

FOR LEASE > 21,600 SF

3688 E. Central Avenue

FRESNO, CALIFORNIA



- > Pepsi Cola and Sears Co-Tenants
- > "Class A" Warehouse Space
- > ESFR Fire Protection
- > 30' - 34' Clear Height & High-Pile Storage
- > Oversized Truck Staging and Yard Areas
- > Easy Access to Freeway 99 & Major Arterials



Back of Building

AGENT: BUK WAGNER, SIOR
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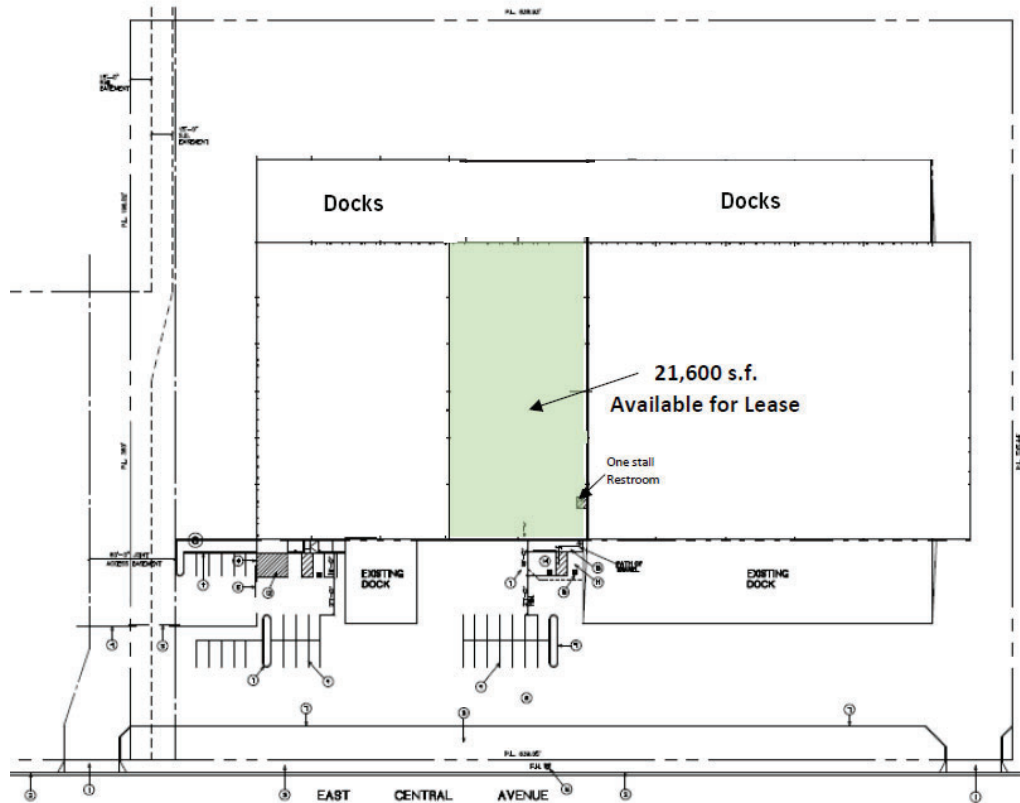
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COLLIERS INTERNATIONAL
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Executive Summary

