

FOR LEASE

±12,750 SF OFFICE / WAREHOUSE



5125 N. Gates Ave. in Fresno, CA

- **Storefront Glass Entry and Loading Dock**
- **Signage both on Street Monument and Building**
- **Close proximity to Hwy 99 On/Off-ramps**
- **±12,750 SF of Shell Space Available**
- **Zoned M-1 P (Light Industrial, Park, City of Fresno)**
- **21' Clear Height**



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Property Summary

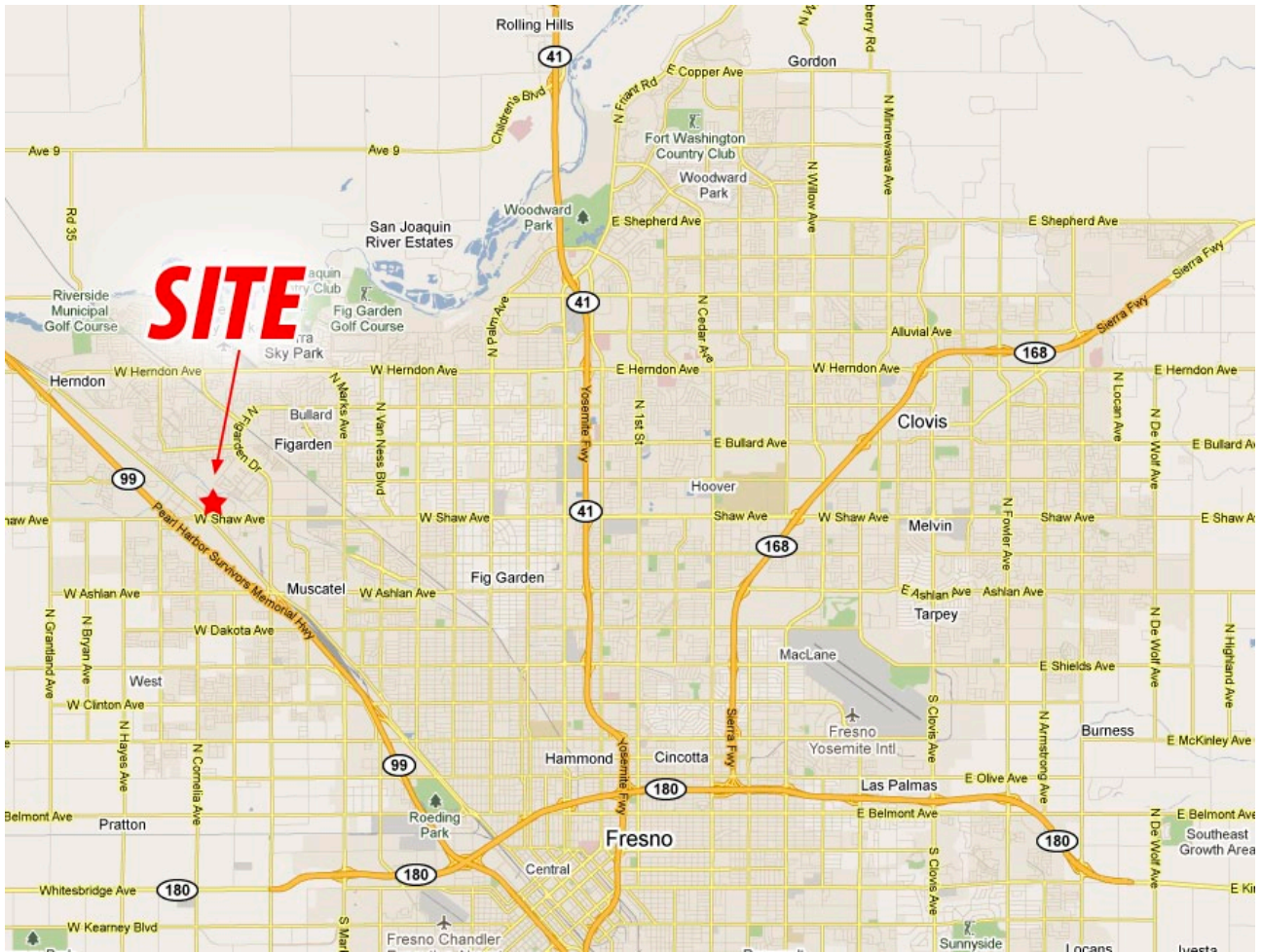
5125 N. Gates Ave., Fresno, CA

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|-------------------------|--|
| LOCATION: | Located on north Gates Avenue in northwest Fresno just north of Shaw Avenue, adjacent to CostCo. |
| LEASE RATE: | \$0.50 per S.F., NNN |
| AVAILABLE SPACE: | ±12,750 S.F. of shell condition. |
| LAND SIZE: | ±75,000 S.F. (1.72± Acres) |
| ZONING: | M-1 P (Light Industrial, Park, City of Fresno) |
| ROLL-UP DOORS: | 2 Roll-up Doors: One 12' x 12', One 10' x 12'; One has 'dock high' loading. |
| CLEAR HEIGHT: | 21 Feet |
| PARKING: | 25± Stalls |
| ELECTRICAL: | 200 AMPS, 3-Phase |



Location, demographics, financial, and site plan information are supplied by sources believed to be reliable. However, we can not guarantee its accuracy and make no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property.

Location Map & Aerial



Siteplan



FLOOR PLAN

SCALE: 3/32" = 1'-0"