

*Another Design Build  
Project by:*



**VALLEY STEEL  
CONSTRUCTION**  
F R E S N O • I N C

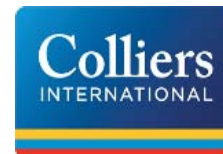


***Coming Soon!***

# FOR LEASE

**4026 S. CHESTNUT AVENUE  
FRESNO, CALIFORNIA**

*Hard to find 9,000 SF Office/Warehouse offering high visibility from S. Chestnut Avenue frontage. Easy access to nearby HWY 99 (approx. 1/4 mile). Building offers wide variety of potential uses including some retail.*



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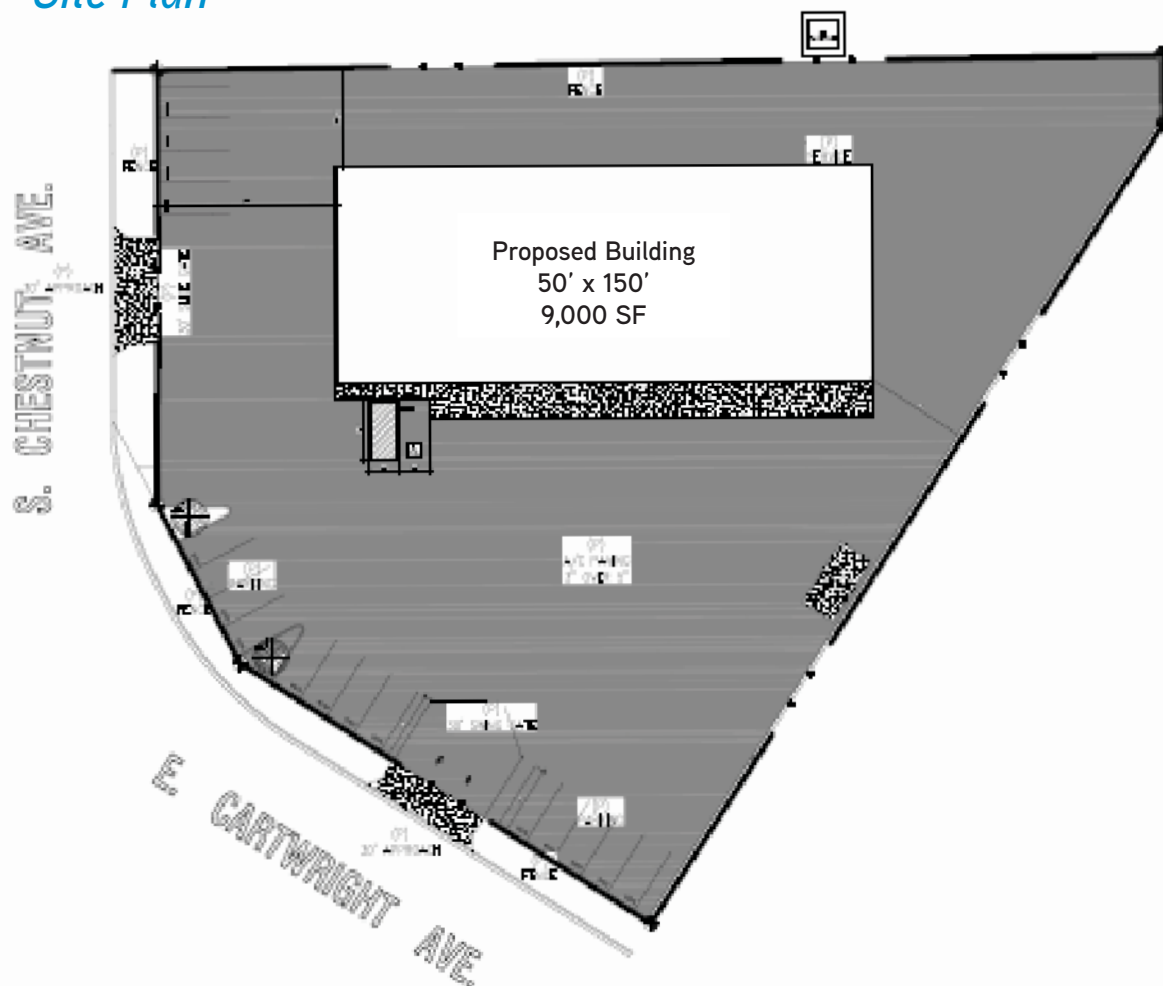
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4026 S. Chestnut Avenue | Fresno, California