3688 E. CENTRAL AVENUE, FRESNO, CALIFORNIA



Building Amenities

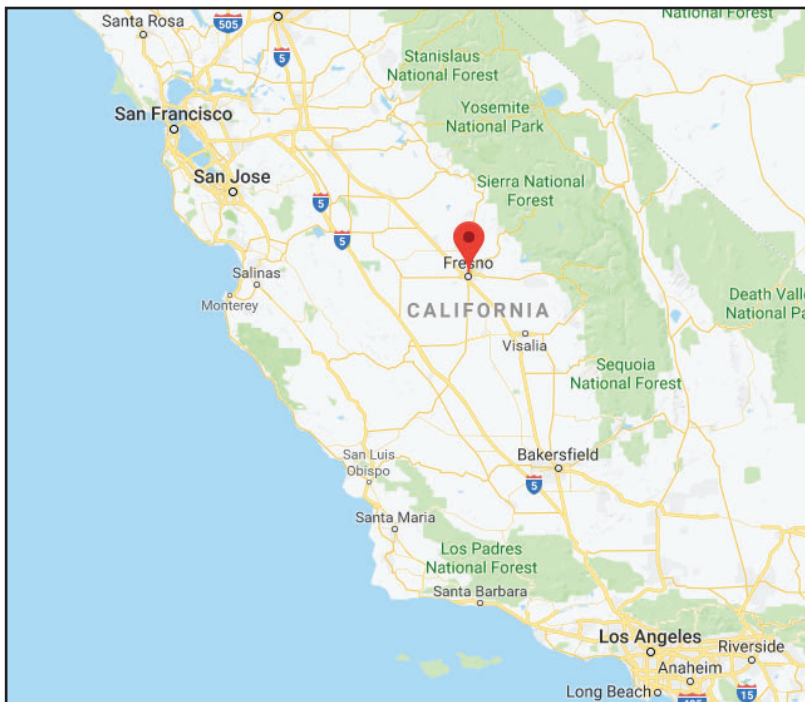
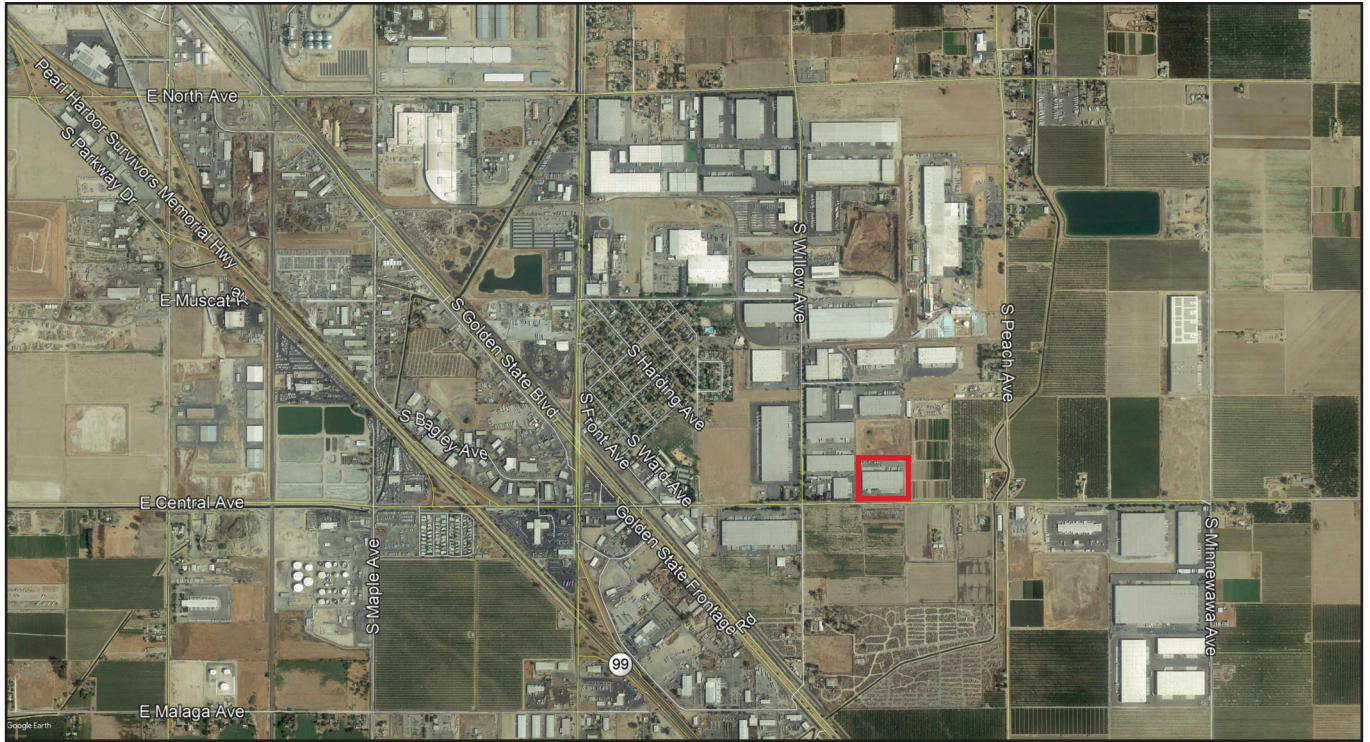
- > Rental Rate: \$0.34/SqFt/Mo NNN
- > Fire Sprinklers: ESFR
- > Space Available: 21,600 Square Feet (100' x 216')
- > Office Area Available: To Suit
- > Restroom: One Existing
- > Construction: Concrete tilt-up
- > Clear Height: 30' minimum
- > Dock-High Loading Doors: 5 @ 8' x 10'
- > Zoning: M-3 Heavy Industrial, County of Fresno
- > Column Spacing: 50' x 34'
- > Electrical Service: 1,600 amps 277/480 volts
- > Warehouse Lighting: T5



