

747

R STREET

Fresno, California

STATE CENTER WAREHOUSE & COLD STORAGE CO.

STATE CENTER
STORAGE
POOL, GAS,
DISTRIBUTION

For Lease
±10,746 SF -
±26,290 SF

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WAKEFIELD**

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// PROPERTY FEATURES



GREAT DOWNTOWN LOCATION

- ON-SITE FOOD COURT
- BRAND NEW BUILD OUT
- MODERN EFFICIENT WORKSPACE
- CITY OF FRESNO ON TOP FLOOR
- FURNISHED OFFICE SPACE



AVAILABLE SPACE



- ± 10,746 SF – 1st FLOOR SPACE
- ± 15,544 SF – 1st FLOOR SPACE
- ± 26,290 SF – 1st FLR SPACE TOTAL

- ± 12,401 SF – BASEMENT SPACE



EASY HWY ACCESS TO 41, 168, 99 & 180



LEASE RATE: INQUIRE WITH BROKER



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// BUILDING INFORMATION

BUILDING SIZE

±73,737 SF

AVAILABLE SPACE

OFFICE 10,746 SF –
26,290 SF
BASEMENT 12,401 SF

LEASE RATE

INQUIRE WITH BROKER

LEASE TYPE

NNN

SITE SIZE

1.3 ACRES

YEAR RENOVATED

2022

STORIES

2

CONSTRUCTION

MASONRY

ZONING

DTG (DOWNTOWN GENERAL)

