

FOR LEASE > OFFICE SPACE (FLEX SPACE)



ESCALON BUSINESS CENTER

66 & 90 E. ESCALON, FRESNO, CA



Building Amenities

- > Flexible Floor Plans
- > Good Freeway 41 Access
- > Many Nearby Amenities
- > Many Allowable Uses

Contact Us

AGENT: MIKE RYAN
559 221 1271 | EXT. 114
mike.j.ryan@colliers.com
BRE #01099109

AGENT: ZACK KAUFMAN
559 221 1271 | EXT. 115
zack.kaufman@colliers.com
BRE #01902869

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

Escalon Business Center > 66 & 90 E. Escalon

AVAILABLE SPACE

66 E. Escalon, Suite 105

Approximately 1,848 square feet consisting of an entry area, two private offices and a conference room. The rest is warehouse with a restroom. \$1,400 per month plus CAM.

66 E. Escalon, Suite 110

Approximately 960 square feet consisting of conditioned warehouse area, a restroom and automatic roll door. \$725 per month plus CAM.

66 E. Escalon, Suite 115

Approximately 980 square feet consisting of two office areas, a restroom and large conditioned warehouse with T-Bar and roll-up door. \$785 per month plus CAM.

90 E. Escalon, Suite 106

Approximately 1,344 square feet consisting of open work area, a back office, break/storage room and a restroom. \$1,000 per month plus CAM.

90 E. Escalon, Suite 111

Approximately 1,104 square feet consisting of a former bakery space. Hood is still in place. \$835 per month plus CAM.

90 E. Escalon, Suite 124

Approximately 1,344 square feet consisting of a reception area, one private office, open work area, break area and restroom. \$1,000 per month plus CAM.

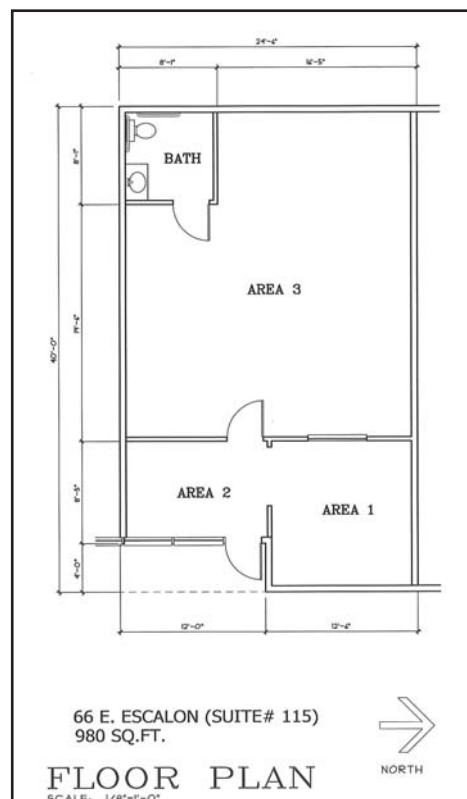
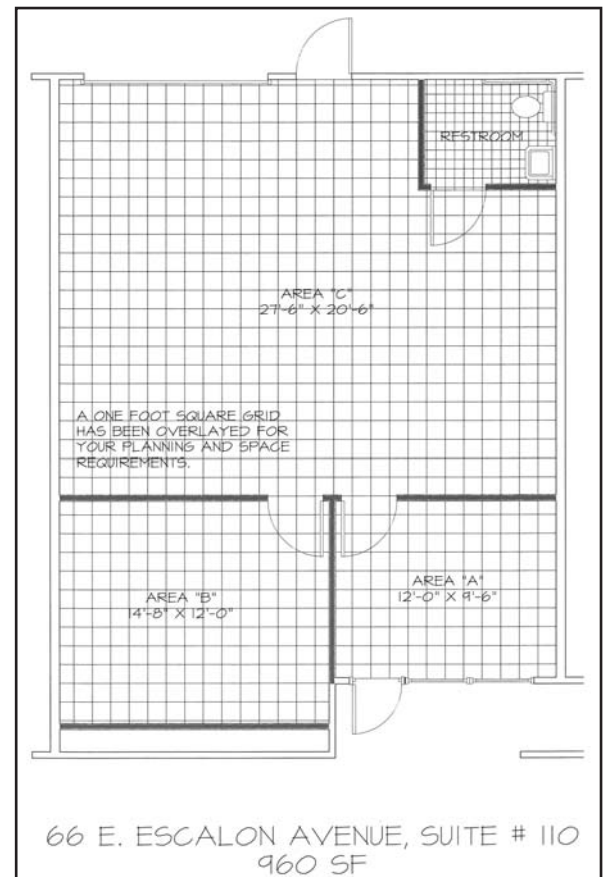
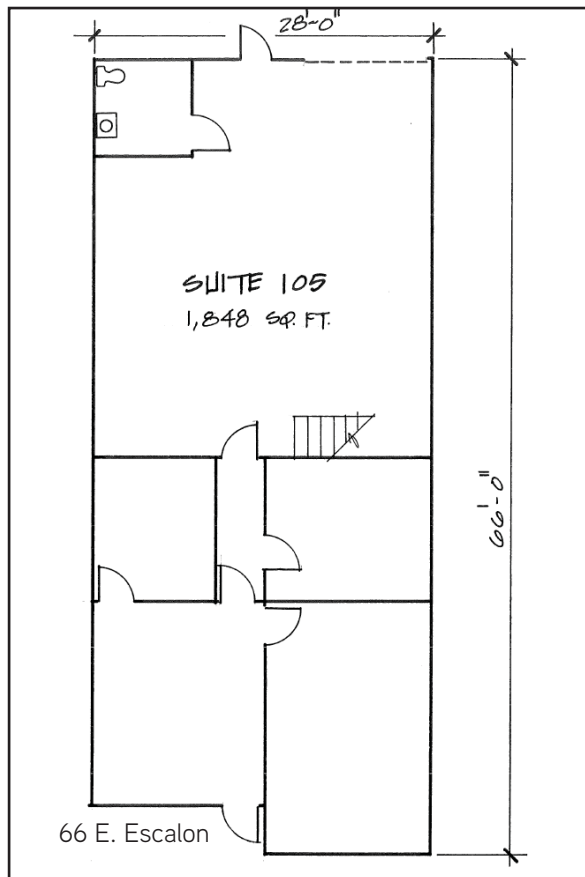
90 E. Escalon, Suite 129

