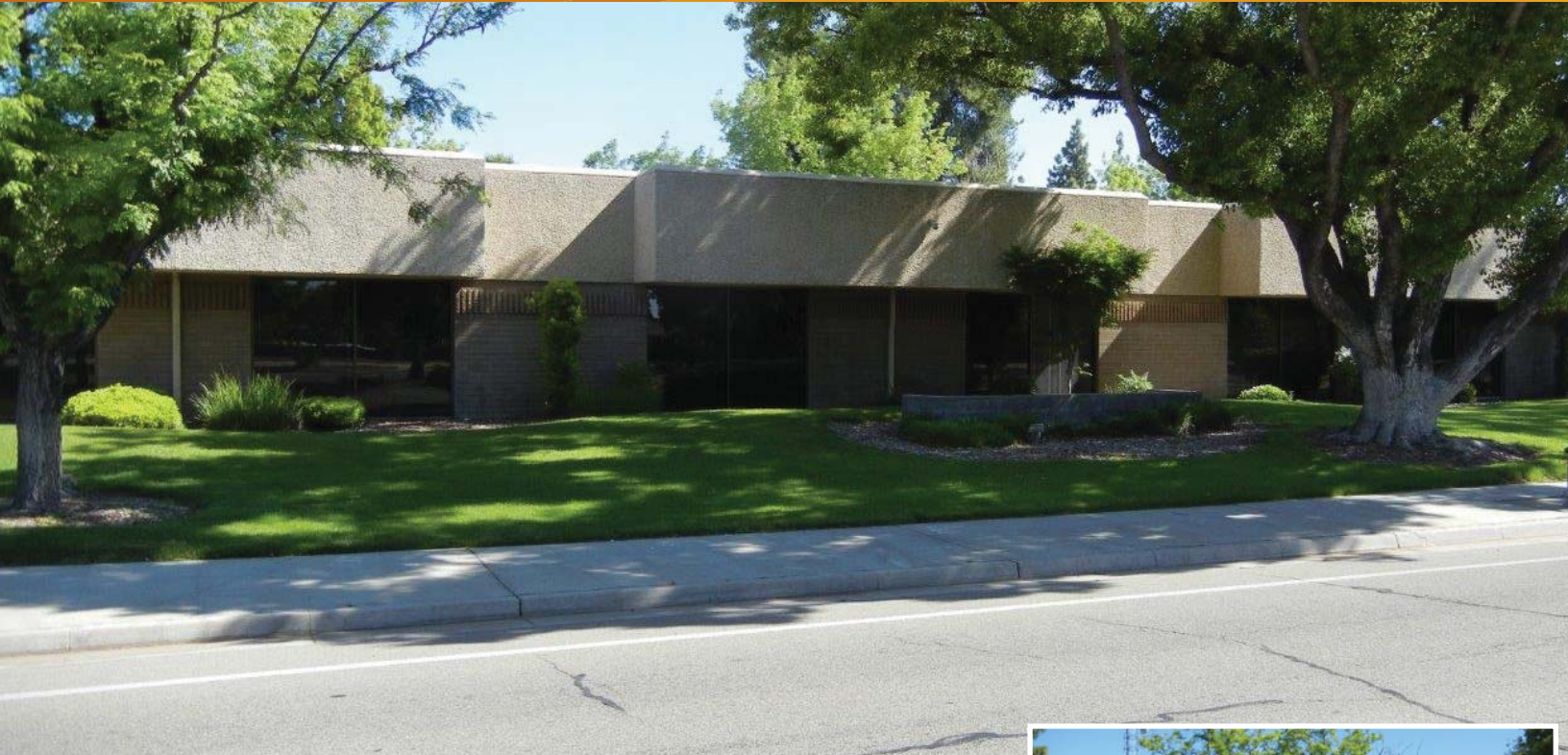
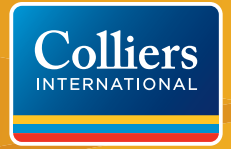


FOR SALE OR LEASE > OFFICE COMPLEX

5051-5059 E. McKinley Avenue

FRESNO, CALIFORNIA 93727



For Sale or Lease > Office Space

Single story garden style office building, professionally maintained in a highly visible area of McKinley Avenue. Space offers signage opportunities along McKinley Avenue. Landlord is willing to provide Tenant Improvements with all available suites, subject to lease term.

