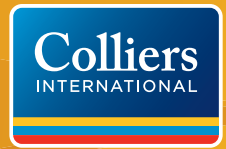


FOR SALE OR LEASE > FREESTANDING OFFICE SPACE

# 2984 N. Maroa Avenue

FRESNO, CALIFORNIA



## Freestanding Office Space

This office building offers outstanding Maroa Avenue frontage and visibility. The subject property provides opportunity with easy access to Freeway 41 and the Blackstone Corridor, while also being located nearby several retail amenities (shopping and restaurants). The subject property was formerly occupied by a vocational school and includes several large classroom facilities.

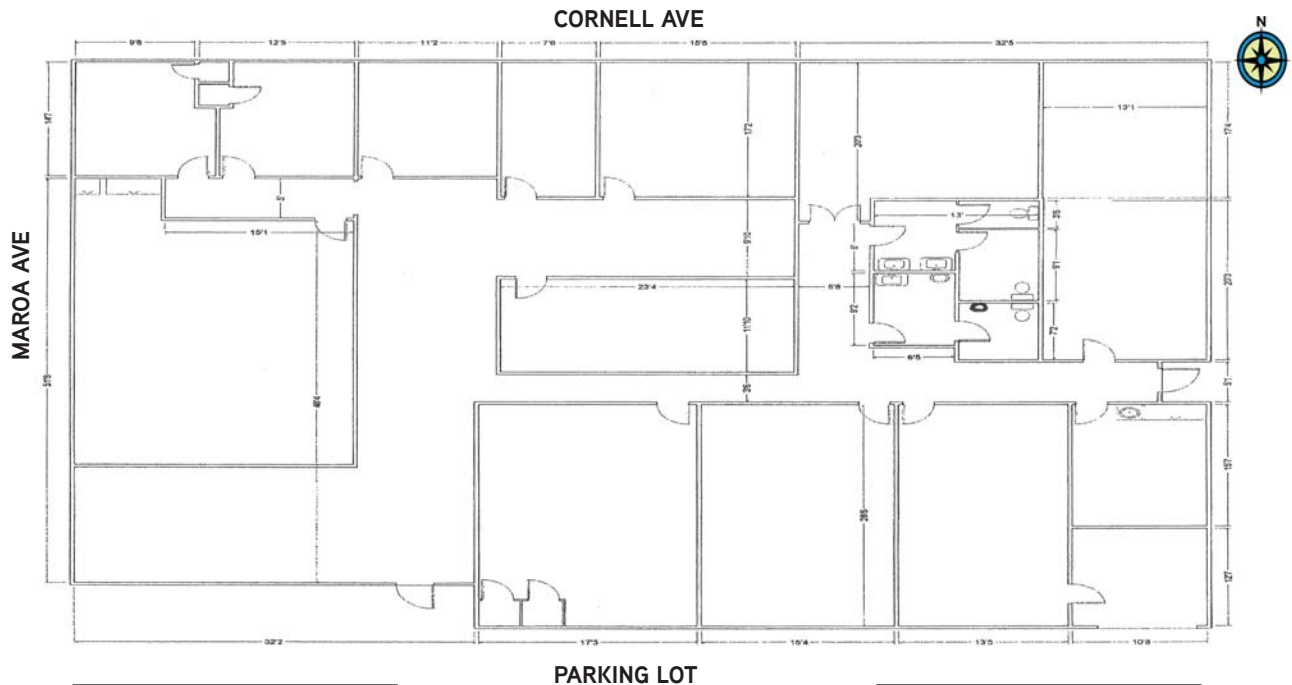
**AGENT: SCOTT BUCHANAN**  
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FOR SALE OR LEASE > FREESTANDING OFFICE SPACE

