



±8,400 SF Industrial Building Available For Lease

**5234 E. Pine Avenue
Fresno, California 93727**

PROPERTY SUMMARY

Building Size:	±8,400 SF
Warehouse Size:	±6,400 SF
Office Size:	±2,000 SF
Lot Size:	±0.58 acres (±25,264 SF)
Lease Rate:	\$6,720 per month, Gross (\$0.80 PSF)
Zoning:	IL (Light Industrial), City of Fresno
Ground Level Doors:	Three (3) roll-up doors - 12W x 14H
Yard Area:	Gated, secured yard
Sprinklers:	No
Clear Height:	13' - 14'
Comments:	The office space consists of five private offices, two conference rooms, storage room, two restrooms and reception area. Highway 180 on/off ramp less than .68 miles. Warehouse drive-thru capable. Approximately 850 SF of mezzanine storage.

Lease Rate:

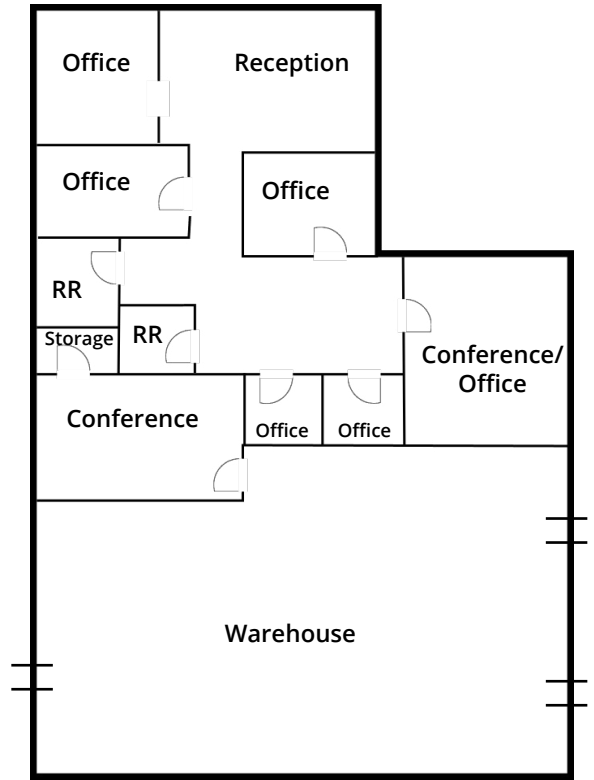
**\$6,720/Mo.
Gross**

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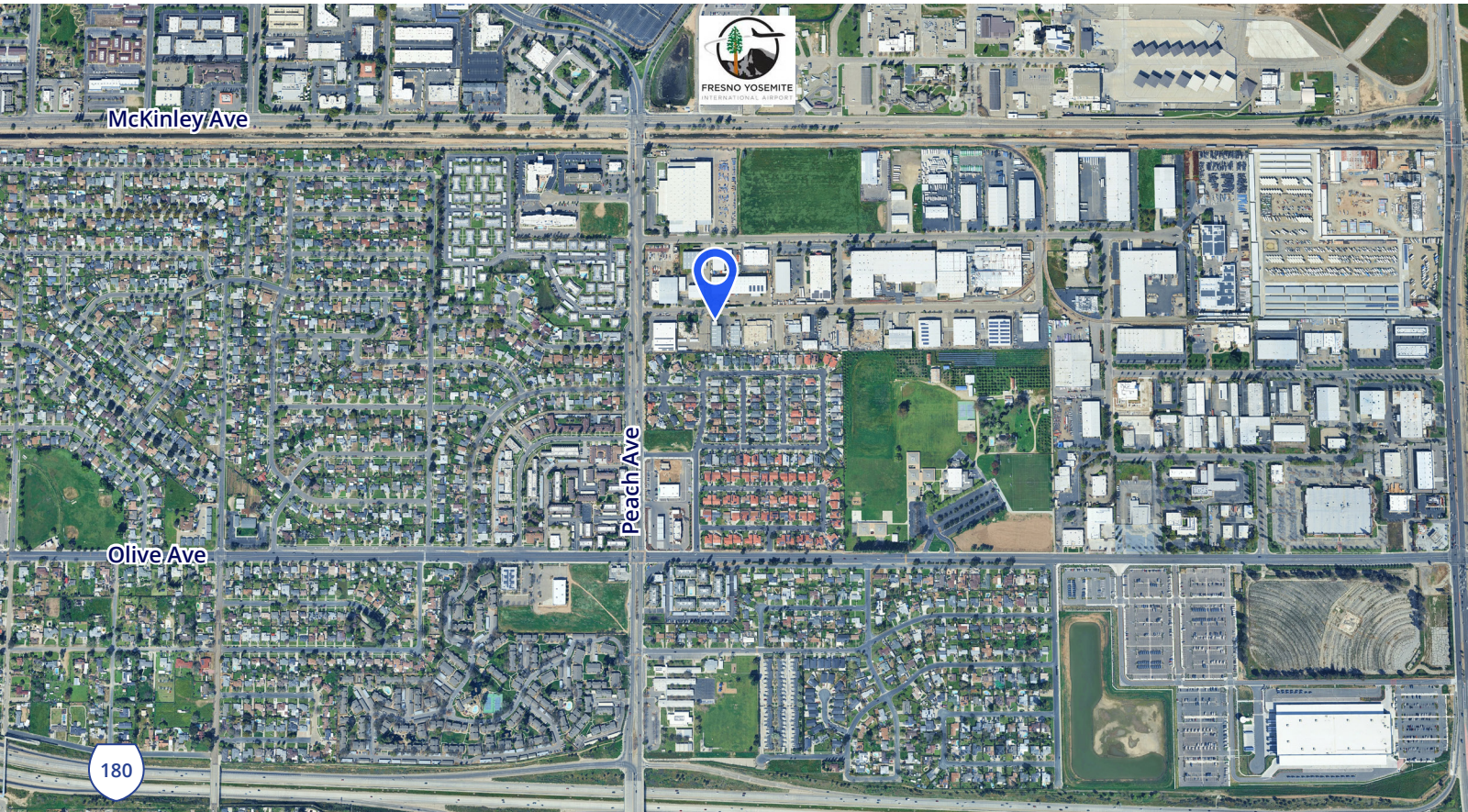
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Colliers
7485 N. Palm Avenue, #110
Fresno, California
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Floor Plan Not to Scale



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