

# OFFICE/WAREHOUSE FOR LEASE

±5,000 SF AVAILABLE

**4933 W.  
JENNIFER  
#101**

FRESNO, CALIFORNIA

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Director

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# 4933 W. JENNIFER #101

## WAREHOUSE PROPERTY

Exceptional opportunity to lease a premier warehouse space. Strategically located in Fresno with excellent connectivity to major transportation arteries.

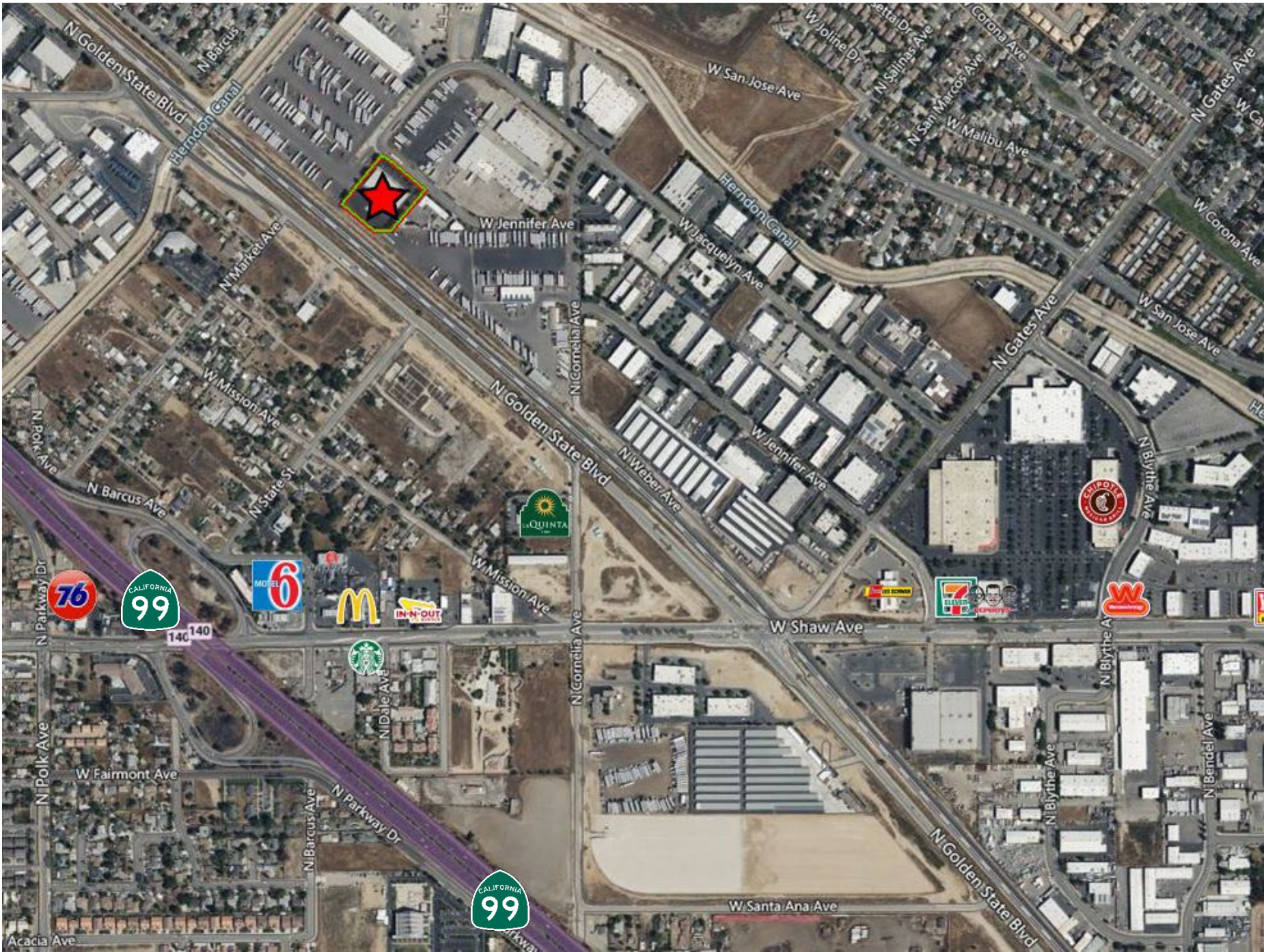
### PROPERTY FEATURES

<b>Building Size:</b>	±20,000 SF
<b>Space Available:</b>	±5,000 SF
<b>Office Area:</b>	±2,000 SF
<b>Warehouse Area:</b>	±3,000 SF
<b>Lot Size:</b>	Multi tenant
<b>Clear Height:</b>	±18'
<b>Loading:</b>	1 – 12' X 14' ground level Building has 2 spot common truck well
<b>Zoning:</b>	IL (Light Industrial)
<b>Year Built:</b>	2004
<b>Construction:</b>	Concrete block
<b>Lease Rate:</b>	\$0.80/sf/mo/nnn

**FLOOR PLAN**

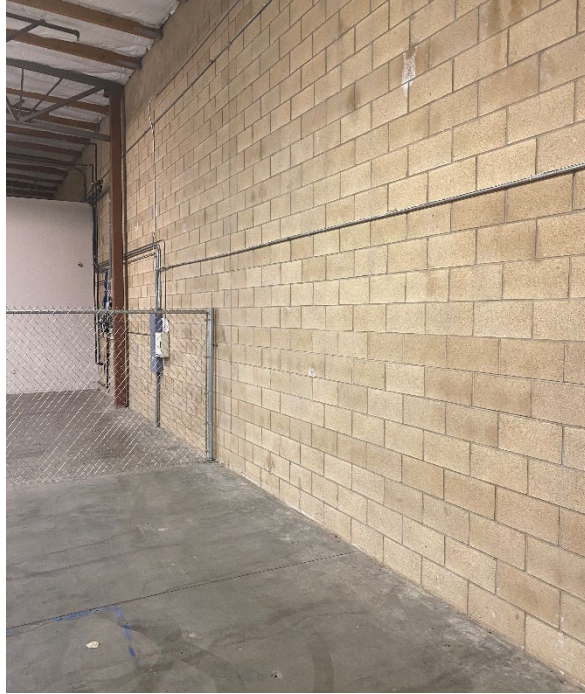


**NOT TO SCALE**



**NEIGHBORHOOD AERIAL**

PROPERTY PHOTOS





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