### Site Plan



#### BUILDING SIZE

9,000 square feet

#### OFFICE SIZE

1,500 square feet - expandable

#### LOT SIZE

1.05 acres

#### POWER

400 amp/208v - three phase

#### CLEAR HEIGHT

16'

#### ROLL UP DOORS

Three 14' x 14'

#### ZONED

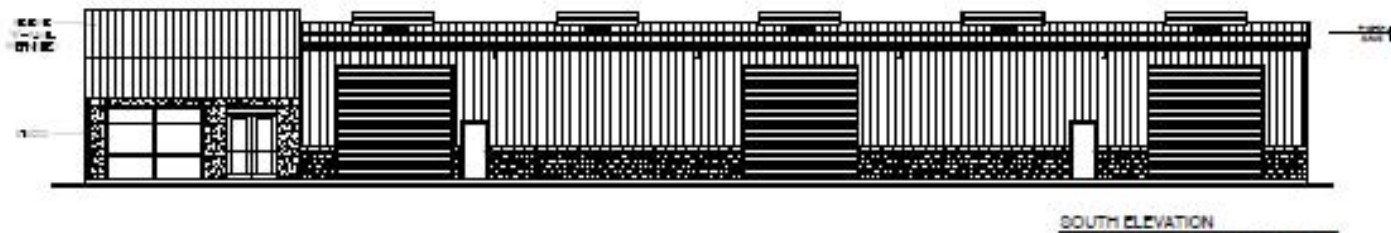
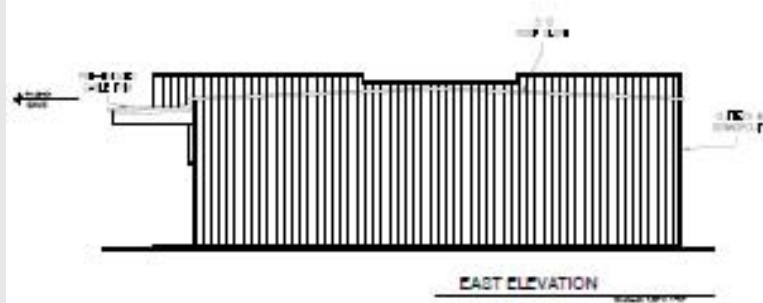
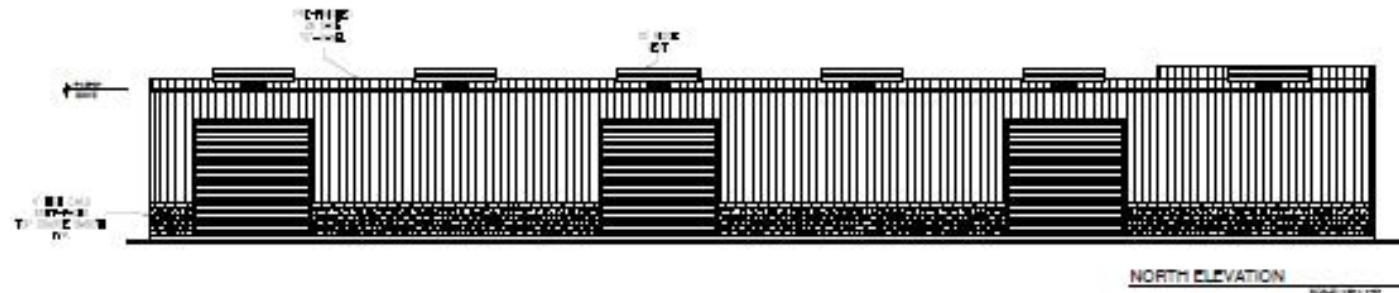
M-3 (Heavy Industrial - County of Fresno)

