

AVAILABLE FOR SALE OR LEASE
1,995± SF INDUSTRIAL/OFFICE FLEX BUILDING

17199 N. FRIANT ROAD

FRIANT, CA



NEWMARK
PEARSON COMMERCIAL

Nick Sorensen
Vice President - Office Division
t 559-447-6240
nsorensen@pearsonrealty.com
CA RE Lic. #02081137

Phil Souza
Senior Vice President - Office Division
t 559-447-6283
psouza@pearsonrealty.com
CA RE Lic. #00853867

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.

17199 N. FRIANT ROAD
FRIANT, CA

PROPERTY
INFORMATION



PROPERTY DESCRIPTION

This Industrial Property is located just south of Millerton Lake on Friant Road. The building is comprised of open office space, along with an a warehouse with two grade-level doors. The property also includes gated yard space and parking lot.

Additional land is available upon request.

Cross Streets:	Friant Road & Granite Avenue
Building Size:	1,995± SF
Lot Size:	7,500± SF
Tenancy:	Single
Property Subtype:	Industrial/Office Flex
Roll-Up Doors:	2
Year Built:	2009

HIGHLIGHTS

- Rare Office/Warehouse
- Gated Parking
- Additional Land Available
- Alarm and Security Cameras Installed
- 2 Grade-Level Doors

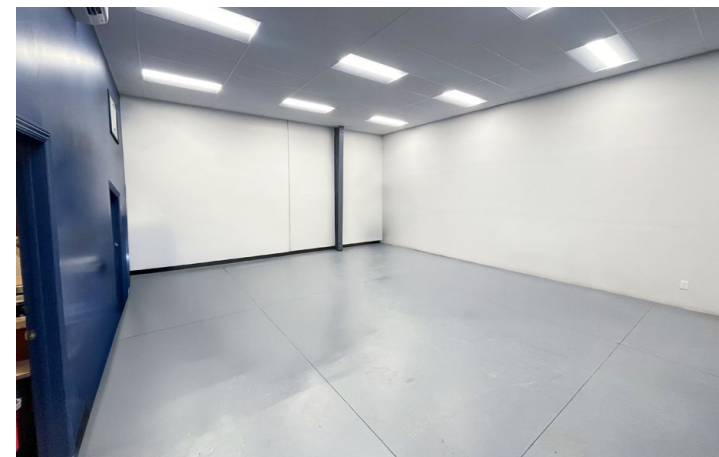
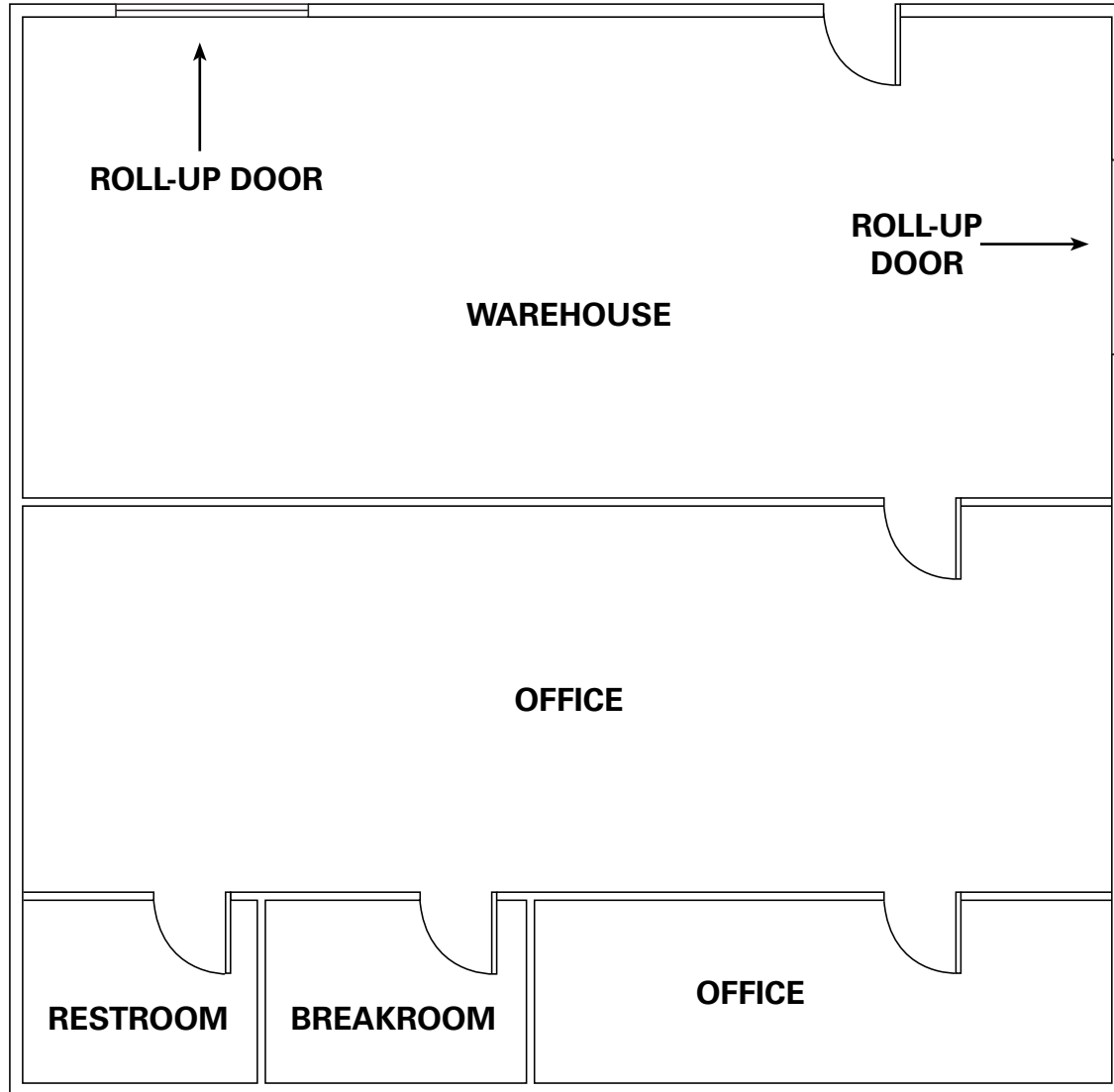
\$750,000.00
ASKING PRICE

Contact Agent
FOR LEASE RATE

Industrial Gross
LEASE TYPE

17199 N. FRIANT ROAD
FRIANT, CA

FLOOR
PLAN





For information, please contact:

Nick Sorensen

Vice President - Office Division

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

Phil Souza

Senior Vice President - Office Division

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867



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.