ELEVATORS

1 PASSENGER

LIGHTING

HIGH-EFFICIENCY LED

SPRINKLERS

YES

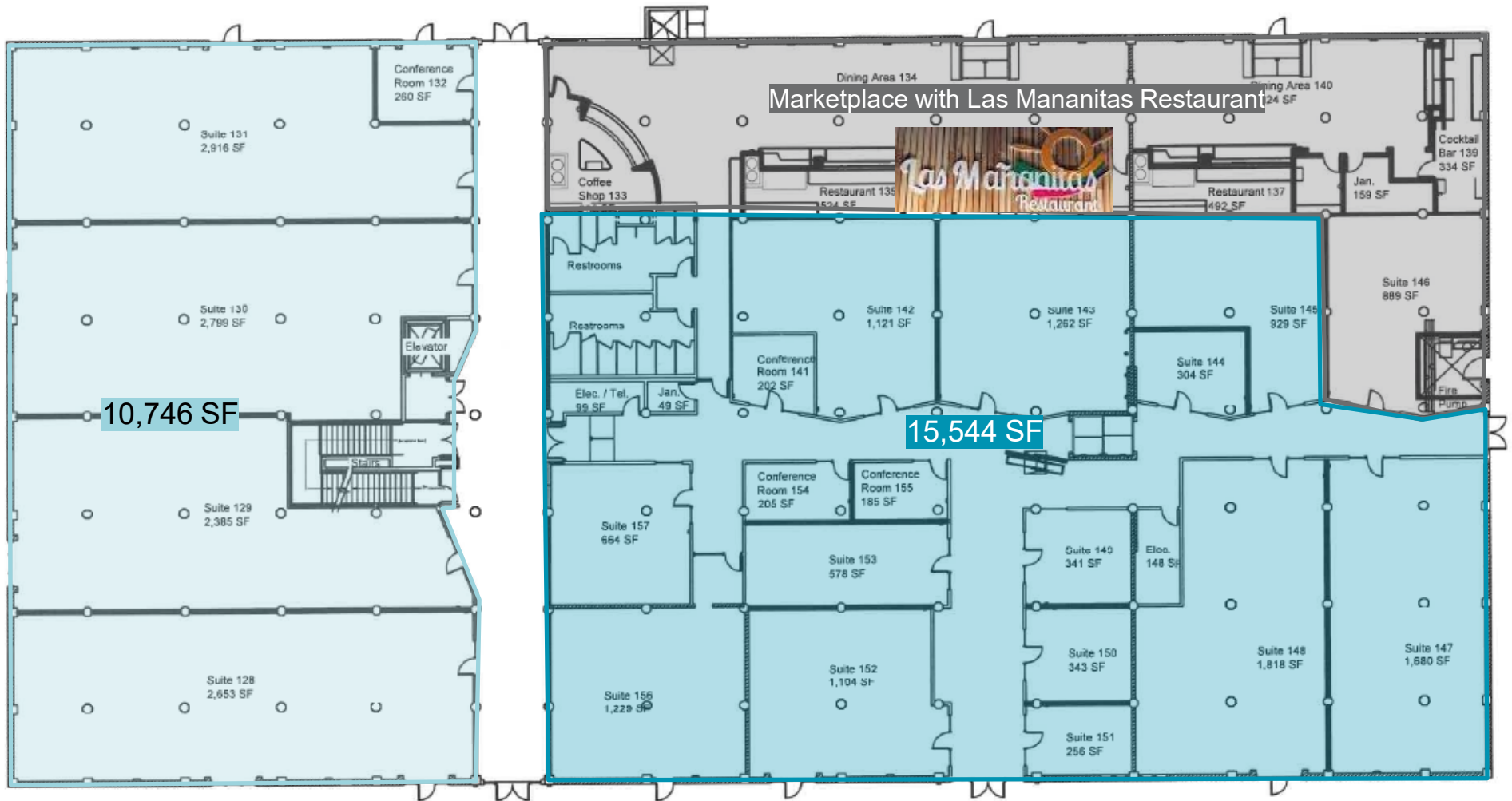
FURNITURE

YES



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// FLOOR PLANS



