

4603 N. Brawley Avenue, Suite 101

SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

FOR LEASE



AVAILABLE FEBRUARY 2026

PROPERTY FEATURES

- ±398,100 SF Six Building Industrial/Distribution Park
- Dock & Grade Level Loading
- 14' - 22' Clear Height
- 1.3/1,000 SF Parking Ratio
- Zoned IL (Light Industrial)
- Located 1.5 Miles from Highway 99 on Shaw and Brawley Avenue
- 24/7 Security Camera Monitoring
- Trailer Stalls Available

SUITE FEATURES

- Suite 101
- ±25,750 Total SF
- ±2,184 Office SF
- 4 Dock High Doors
- 1 Grade Level Door
- 22' Clear Height
- Fully Sprinklered
- Call for Pricing

PROJECT REFRESH

- 60 Mil TPO Roof Overlays
- Exterior Paint
- Parking Lot Seal/Stripe



OWNED AND OPERATED BY:

EASTGROUP
PROPERTIES

www.eastgroup.net

For more information, please contact:

JAMES GRIFFIN

Lic #01211790

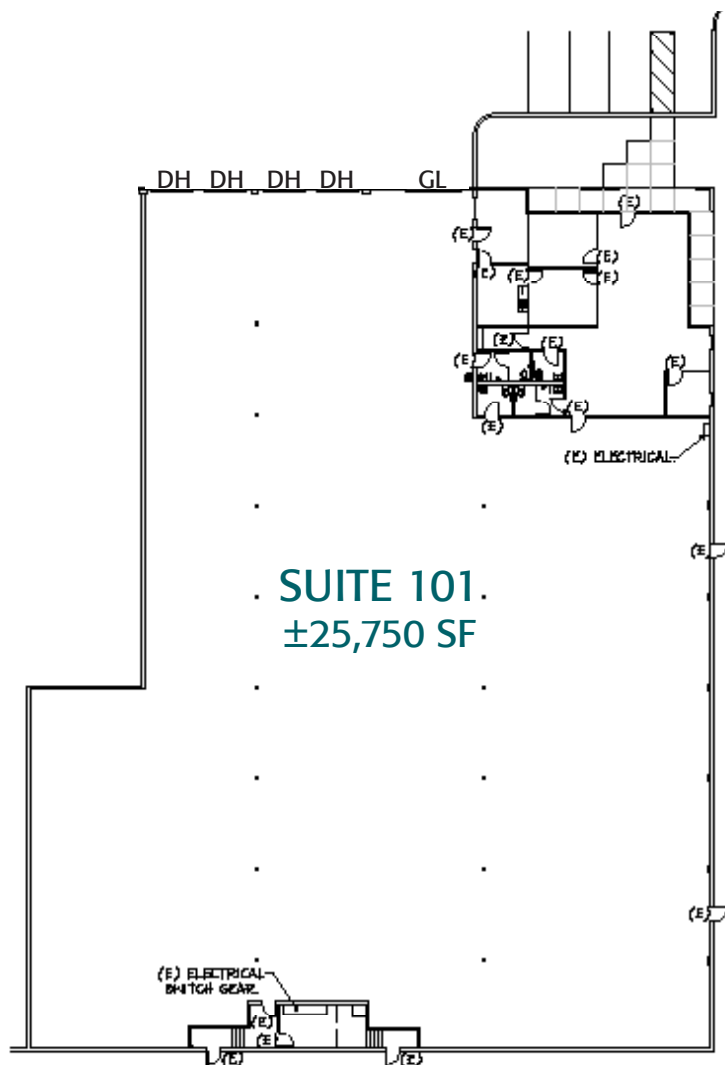
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 **CUSHMAN &
WAKEFIELD**

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