

FOR SALE OR LEASE > OFFICE/WAREHOUSE SPACE



2727 N. Grove Industrial Dr.

FRESNO, CALIFORNIA 93727



- Single-story Professional Office/Warehouse Buildings
- Close proximity to Fresno Yosemite International Airport
- Restaurants, Banks & Hotel Services Nearby
- Close to Fwy 180/Peach & Fwy 168/McKinley Interchanges
- Downtown Fresno & City of Clovis Easily Accessible
- On-Site Parking Available

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

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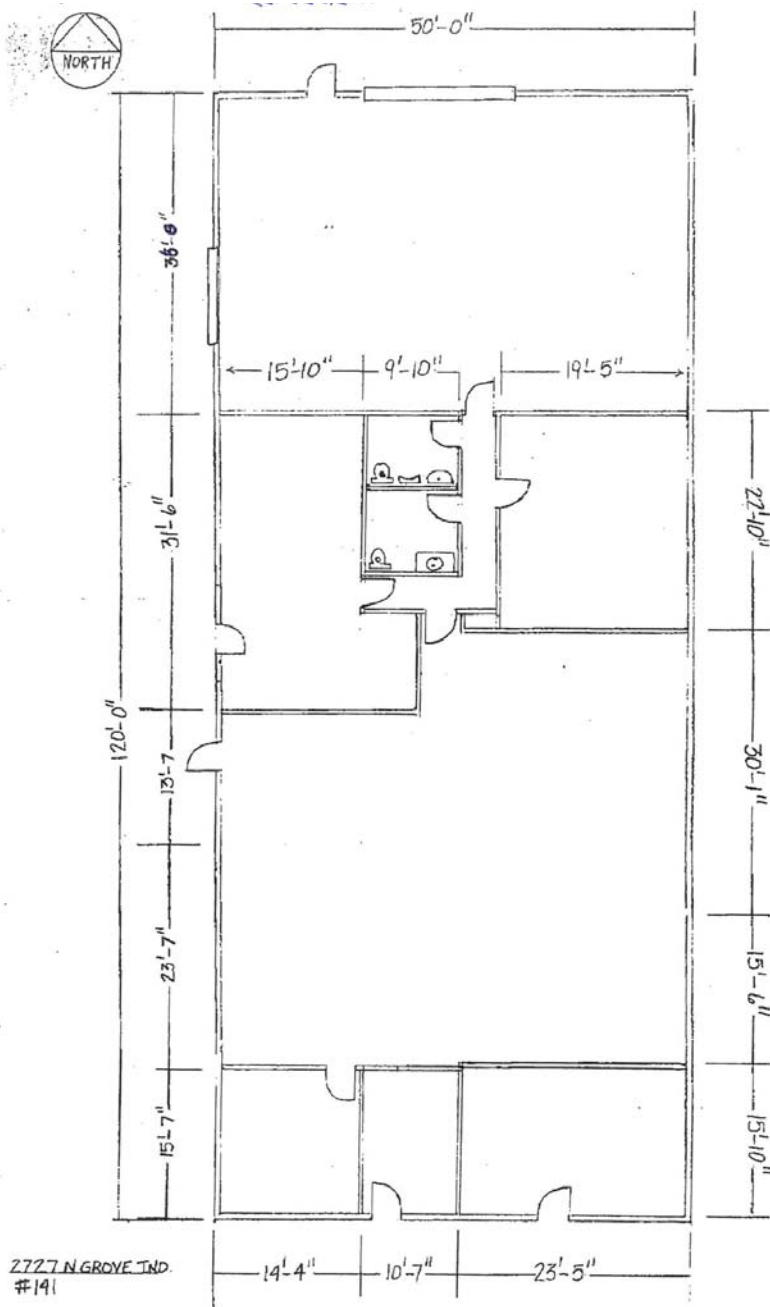
> Property Description

- > Location: Located on North Grove Industrial Drive
- > Bldg Area: Suite 141: 6,400 SF
(Approximately 4,600 SF is improved office type space; and approximately 1,800 SF is open warehouse space.)
- > Zoning: M-1-P
- > Sales Price: \$75 - 85 psf depending on interior improvements built out.
- > Lease Rate: \$0.80 - 0.90 psf plus utilities (gas/electricity/water/trash removal) & janitorial service
- > Terms: 25-35% cash down. Seller will carry a 1st Trust Deed on the property at 7 to 7.5% interest over a 10 year period. Amortized over 20 years.
- > Tax Deferred Exchange: Seller may elect to effect an IRS Code 1031 Tax Deferred Exchange as a condition of a sale transaction, at no cost to Buyer. Buyer shall agree to reasonably cooperate with Seller's exchange plans upon a sale.

