

AVAILABLE FOR LEASE  
73,470± SF WAREHOUSE SPACE | MINIMUM DIVISIBLE 10,000±SF | UNIT 2

# 2651 E. BYRD AVENUE

FRESNO, CA



**NEWMARK**  
PEARSON COMMERCIAL

**LEE & ASSOCIATES**

**Nick Audino, SIOR**  
Newmark Pearson Commercial  
m 559-284-2396  
naudino@pearsonrealty.com  
CA RE Lic. #01231272

**Kyle Riddering**  
Newmark Pearson Commercial  
m 559-285-7260  
kriddering@pearsonrealty.com  
CA RE Lic. #02094434

**Anthony Audino**  
Newmark Pearson Commercial  
m 559-270-6018  
aaudino@pearsonrealty.com  
CA RE Lic. #02435980

**Chad Brock**  
Lee & Associates  
t 661-205-8011  
cbrock@lee-associates.com  
CA RE Lic. #01454494

**Ross Puskarich**  
Lee & Associates  
t 661-889-6580  
rpuskarich@lee-associates.com  
CA RE Lic. #02175945

<b>Available Unit:</b>	73,470± SF
<i>Warehouse Space:</i>	71,560± SF
<i>Office Space:</i>	1,910± SF
<b>Lease Rate:</b>	\$0.69
<b>Lease Type:</b>	Industrial Gross
<b>Note:</b>	Minimum Divisible 10,000± SF

<b>Ceiling Height:</b>	24'
<b>Sprinklers:</b>	Warehouse is fully racked with in rack fire sprinklers
<b>Grade Level Doors:</b>	3 (20' Clear For Doors)
<b>Power:</b>	800 amps 120/208 volts phase-3

<b>Gas:</b>	PG&E
<b>Water:</b>	City of Fresno
<b>Heating:</b>	Office area only
<b>Lighting:</b>	LED



UNIT 2

TRAILER PARKING

POTENTIAL YARD SPACE

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# PROPERTY INFORMATION

<b>Total Building Size:</b>	124,568± SF
<b>Building Class:</b>	B
<b>Tenancy:</b>	Multiple
<b>Lot Size:</b>	7.70± Acres
<b>Yard:</b>	Paved and Fenced

<b>Parking:</b>	Ample
<b>Property Subtype:</b>	Warehouse/Distribution
<b>Year Built:</b>	1987
<b>Zoning:</b>	M-3 ( <i>Heavy Manufacturing</i> )
<b>APN:</b>	479-320-42

## PROPERTY DESCRIPTION

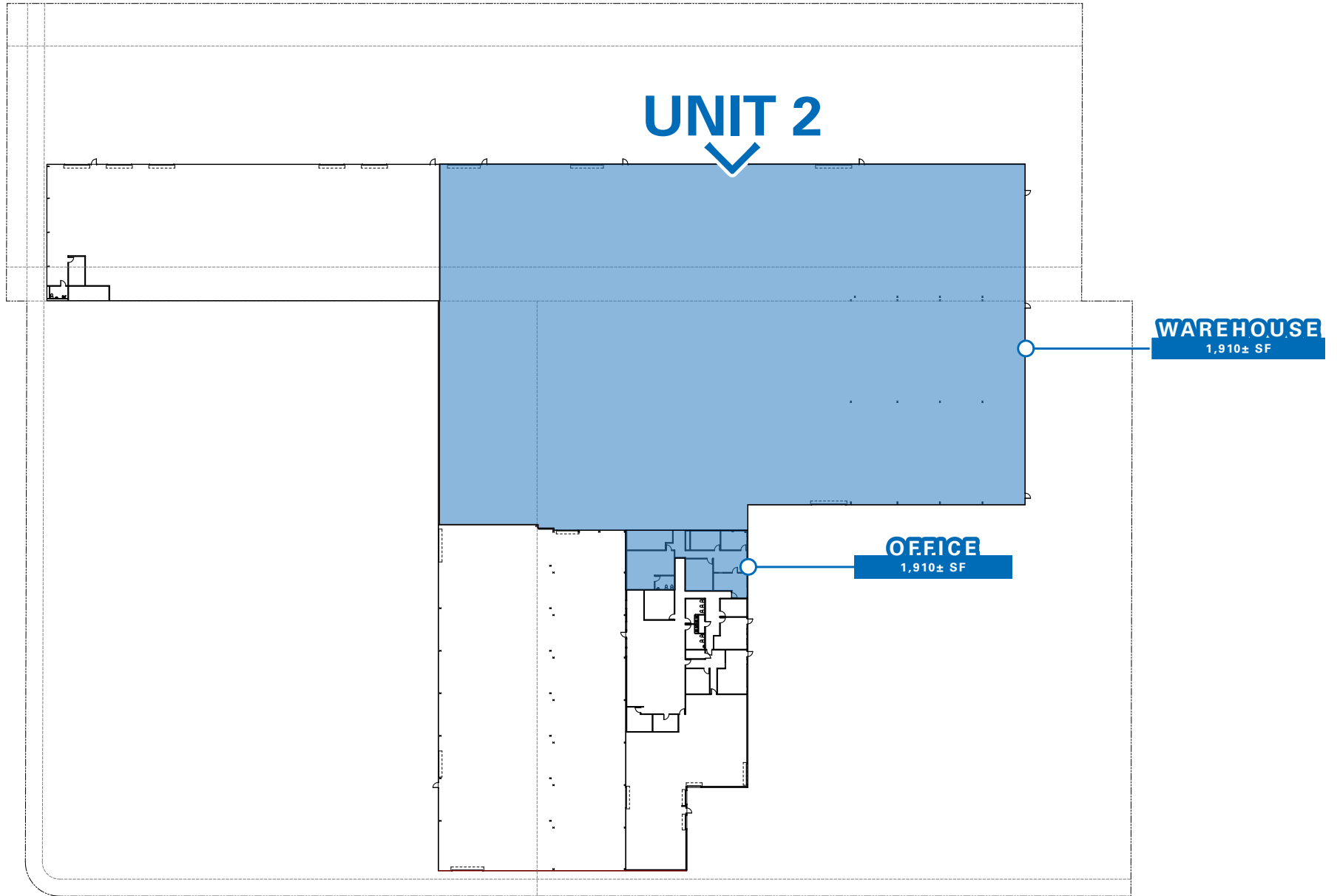
Metal warehouse building with fenced and paved yard.