Approximately 1,304 square feet consisting of reception area, large open area and two restrooms. \$975 per month plus CAM.

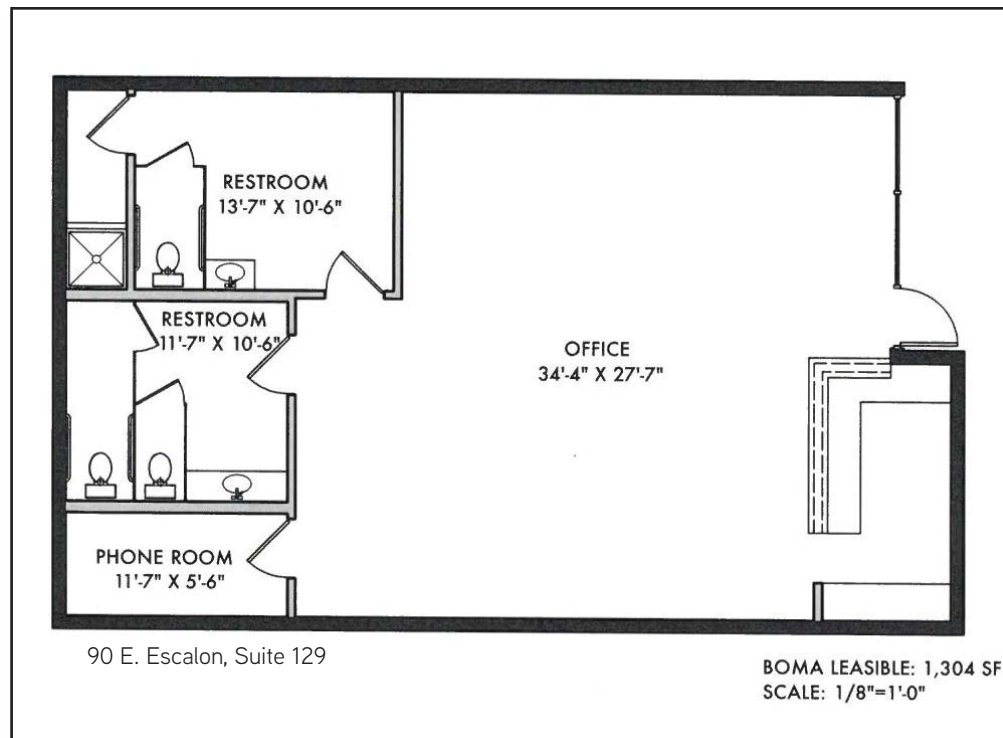
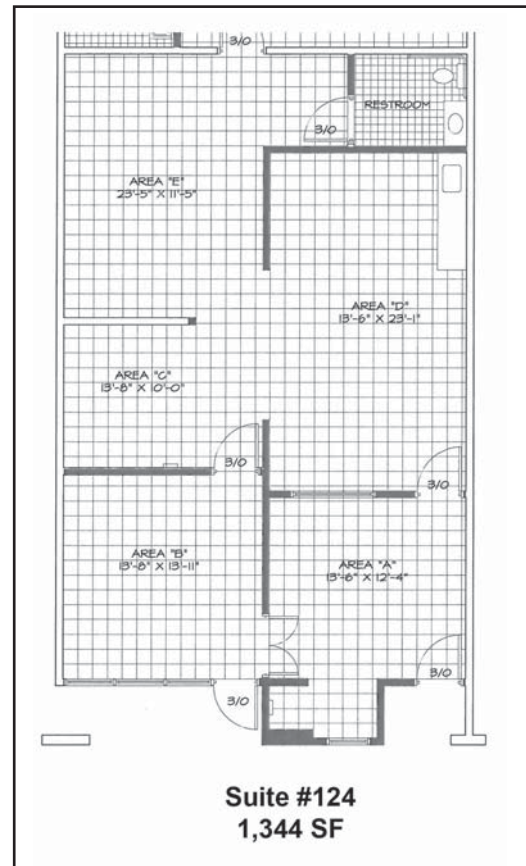
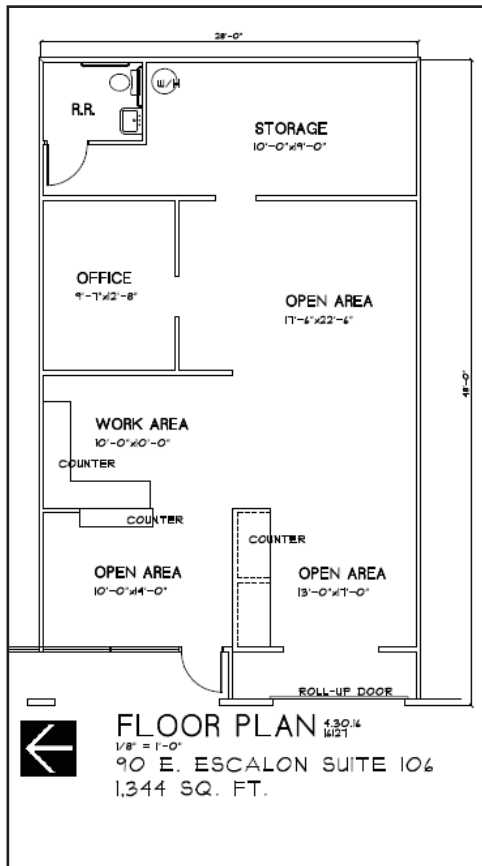
**** Note: Many suites can be combined for larger sizes.***

*****CAM estimated at \$0.11 per square foot***

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ADDITIONAL INFORMATION

- C.A.M. Charges:** Currently \$0.11 per sq. ft., per month (C.A.M.) charges include security system, pest control, landscaping, water/sewer & garbage, parking lot and common area lighting among others).
- Zoning:** CMX (Corridor/Center Mixed Use)
- Comments:** Tenants responsible for their own utilities and janitorial.



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SITE PLAN