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Vicinity & Regional Maps

3688 E. CENTRAL AVENUE, FRESNO, CALIFORNIA



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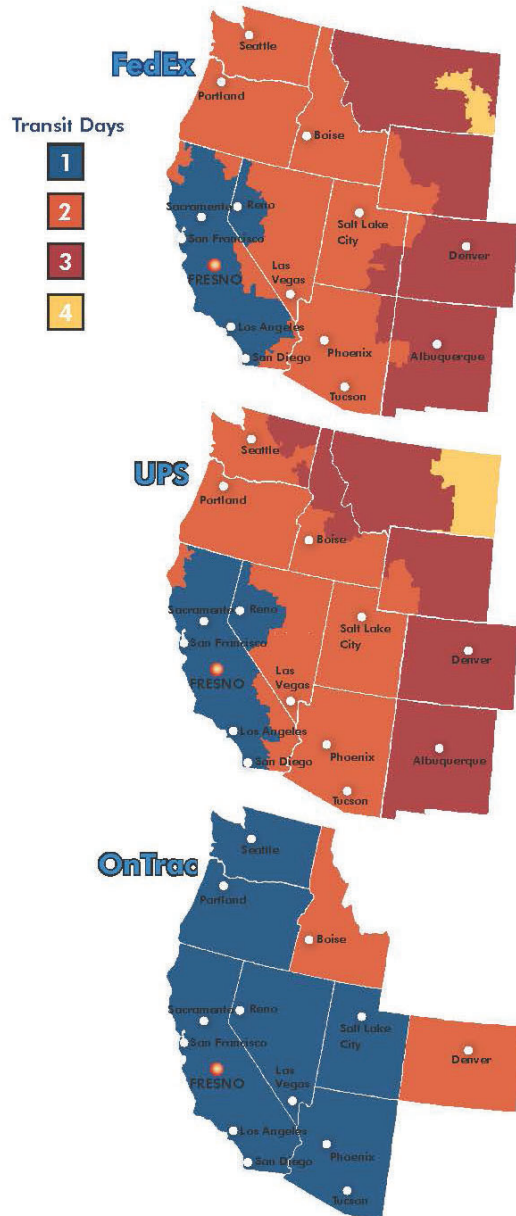
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Ground Package Delivery Transit Days

3688 E. CENTRAL AVENUE, FRESNO, CALIFORNIA

Ground Package Delivery Transit Days from Fresno



Reach over 38 million customers with guaranteed next-day ground service, without the additional cost of expedited shipping.

Due to Fresno's unique location in the middle of the state, FedEx, UPS and OnTrac, can reach all of California's major market within 1 day with their standard ground shipping, guaranteed. OnTrac even has the ability to reach the entire west coast with their standard ground shipping service.

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