

FOR LEASE > OFFICE/WAREHOUSE BUILDING

1931 "G" Street

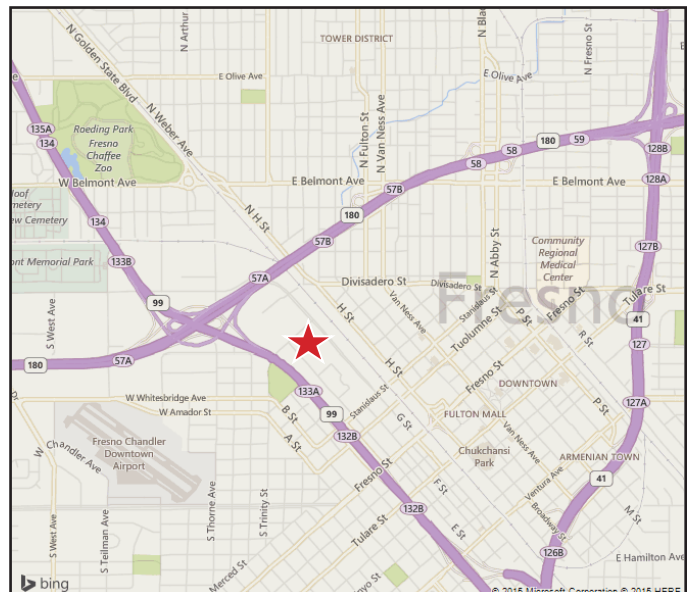
FRESNO, CALIFORNIA



BELOW MARKET FIRST YEAR LEASE RATE

Property Information

- > Lease Rate: \$0.1625 psf, NNN for the First Year of a long term "As-Is" lease
- > Building Size: ±80,750 SF
- > Lot Size: ±142,441 SF (3.27 acres)
- > Clear Height: ±12' - 24' (Warehouse)
- > Fire Sprinklers: Yes (.30 gal min./4,000 SF)
- > Office: ±7,416 SF (3 separate offices)
- > Zoning: IL (Light Industrial)
- > Dock High: Interior staging area for 8 dock-high spots. Four of which are 32" high and four are 47" high. There is also one dock door that has been ramped to ground level.
- > In Place Pallet Racking/Shelving



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1931 "G" Street, Fresno, CA > Aerial & Property Information

OFFICE/WAREHOUSE BUILDING



Lease Rate: \$0.1625 psf, NNN for the First Year of a long term "As-Is" lease. Remaining term lease rates negotiable.

Size: Office - ±7,416 SF
Warehouse - ±73,334 SF
Total - ±80,750 SF

Divisible: Yes

Parcel: ±142,441 SF (3.27 acres)

Clear Height: ±12' - 24' (Warehouse)

Fire Sprinklers: Yes (.30 gal min./4,000 SF)

Roll-Up Doors: Interior staging area for 8 spot recessed docks. Four of which are 32" high and four are 47" high. There is also one dock door that has been ramped to ground level.

Tenant Improvements: Negotiable.

Building Construction: Concrete Tilt-Up

Yard/Parking: Fenced and secured yard/parking area

Comments: This property is located less than 1 mile from the proposed High Speed Rail station in downtown Fresno. Highway 99 on and off ramps are located less than ½ mile away. There are 84 fenced and secured on-site parking stalls. The loading docks have a large interior staging area for weather sensitive product. All tours and visits must be scheduled with Broker. Do not stop by unannounced.

Contact

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1931 "G" Street, Fresno, CA > Detailed Aerial

OFFICE/WAREHOUSE BUILDING



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