Common Area (Food Court) Marketplace with Las Mananitas Restaurant

Northside – 10,746 SF

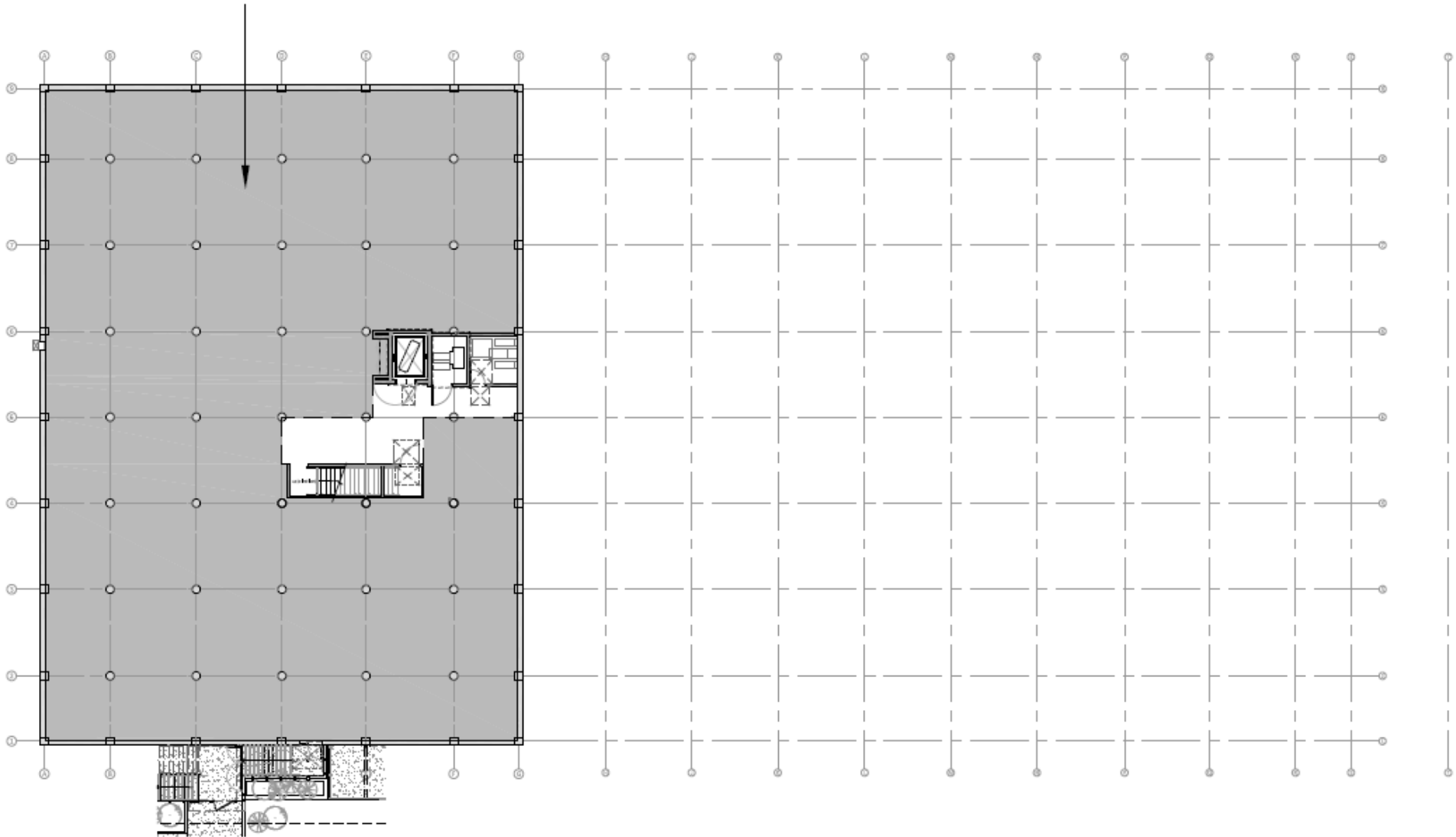
Southside – 15,544 SF

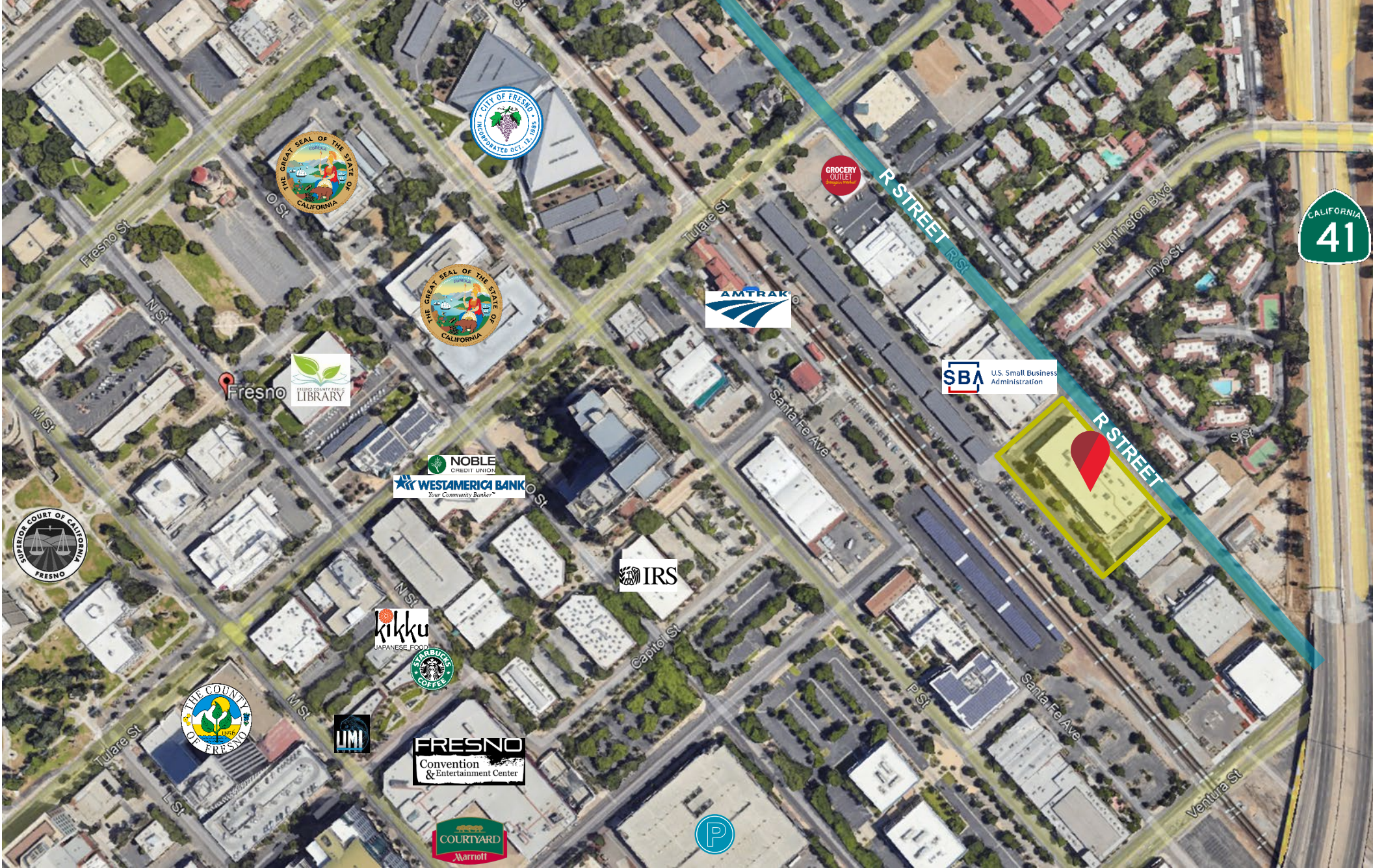
Combined Entire 1st Floor – 26,290 SF

