

# AVAILABLE FOR LEASE

INDUSTRIAL BUILDING—24,090 SQ.FT.

96 S. WEST AVENUE  
FRESNO, CA



25,000± SF

96

Building Size:	25,000± SF
Lot Size:	1.23± Acres
Tenancy:	Single or Multi-Tenant
Clear Height:	18'-20'
Year Built:	2007
Roll Up Doors:	4 <b>(12'x14' On North Side)</b>
Dock High Doors:	2 position recessed dock with 2 doors
Construction Type:	Metal roof & "Metallic" metal building
Electrical:	2 electrical meters currently installed, but has 4 meter capacity on panel
	<b>(1)</b> 400amp 3-Phase
	<b>(1)</b> 800amp 3-Phase
	IL <b>(Light Industrial)</b>

Lease Rate \$0.99/SQ.FT + NNN (Negotiable)

Listing Brokerage



**Salim Farha**  
Commercial Manager

"Your next investment is not too Farha away!!!"

**209-658-8918**

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189 W. El Portal Dr.  
Merced, CA 95348



## LOCATION DESCRIPTION

The property is located at the southwest corner of Nielsen, and West Avenues in the City of Fresno. It has good access to Interstate 99 via Belmont Avenue.

# PROPERTY PHOTOS



# 96 S. WEST AVENUE FRESNO, CA

# PROPERTY HIGHLIGHTS

- Two single fixture restrooms
- Sprinklered
- Large paved and fenced yard
- Upgraded LED exterior lighting
- 2 position dock with covered loading area
- Insulated walls and roof in warehouse
- Two small auxiliary offices towards back of building with an additional single fixture restroom





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## AERIAL MAP



**SALIM FARHA**

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