

# 4055 West Shaw Avenue

SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

FOR LEASE



## PROPERTY FEATURES

- ±398,100 SF Six Building Industrial/Distribution Park
- Dock & Grade Level Loading
- 18' - 24' Clear Height
- 1.3/1,000 SF Parking Ratio
- Zoned IL (Light Industrial)
- Located 1.5 Miles from Highway 99 on Shaw and Brawley Avenues
- Professionally Managed
- 24/7 Security Camera Monitoring

## SUITE FEATURES

- Suite 105
- ±6,000 Total SF
- ±970 Office SF
- 3 Dock High Doors
- 1 Grade Level Door
- 18' Clear Height
- Fully Sprinklered
- Available 2/1/2025
- Call for Pricing



OWNED AND OPERATED BY:

**EASTGROUP**  
PROPERTIES

www.eastgroup.net

For more information, please contact:

**JAMES GRIFFIN**

Lic #01211790

559.433.3531

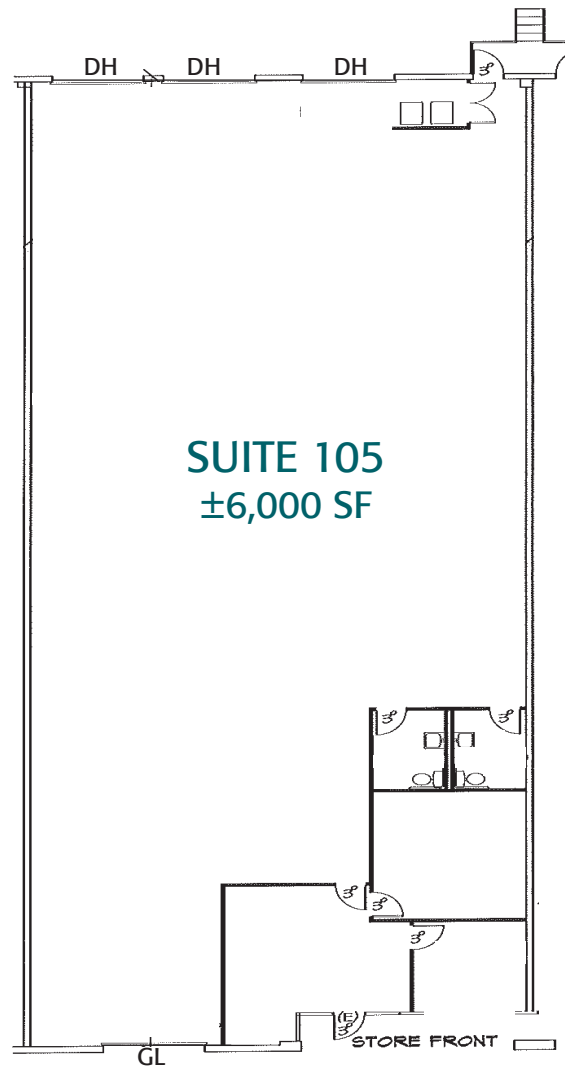
james.griffin@cushwake.com

**CUSHMAN &  
WAKEFIELD**

# 4055 West Shaw Avenue

SHAW COMMERCE CENTER • FRESNO, CALIFORNIA

FOR LEASE



OWNED AND OPERATED BY:

**EASTGROUP**  
PROPERTIES

[www.eastgroup.net](http://www.eastgroup.net)

For more information, please contact:

**JAMES GRIFFIN**

Lic #01211790

559.433.3531

[james.griffin@cushwake.com](mailto:james.griffin@cushwake.com)

 **CUSHMAN &  
WAKEFIELD**