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// FLOOR PLANS

Basement Area:
12,401sf





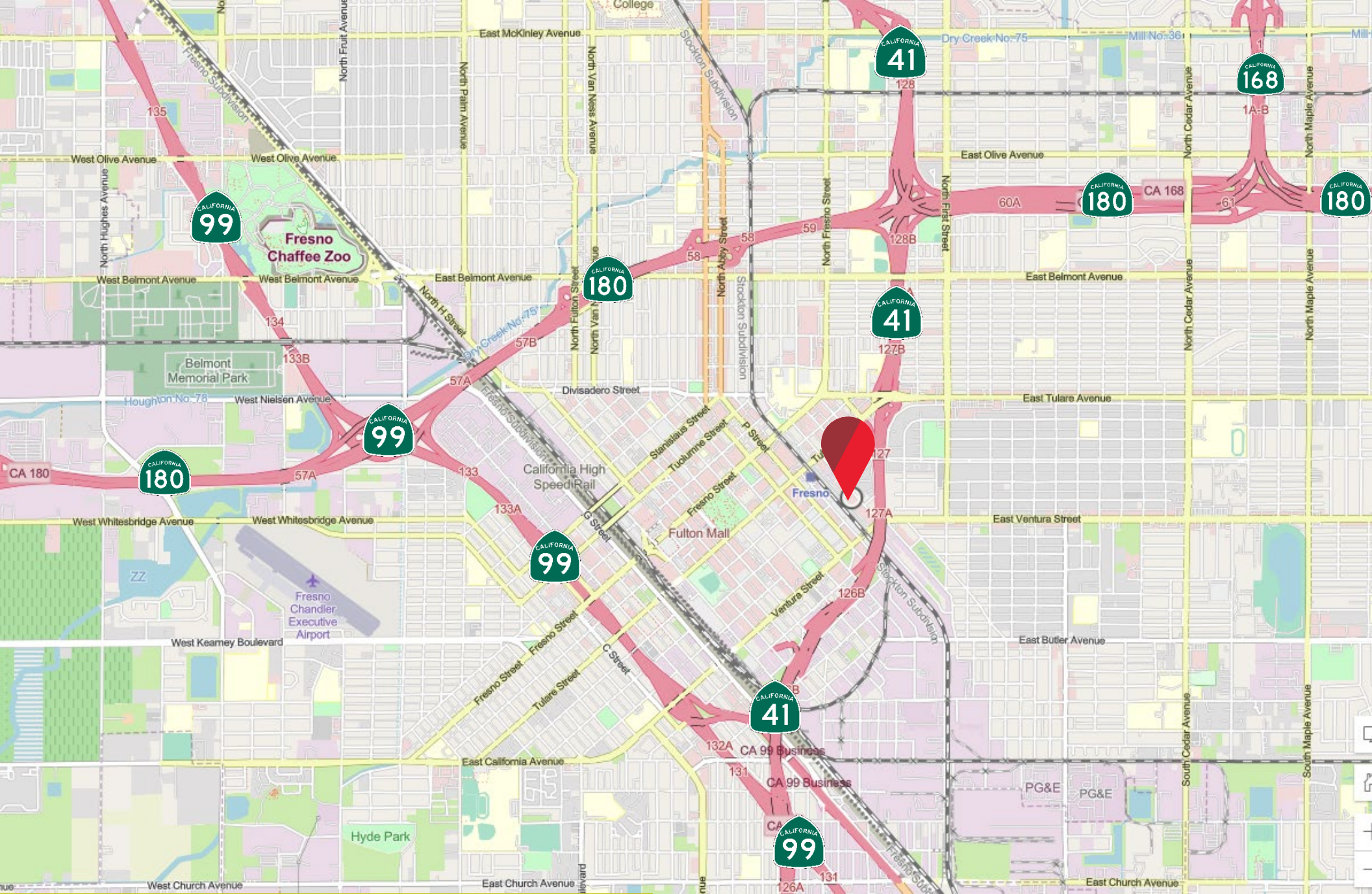
COMMUNITY AERIAL MAP



SITE: 747 R STREET



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HIGHWAY & STREET MAP AERIAL

