

FOR SALE OR LEASE
INDUSTRIAL WAREHOUSE
FREEWAY 99 VISIBILITY

4027 E. THERESE / FRESNO, CALIFORNIA



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±7,500 SF ON ±32,809 SF LOT
AVAILABLE FOR SALE OR LEASE

FENCED YARD
6 GROUND LEVEL DOORS
CORNER LOT

PROPERTY FEATURES



7,500 SF

TOTAL BUILDING SIZE

2 GATES

FENCED YARD

±32,809 SF

TOTAL PARCEL SIZE

\$1,200,000

SALE PRICE

M-3

ZONING

\$1.00/SF/MO/GROSS

LEASE RATE

CURRENTLY AVAILABLE

±15.5' – 17.5' SF

CLEAR HEIGHTS

1,300 SF

EXISTING OFFICE SPACE
WITH HVAC

2005

YEAR BUILT

SIX 12'X14'

GRADE LEVEL DOORS
THREE DRIVE THRU BAYS

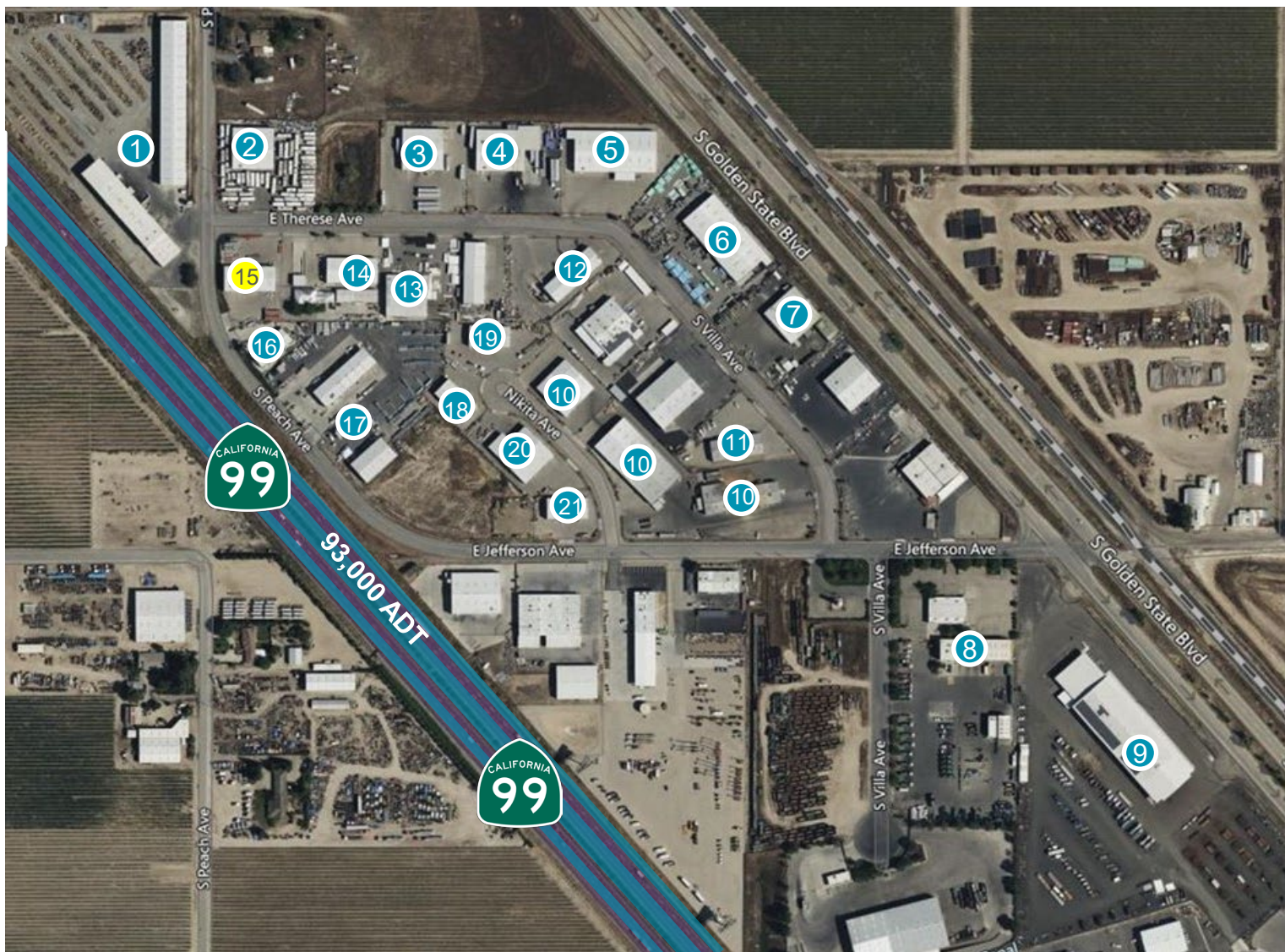
NO

FIRE SPRINKLERS

METAL

CONSTRUCTION