#### LEASE RATE

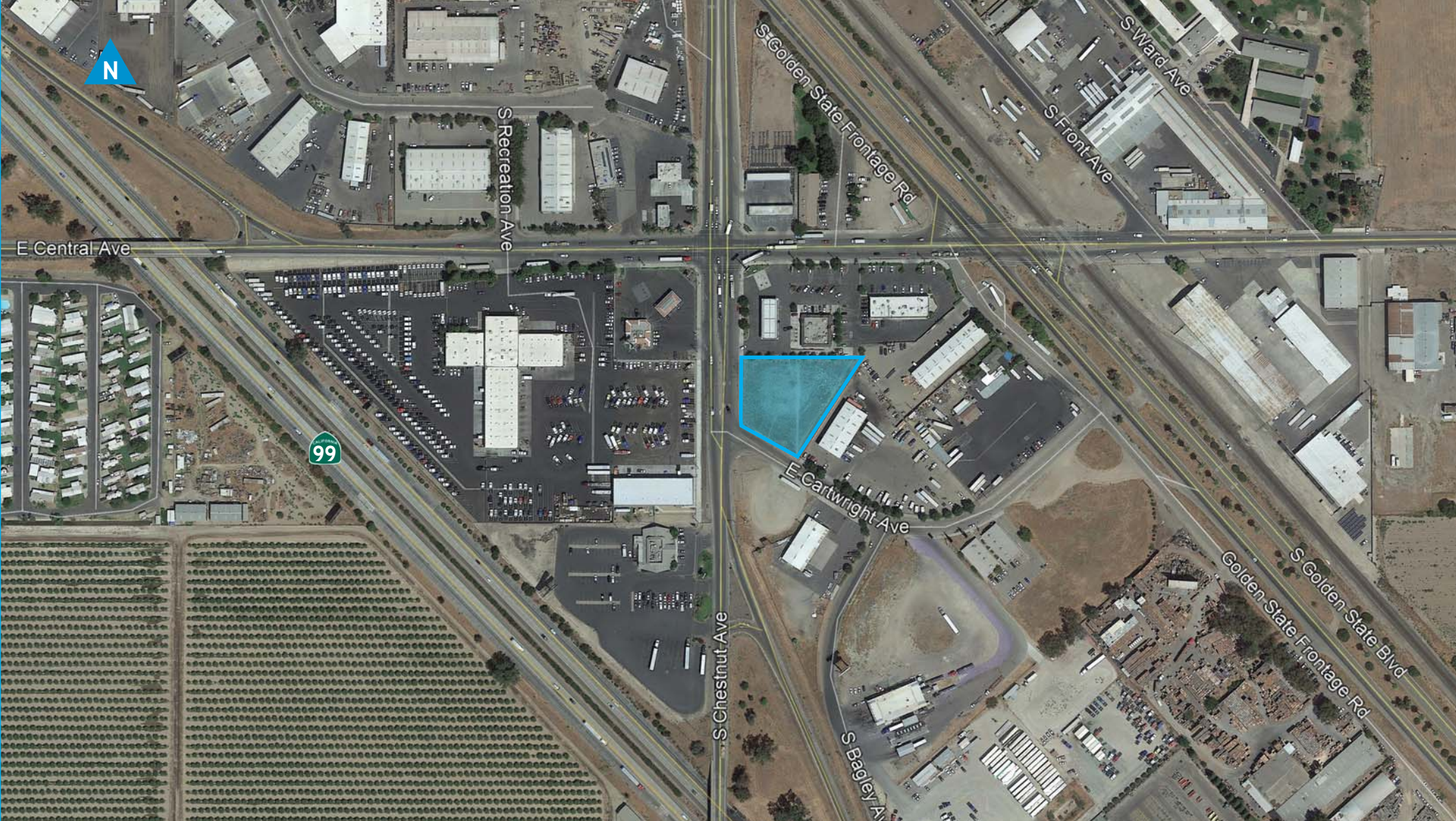
\$0.75 PSF, NNN

# Elevations

4026 S. Chestnut Avenue | Fresno, California





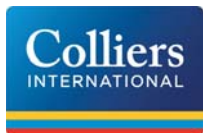


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