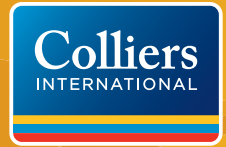


FOR SALE OR LEASE > OFFICE/FLEX NEAR RIVERPARK

7622 N. Maroa Avenue

FRESNO, CALIFORNIA

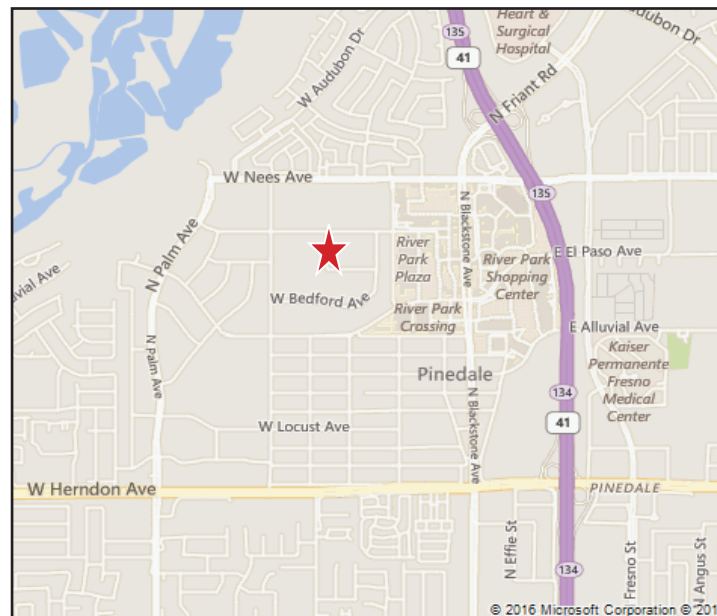


**Extensive Investments made by New Ownership**

**±11,652 Square Feet Available for Lease**  
**Total Building ±13,361 Square Feet**

## Property Features

- > Quick Freeway Access
- > River Park/Nearby Amenities
- > Climate Controlled Warehouse
- > Heavy Power
- > Industrial Light Zoning
- > Rarely Available Office/Warehouse in Woodward Industrial Park



AGENT: BUK WAGNER  
559 221 1271 | EXT. 120  
FRESNO, CA  
buk.wagner@colliers.com  
BRE #01296746

AGENT: CHARLIE SCHUH  
559 221 1271 | EXT. 108  
FRESNO, CA  
charlie.schuh@colliers.com  
BRE #01992259

AGENT: BOBBY FENA, SIOR  
559 221 1271 | EXT. 106  
FRESNO, CA  
bobby.fena@colliers.com  
BRE #00590204

COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
www.colliers.com/fresno

# Property Summary

7622 N. MAROA AVENUE, FRESNO, CALIFORNIA

Sale Price:	\$2,150,000 <b>\$1,975,000</b>
Total Building:	±13,361 SF
Lease Rate:	\$0.87 PSF, NNN
<b>Total Available:</b>	<b>±11,652 SF</b>
Available Office Size:	±4,032 SF
Available Finished Warehouse:	±7,620 SF
Zoning:	Light Industrial
Construction:	Metal/Stucco
Electrical:	800 amps - 120/208 volts - 3 phase
Parking:	24 parking stalls plus street parking
Warehouse:	Climate controlled
Domed Skylights:	Throughout warehouse
Lighting:	Florescent tube (warehouse)/LED Office
Clear Height:	14' - 16'
Fire Sprinklers:	Throughout (recently certified)
GL Roll-Up Door:	One @ 12' x 12'



- > Two Separate Storefront Entrances
- > Close Proximity to River Park
- > Four Restrooms

- > Reception with Lobby Area
- > Break Room
- > Large Network Room

- > 2 Large Design/Conference Rooms
- > Great Access to Freeway 41
- > Customer Walk-Up/Will Call Counter

This property is located in one of Fresno's most desirable commercial areas; Woodward Industrial Park. All of the great amenities of River Park are within two minutes. On and off ramps to north/south bound Freeway 41 are less than two miles from the site, providing great access to South Fresno and north to Madera Ranchos. The building is in excellent condition, showing very little wear. It has a total available square footage of ±11,652 square feet which is comprised of ±4,032 square feet of drop ceiling office space, reception area, two large design/conference rooms, break rooms, three restrooms and ±7,620 square feet of climate controlled warehouse space which includes full skylights throughout, a separate entrance for will-call and a separate warehouse restroom. There is ample customer and employee parking in front, as well as plenty of additional spillover street parking. **New owner has recently made extensive renovations including: adding an entrance, landscaping, repairing HVAC, LED lighting (offices), alarm system, paint in warehouse and ADA compliance.** Tenant will be given allowance for carpet and paint in office space.



*Panoramic of Warehouse*

FOR SALE OR LEASE > OFFICE/FLEX NEAR RIVERPARK

# Floor Plan

7622 N. MAROA AVENUE, FRESNO, CALIFORNIA

Occupied by Owner

