

FOR LEASE

4626 N BENDEL AVE

FRESNO, CA 93722

\$10,000 NNN

PER MONTH

±10,000 SF INDUSTRIAL BUILDING ON ±0.55 ACRES • NORTHWEST FRESNO

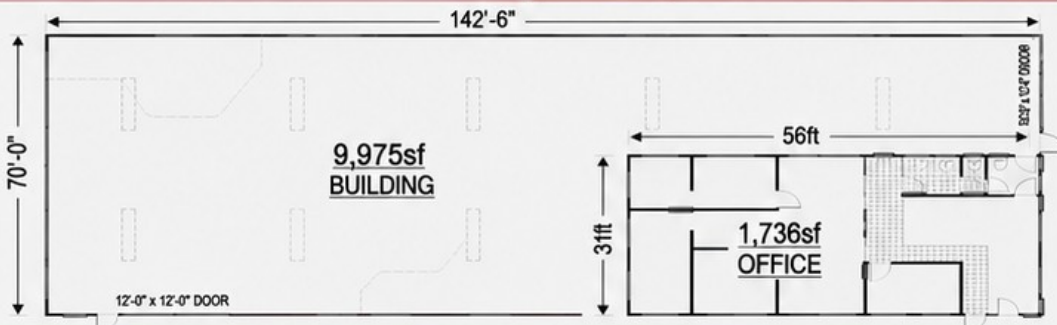


PROPERTY HIGHLIGHTS

-  ±10,000 SF Total Building
-  ±1,736 SF Office Space (5 Offices + 1 Conference Room)
-  ±0.55 Acres
-  5 Offices
-  1 Conference Room
-  3 Grade-Level Doors (12' x 12')
-  Fully Paved & Fenced Yard
-  Clear Height: ±16'
-  200 AMP, 3-Phase Power
-  Resealed Asphalt Throughout
-  Excellent Access to Highway 99 & 41
-  **NNN LEASE RATE:**
\$10,000 PER MONTH

NEWLY RENOVATED / UPGRADED MOVE-IN READY!

- ✓ Brand-New Floors Throughout
- ✓ New Roll-Up Doors
- ✓ Upgraded Restrooms
- ✓ 5 Private Offices
- ✓ 1 Conference Room
- ✓ New Office Lighting
- ✓ New LED Lighting Throughout
- ✓ Fresh Interior & Exterior Painting
- ✓ HVAC Upgrades
- ✓ 200 AMP, 3-Phase Power
- ✓ Resealed Asphalt



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**NEW LED
LIGHTING
THROUGHOUT**



**200 AMP
3-PHASE
POWER**



**RESEALED
ASPHALT**