in Palm Bluffs. Easy access to River Park amenities and Highway 41. Very good condition. Available Q3 2018.

## Contact Us

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