

4055 W. Shaw Avenue, Suite 109 – OFFICE / WAREHOUSE

SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

FOR SUBLEASE

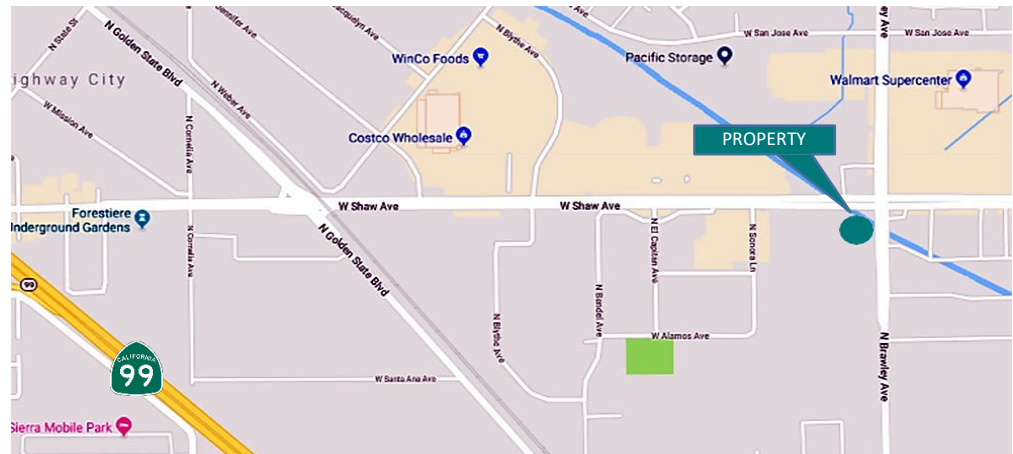


PROPERTY FEATURES

- ±398,100 SF Six Building Industrial/Distribution/Retail Park
- Dock High and Grade Level Loading
- 18'-24' Clear Heights
- Parking Ratio: 1.3/1,000 SF
- Located Just East of Highway 99 on Shaw and Brawley Avenues
- Zoned IL (Light Industrial)
- Professionally Managed
- Longer term lease available.

SUITE FEATURES

- Suite 109
- Total ±6,000 SF
- 2 – Dock High Doors (9' x 10')
- 1 – Grade Level Door (9' x 12')
- 18' Clear Height
- Fully Sprinklered
- Brawley Avenue Visibility
- Available immediately
- \$0.55/sf until 3/31/2026



OWNED AND OPERATED BY

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information please contact:

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CUSHMAN & WAKEFIELD

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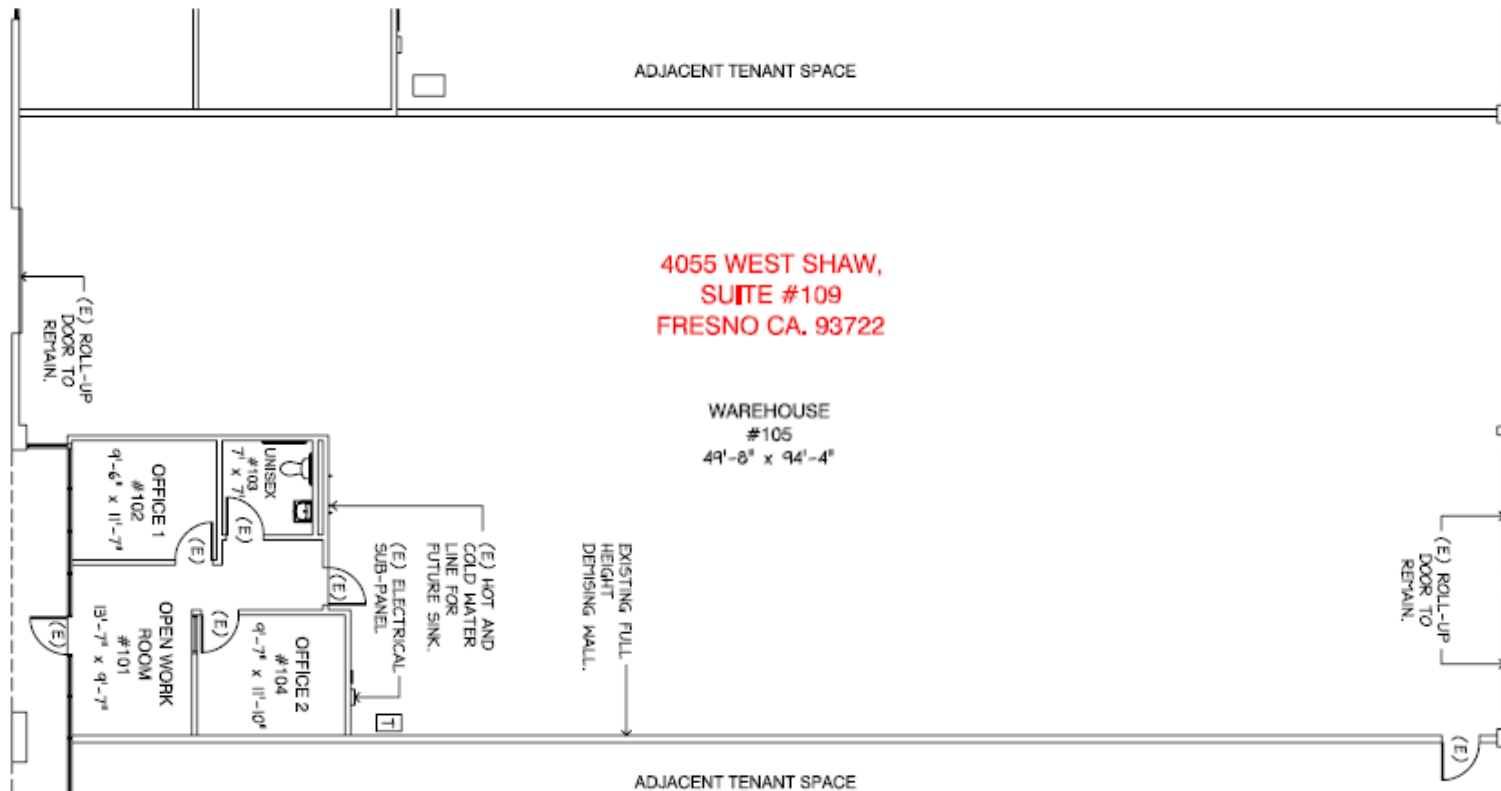
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FOR SUBLEASE

SHAW COMMERCE CENTER

OFFICE AREA:	516 SQ. FT.
WAREHOUSE AREA:	5,484 SQ. FT.
TOTAL AREA:	6,000 SQ. FT.

NORTH



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