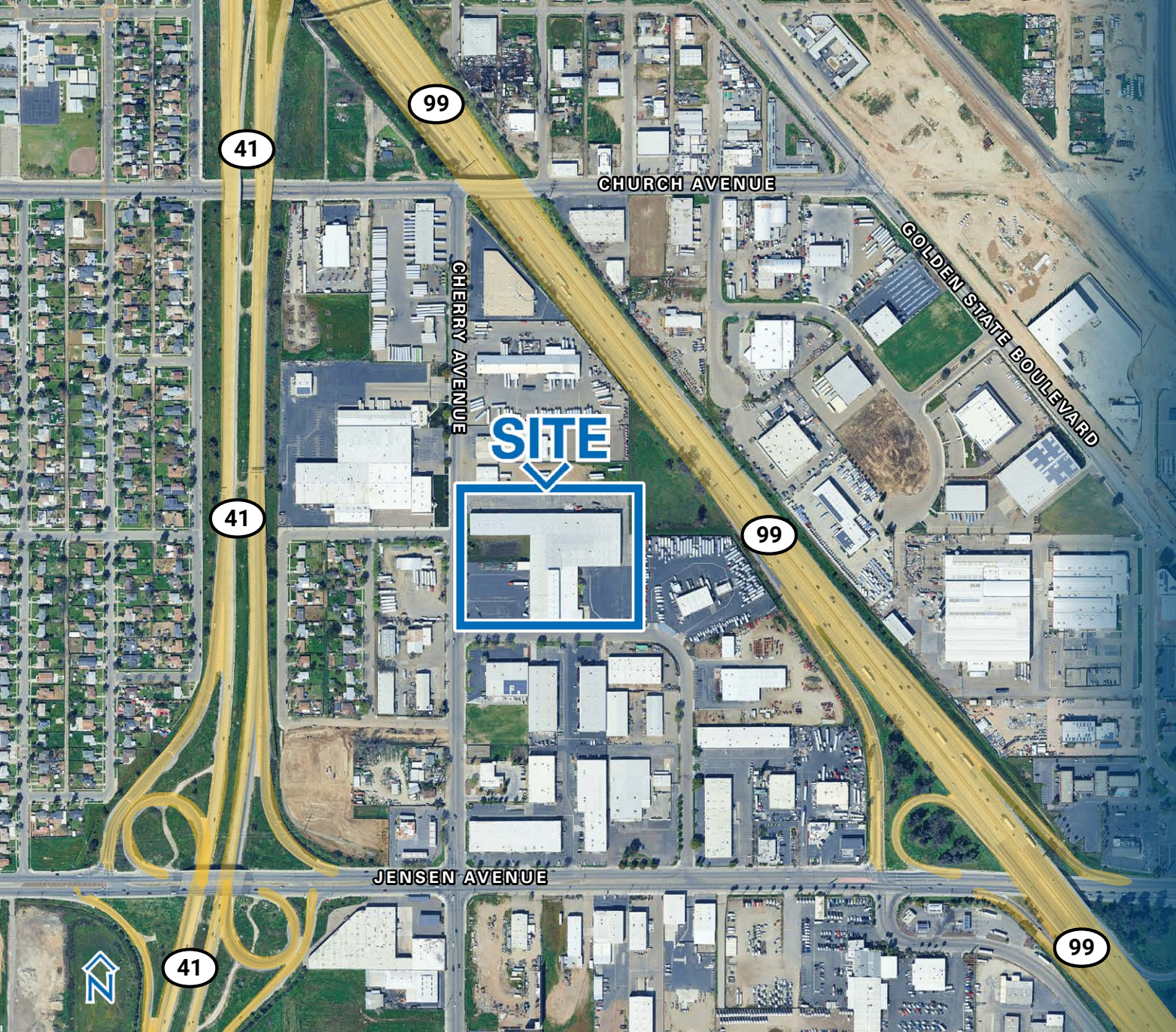
## LOCATION DESCRIPTION

In close proximity to CA 99 & CA 41 off of the Jensen Avenue exit.









*For information, please contact:*

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**NEWMARK PEARSON COMMERCIAL:**  
7480 N. Palm Avenue #101, Fresno, CA 93711  
Corporate License #00020875 | t 559-432-6200  
[newmarkpearson.com](http://newmarkpearson.com)

**LEE & ASSOCIATES:**  
5401 Business Park South, Suite 122 Bakersfield, CA 93309  
Corporate License #02215506 | t 661-205-8011  
[lee-associates.com](http://lee-associates.com)