



±3.06 AC

INDUSTRIAL

21276 S. LASSEN AVE
FIVE POINTS, CA

FOR SUBLEASE

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**LEE &
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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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5401 Business Park South Suite 123 | Bakersfield, CA 93309 | 661.864.1000

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PROPERTY OVERVIEW

Position your operation on approximately 3.06 acres in Fresno County's agricultural heartland. Located along S. Lassen Avenue in Five Points, this approximately 26,000-square-foot warehouse and office facility offers the space, circulation, and outdoor utility needed by businesses that depend on equipment access, storage, and yard-intensive operations.

The property's low site coverage leaves substantial usable land surrounding the improvements, creating a practical setting for fleet parking, equipment staging, materials storage, and day-to-day service activity. Its combination of warehouse, office, and yard space makes it particularly well suited to agricultural support companies, equipment dealers and service providers, contractors, trucking and fleet operators, light industrial users, and industrial outdoor storage operations.

SUBLEASE RATE:

\$0.65, Industrial Gross

ZONING:

AE20

TOTAL ACREAGE:

3.06± AC



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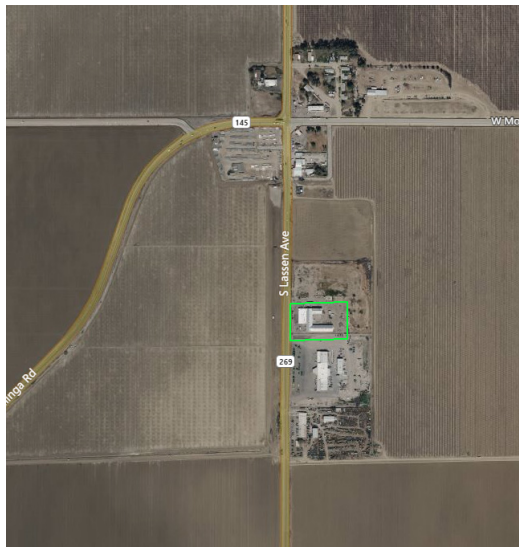
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PROPERTY IMAGES



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