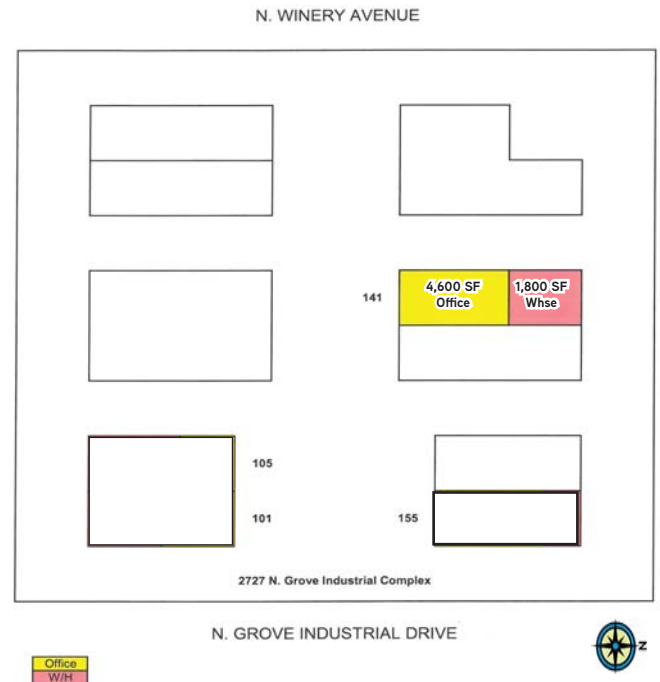
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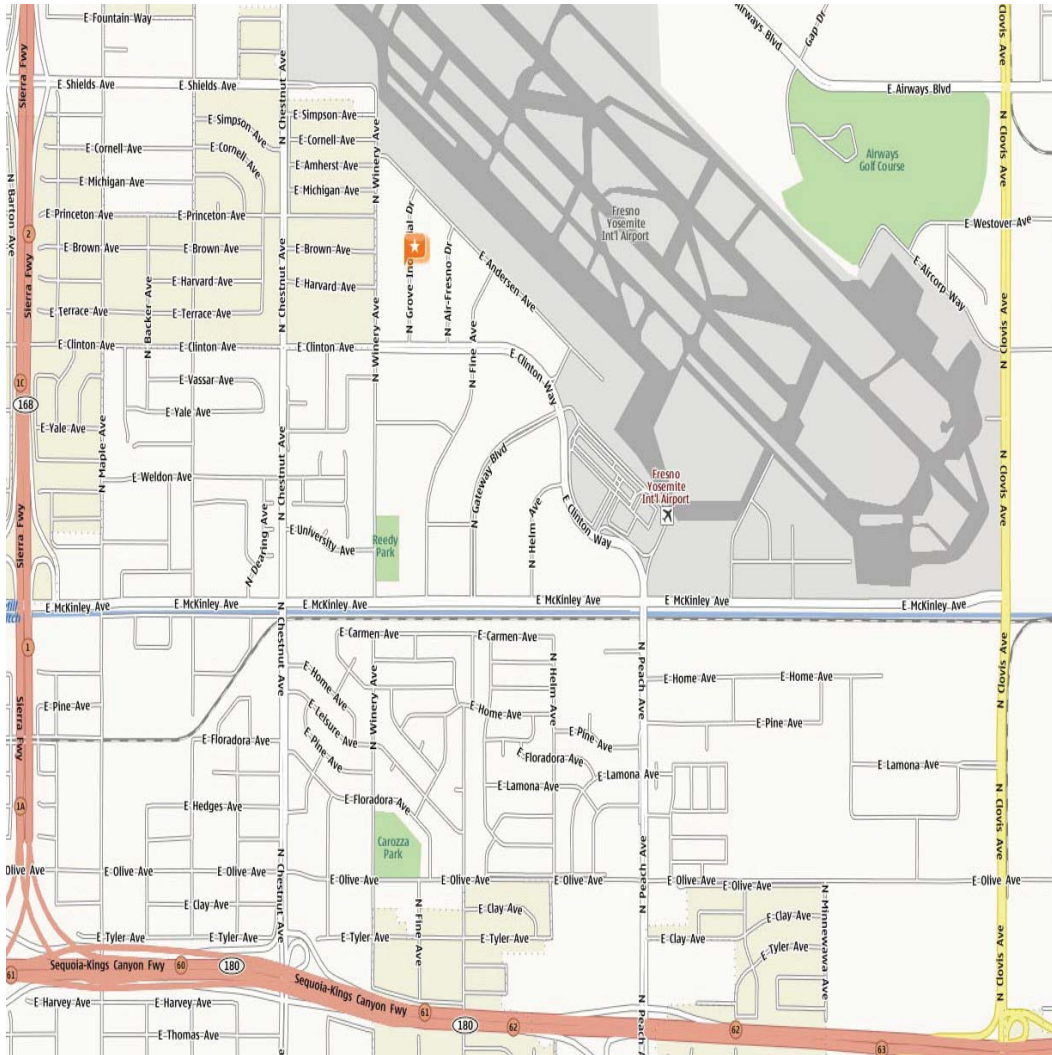


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Contact Us

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Please contact us to see this property

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