- > 5055 E. McKinley Ave.: Approximately 1,008 RSF Available
- > 5057 E. McKinley Ave.: Approximately 2,234 RSF Available
- > Lease Rate: \$1.00 PSF, plus utilities and janitorial

Building Amenities

- > Centrally located between Chestnut Ave. and Clinton Wy. in the Fresno Airport Market
- > Currently Project is 70% occupied
- > Excellent Signage, Visibility and Exposure
- > Ample Parking On Site



- > Great Owner/User Opportunity with investment revenue
- > Value Add Property
- > APN: 494-294-18
- > Tenant Improvements Negotiable
- > Building Size: 10,488 SF
- > Lease Term Negotiable

BRETT TODD
559 221 1271 | EXT. 119
brett.todd@colliers.com
BRE # 01912244

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

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

FOR SALE OR LEASE > OFFICE COMPLEX

5051-5059 E. McKinley Avenue

FRESNO, CALIFORNIA 93727

PROPERTY SUMMARY

Location:	Located on E. McKinley Avenue west of Clinton Avenue and east of Winery Avenue	
Building Area:	Approximately 10,488 square feet	
Land Area:	Approximately 0.94 acres (40,946 sf)	
Purchase Price:	\$975,000 (\$92.96 psf)	
Lease Rate:	\$1.00 psf. Tenant to pay for utilities and janitorial service.	
Available:	Immediately	
Lease Term:	Negotiable	
Construction:	Single-story, masonry/stucco; built in 1977	
Utilities:	Water - City of Fresno Sewer - City of Fresno	Trash Removal - City of Fresno Electrical/Gas - PG&E

