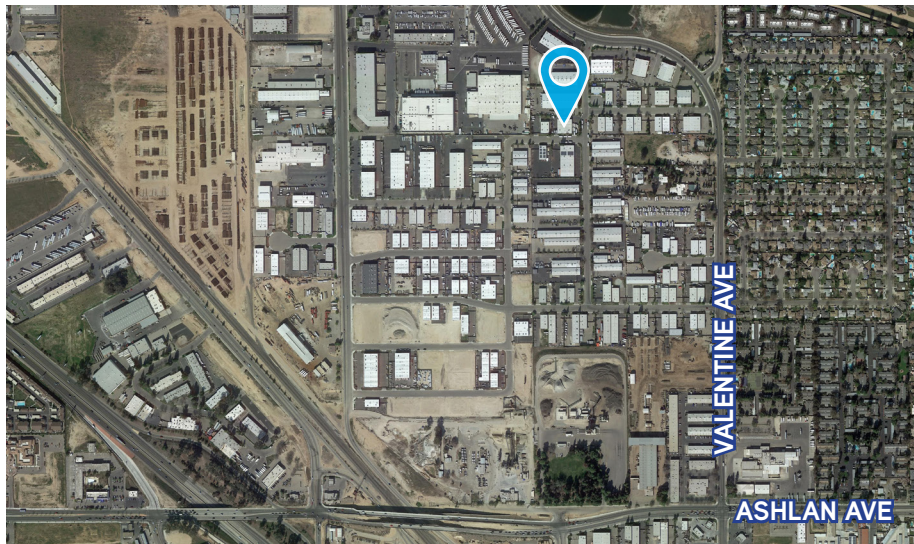




# For Lease

3604 W. Gettysburg Ave. **Fresno, California**



**±9,899 SF  
Building on  
±28,350 SF  
Parcel**

**BUK WAGNER** <sup>SIOR</sup>  
559 256 2451  
buk.wagner@colliers.com  
DRE #01296746

**CHARLIE SCHUH** <sup>CCIM</sup>  
559 221 7393  
charlie.schuh@colliers.com  
DRE #01992259

- › **Lease Rate:** \$9,500/mo., NNN
- › **Building Size:** ±9,899 SF on ±28,350 SF parcel
- › **Zoning:** Industrial Light (IL)
- › **Dock:** One (1) exterior dock

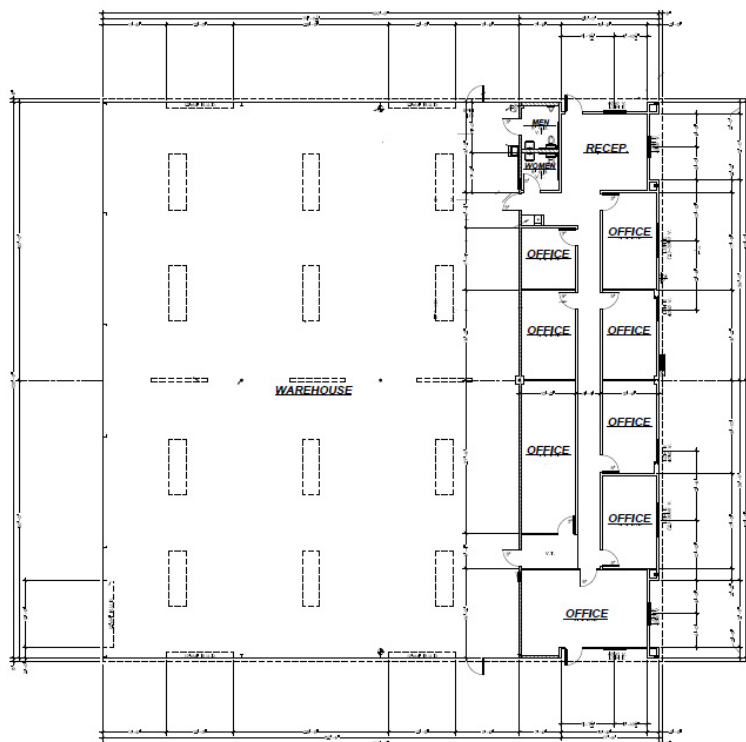
**COLLIERS**  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
+1 559 221 1271

# For Lease 3604 W. Gettysburg Avenue Fresno, CA

## Property Summary

Lease Rate:	\$9,500/month, NNN
Estimated NNN:	\$0.155 psf/month
Size:	±9,899 SF
Parcel Size:	±28,350 SF
Zoning:	Industrial Light (IL)
Clear Height:	±14' - 16'
Roll-Ups:	Ground level - 4 @ 14' x 12' (Drive Thru), 1 @ 12' x 12'
Office:	±2,150 SF
Yard:	Yes (Fenced)
Dock:	(1) Exterior Dock
Sprinklers:	Yes
Restrooms:	Four (4)
Construction:	Metal Frame/Metal Exterior, built in 2002
Available	June 2026

## Floor Plan



**BUK WAGNER** SIOR  
559 256 2451  
buk.wagner@colliers.com  
DRE #01296746

**CHARLIE SCHUH** CCIM  
559 221 7393  
charlie.schuh@colliers.com  
DRE #01992259



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.