

AVAILABLE FOR LEASE
11,200± SF | INDUSTRIAL BUILDING

651 N. ARMSTRONG AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
m 559-284-2396
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Senior Vice President - Industrial Division
m 559-285-7260
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Anthony Audino
Sales Associate - Industrial Division
m 559-270-6018
aaudino@pearsonrealty.com
CA RE Lic. #02435980

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

651 N. ARMSTRONG AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability: 11,200± SF
Office Space: 872± SF
Tenancy: Multiple
Clear Height: 24'
Year Built: 2018
Zoning: IL (*Light Industrial*)

PROPERTY DESCRIPTION

11,200± square feet total including 872± square feet of office space as part of a larger 28,200± square foot multi-tenant project.

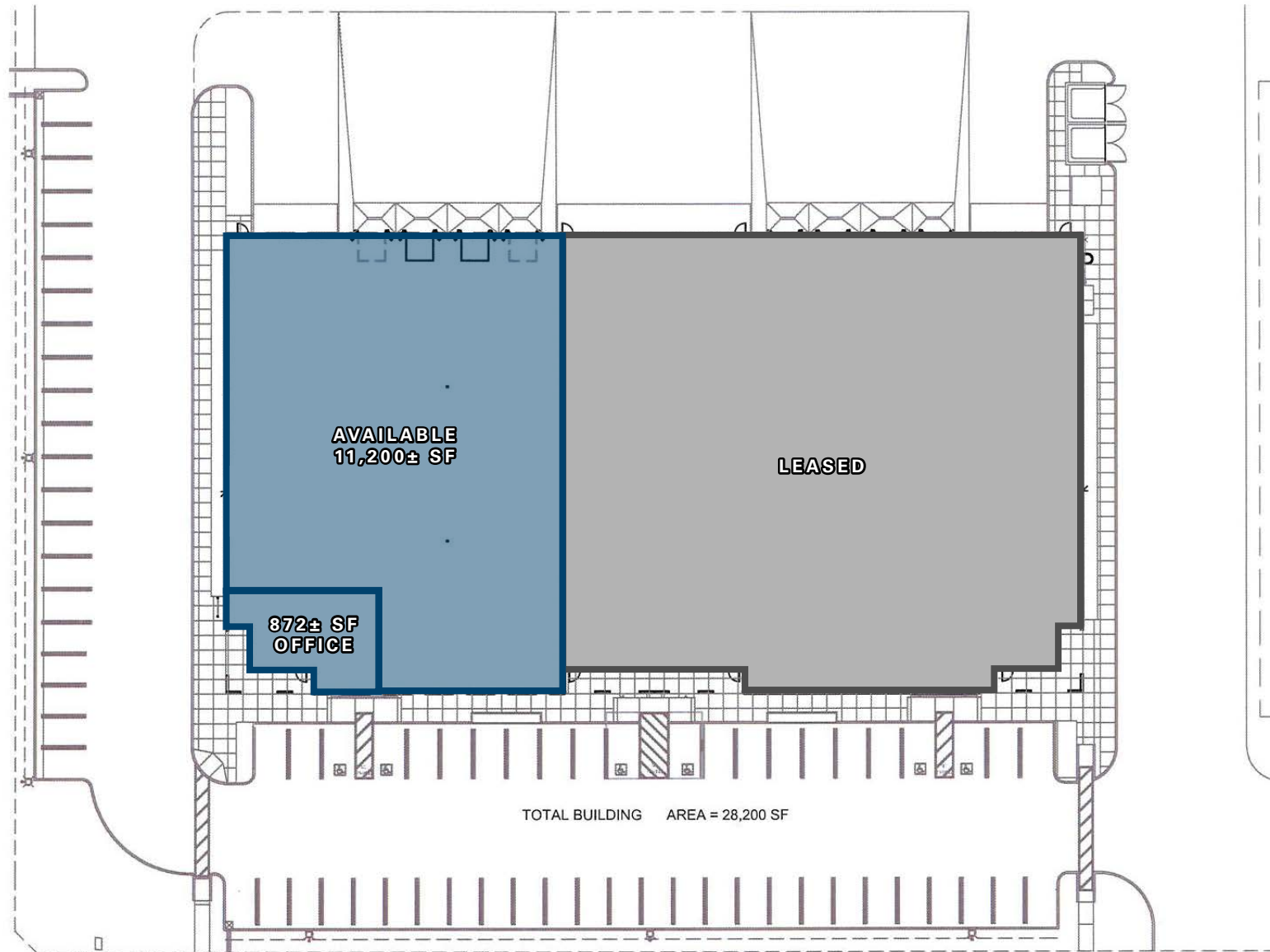
HIGHLIGHTS

- ESFR Sprinklers
- Class "A" Construction
- 24' Minimum Clear Height



\$1.00 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE





For information, please contact:

Nick Audino, SIOR

Senior Vice President - Industrial Division

m 559-284-2396

naudino@pearsonrealty.com

CA RE Lic. #01231272

Kyle Riddering

Senior Vice President - Industrial Division

m 559-285-7260

kriddering@pearsonrealty.com

CA RE Lic. #02094434

Anthony Audino

Sales Associate - Industrial Division

m 559-270-6018

aaudino@pearsonrealty.com

CA RE Lic. #02435980

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.