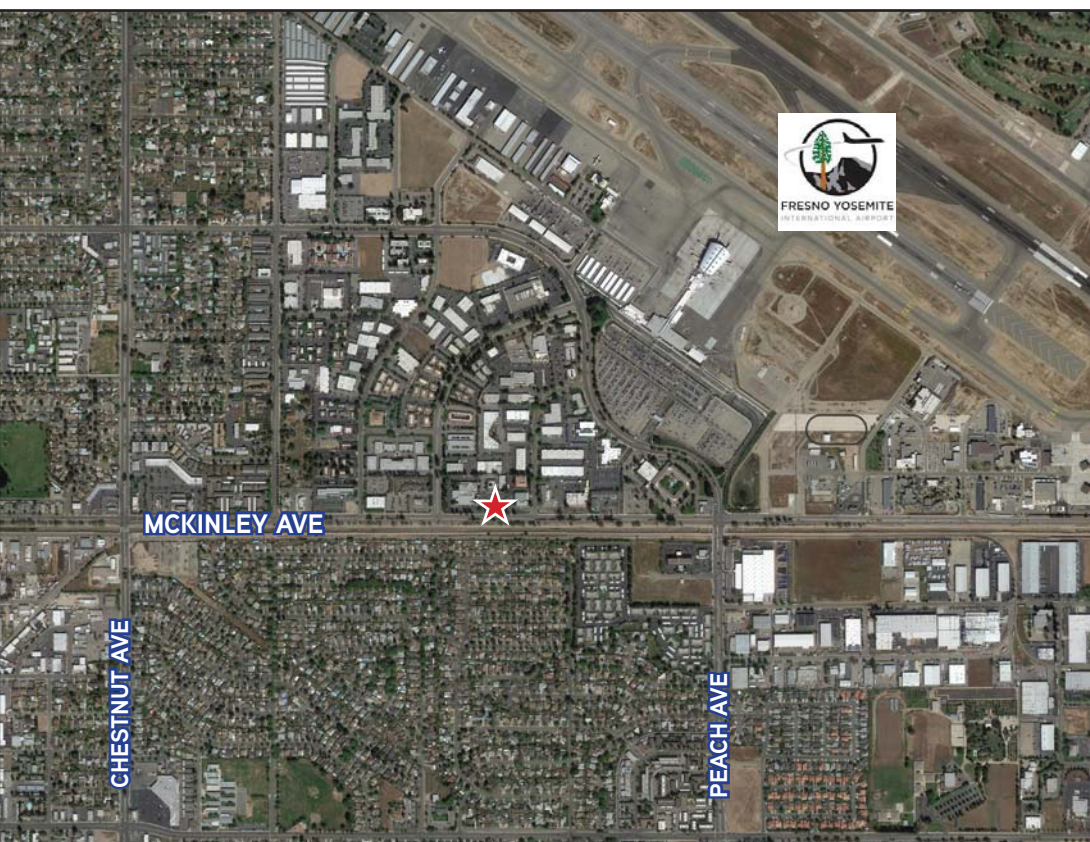
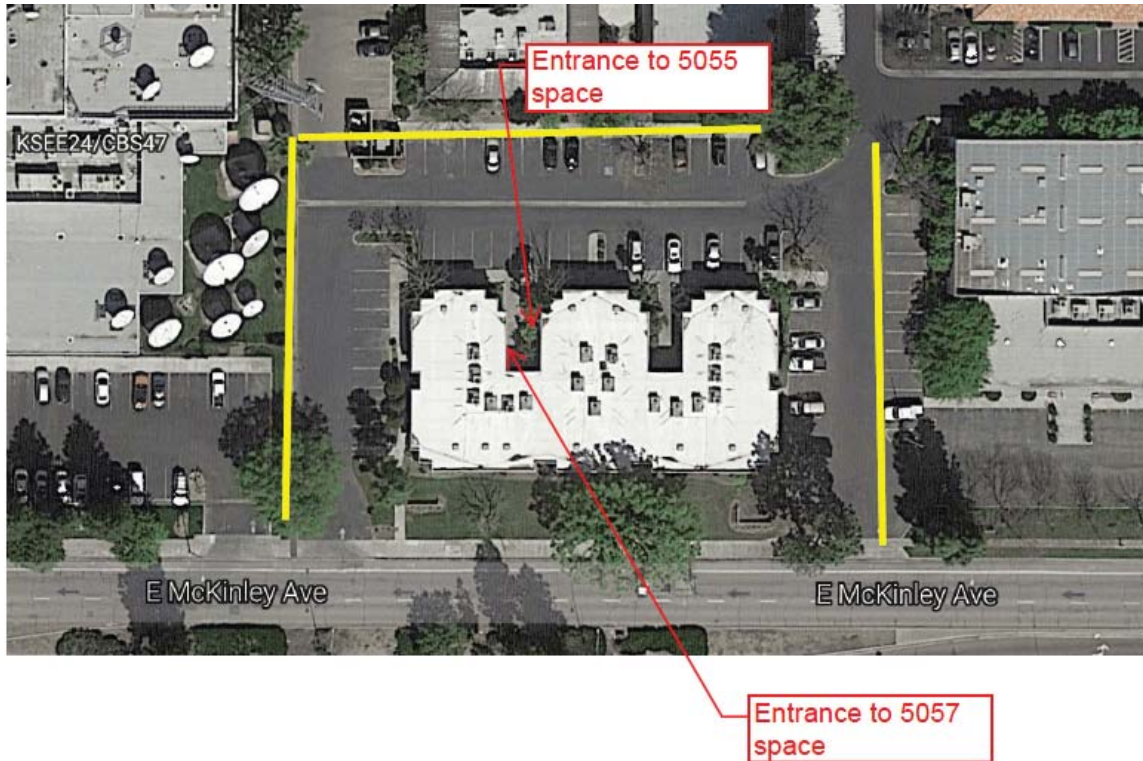


This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2013. All rights reserved.

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

5051-5059 E. McKinley Avenue > Aerial

FRESNO, CALIFORNIA



Contact Us

BRETT TODD
559 221 1271 | EXT. 119
brett.todd@colliers.com
BRE #01912244

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

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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