# 2984 N. Maroa Avenue

FRESNO, CALIFORNIA



## Building Amenities

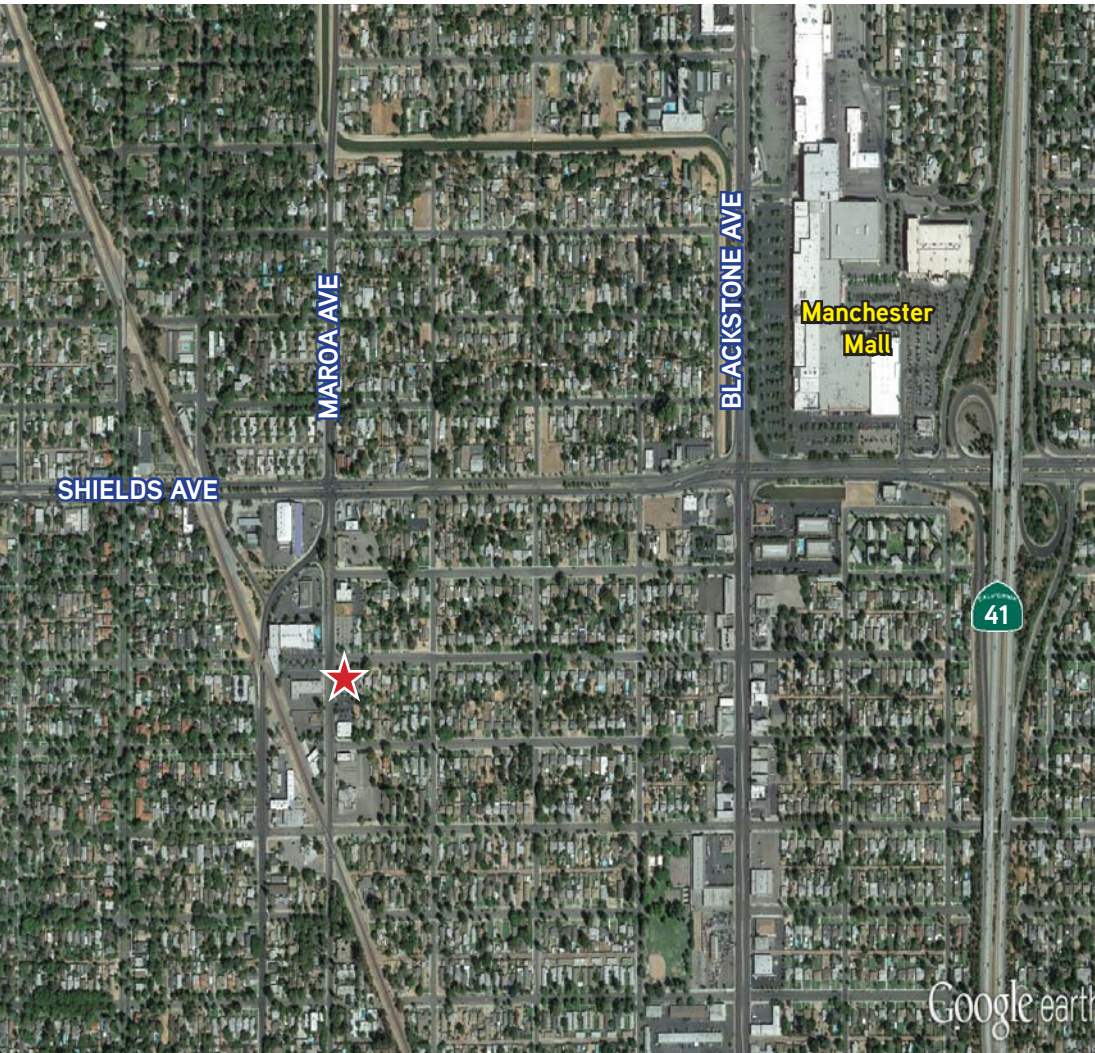
- > Location: East side of Maroa and Cornell Avenue, just south of Shields
- > Building Size: Approximately 6,903 SF
- > Available: October 1, 2013
- > Lease Rate: \$1.00 per square foot, per month, plus utilities and janitorial
- > Purchase Price: Owner will consider any reasonable offer
- > Tenant Improvements: Negotiable and based upon the term of the lease and credit worthiness of Tenant
- > Signage: Prominent Maroa Avenue monument signage available
- > Parking Spaces: 22 on-site stalls with additional parking on Maroa and Cornell Avenue
- > APN: 443-171-21
- > Zoning: C-5 (Office or Retail Uses)



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## Contact Us

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