

AVAILABLE FOR LEASE
±14,800 SF INDUSTRIAL WAREHOUSE SPACE WITH A LARGE YARD

3040 W. NIELSEN AVE

FRESNO, CA

Proposed
Westgate Industrial Center
800,000 SF

Dashmesh Truck Driving
School & Services

 **Manheim**
by Cox Automotive

 **TOPLINE**
AUTO SERVICES

CALIFORNIA
180

MARKS AVE

YARD SPACE
2.65± AC

BUILDING
14,800 ± SF

 **Station 54**

 **RM KING**

United Tires & Truck Repair

W. NIELSEN AVE

 **Fresno
Economic
Opportunities
Commission**

 **A&M**
HENKELS & MFCOY

For further information, please contact:

Cary Marsella

Direct Line: 831/461.5222

cmarsella@retailassociates.com

DRE License #01121565



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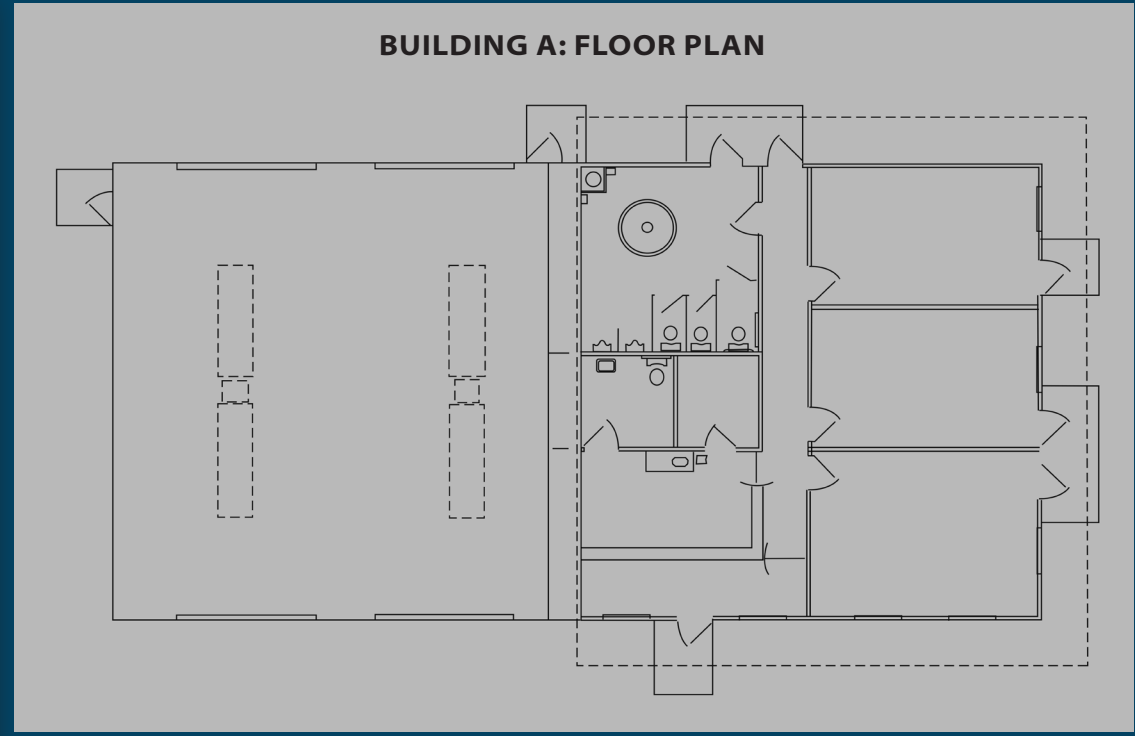
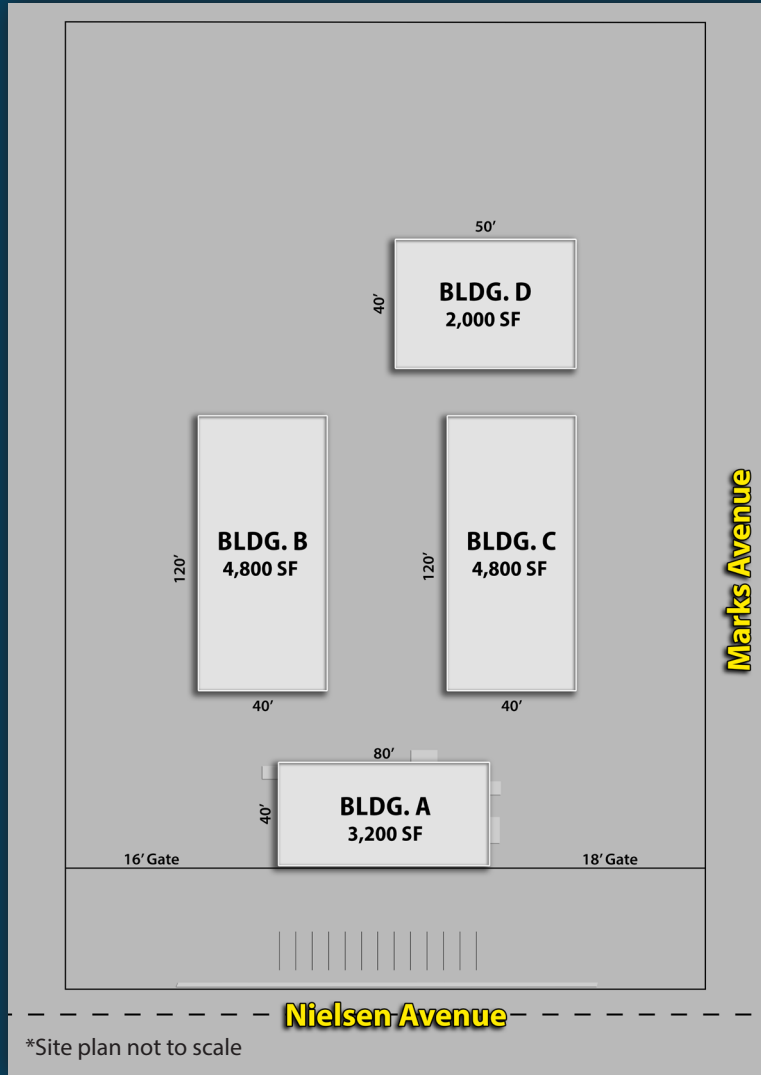
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AVAILABLE FOR LEASE

±14,800 SF INDUSTRIAL WAREHOUSE SPACE WITH A LARGE YARD



Building Size:	14,800 ± SF	Tenancy:	Single
Warehouse Space:	13,200 ± SF	Ceiling Height:	14-16'
Office Space:	1,600 ± SF	Power:	1,200 amp/480 volt 3 phase
Asking Rent:	\$18,500 (Monthly) NNN	Zoning:	IL (Light Industrial)
Operating Expenses:	NNN (\$2,163)	Gated Yard:	Yes (2.65 ± Acres)
Lot Size:	3 ± Acres		

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