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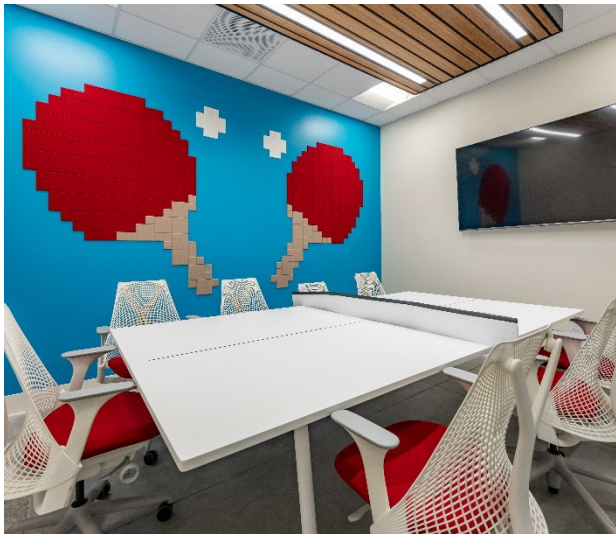


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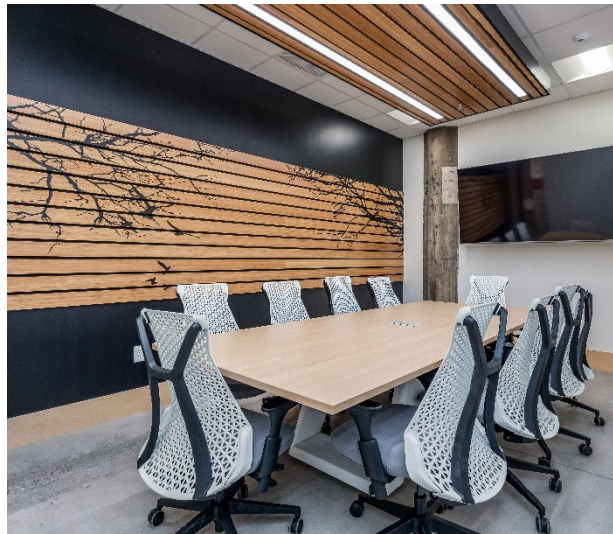
// GALLERY