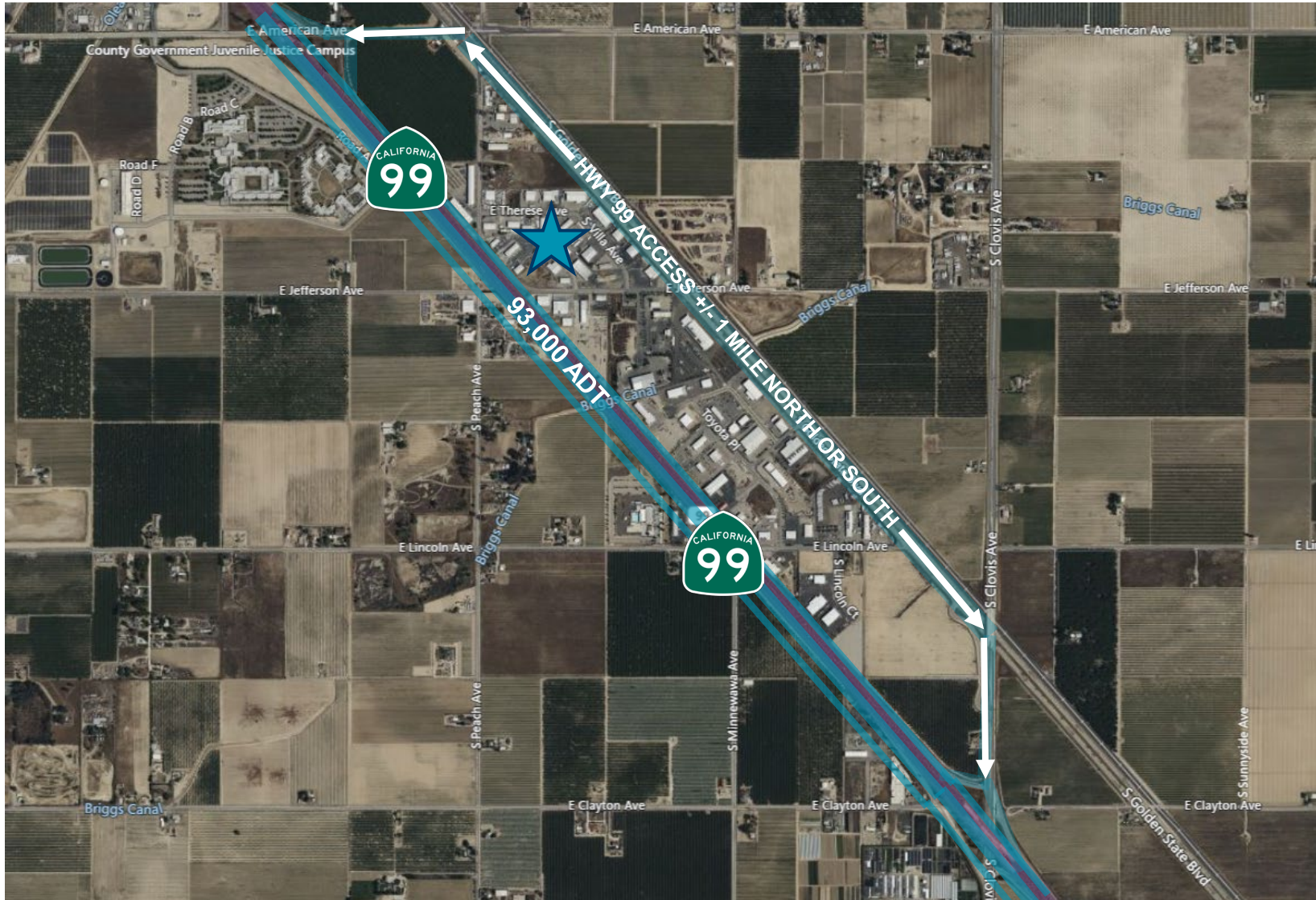
THREE CROWNS INDUSTRIAL PARK



1	Quinn Caterpillar
2	Elite RV
3	Clean Earth
4	Daniels
5	Vita Pakt
6	Core & Main
7	D&M
8	Waste Management
9	Zim Industries
10	Vita Pakt
11	Terminix
12	Davis & Roberts Const.
13	Pace Supply
14	Advancing Eco
15	AVAILABLE SITE
16	NH3 Plus
17	Master Halco
18	Sturgeon Electric
19	Foster Farms
20	Hydroflo Pumps
21	Road Machinery

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EASY ACCESS TO HIGHWAY 99



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PROPERTY PHOTOGRAPHY



CORNER LOT WITH
FENCED YARD AND
TWO GATE ENTRIES



INTERIOR PHOTOGRAPHY





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