

Small Office or Office Warehouse



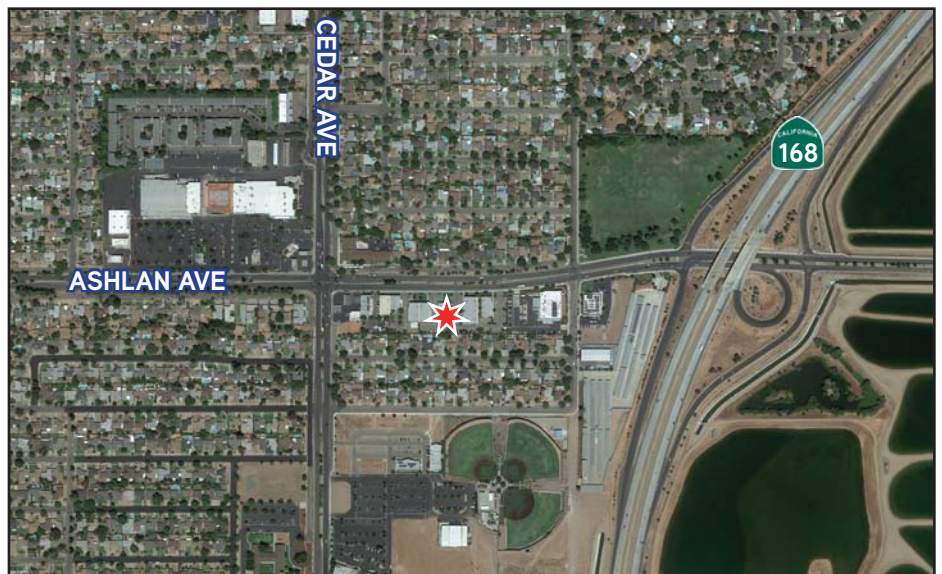
Centrally Located, Easy Freeway Access, Recently Remodeled

FOR LEASE

4364 E. Ashlan Avenue
Fresno, California

BOBBY FENA, SIOR
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Property Information

- Available Office: ±791 RSF
- Asking Rent: \$1.20 PSF, NNN
- Available Office/Warehouse: ±1,770 RSF
- Asking Rent: \$0.75 PSF, NNN

**Square footages include load factor for shared breakroom, restrooms & conference room*

FOR LEASE > 4364 E. Ashlan Avenue, Fresno, CA



Not to Scale

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FOR LEASE > 4364 E. Ashlan Avenue, Fresno, CA



Available Office:	±791 RSF
Office Asking Rent:	\$1.20 PSF, NNN (includes floor covering)
Available Office/Warehouse:	±1,770 RSF
Office/Warehouse Asking Rent:	\$0.75 PSF, NNN
Estimated NNN:	\$0.14 PSF
Zoning:	Industrial Light (IL)
Notes:	Recently remodeled, like new. Highway 168 access less than a block away. Office in shell condition with improvements negotiable. Warehouse has one 10' x 12' rollup door and a small office. Break room, restrooms, conference room shared with existing tenant. Available office and warehouse can be leased together or separately.

Contact Us

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