CONFERENCE ALLEY



CONFERENCE ROOM



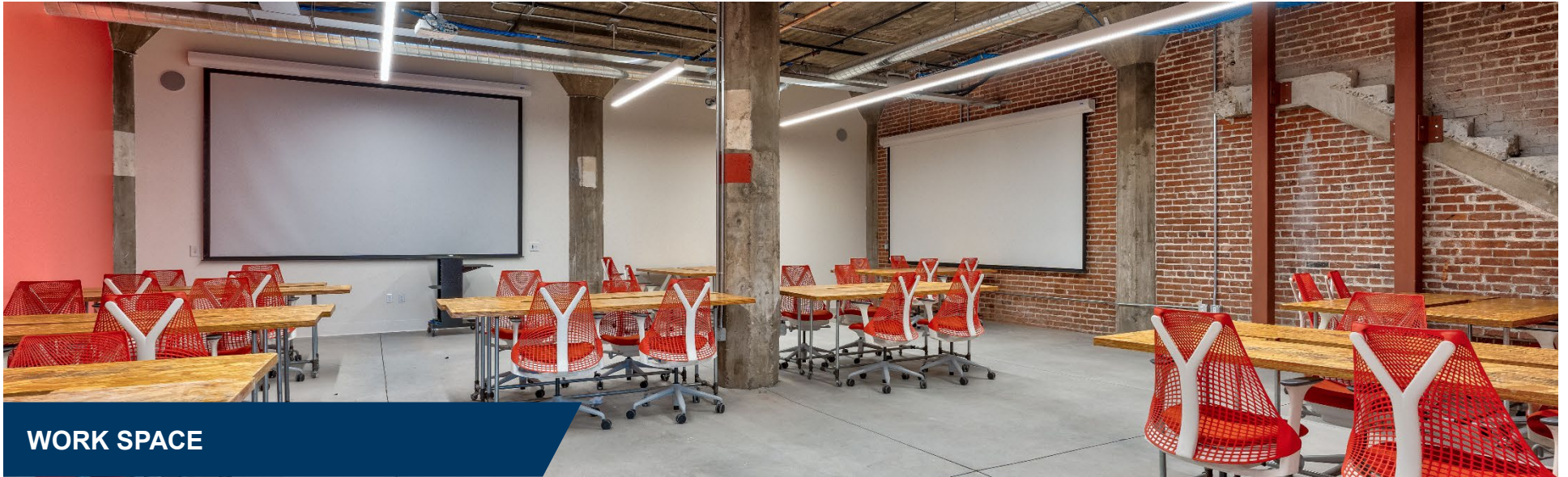
CONFERENCE ROOM



CONFERENCE ROOM

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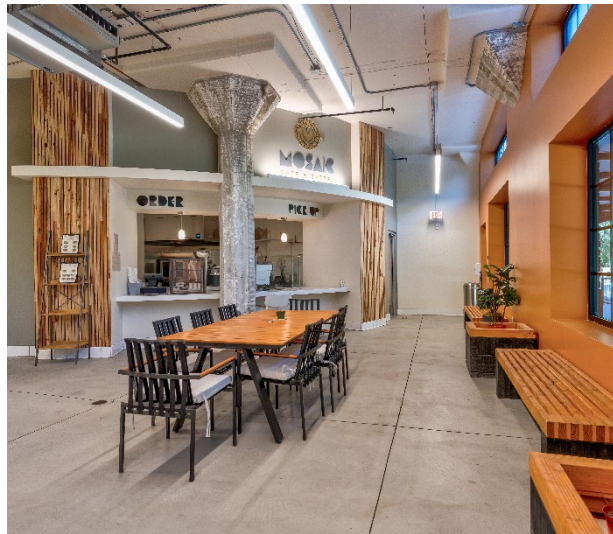
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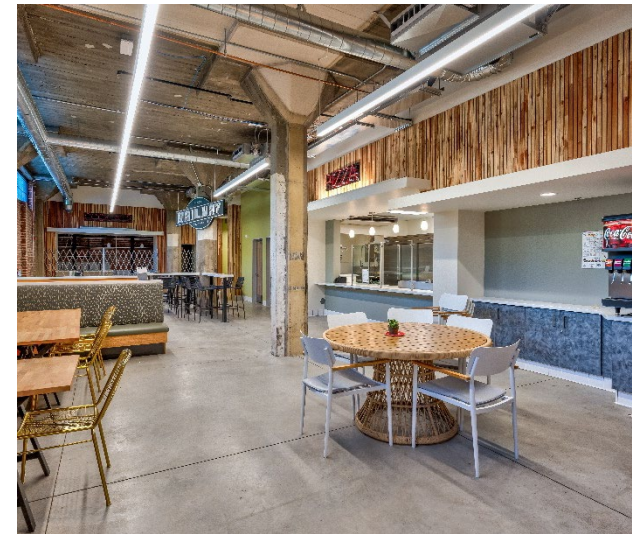
WORK SPACE



RECEPTION



ONSITE FOOD COURT



FOOD COURT

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// GALLERY



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