

PROPERTY DESCRIPTION

AVAILABLE FOR SUBLEASE

254 & 256 N. Palm Avenue - Fresno, California

FREEZER SPACE, OFFICE & YARD

PRICE REDUCED



For Additional Information Please Contact:

Kyle Riddering

Sales Associate - Industrial Division

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CA DRE #02094434

Nick Audino, SIOR

Senior Vice President - Industrial Division

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CA DRE #01231272



Newmark
Pearson Commercial

Independently Owned and Operated
www.newmarkpearson.com

FRESNO OFFICE
7480 N Palm Ave #101
Fresno CA 93711
559.432.6200

VISALIA OFFICE
3447 S Demaree St
Visalia CA 93277
559.732.7300

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

254 & 256 N. PALM AVENUE - FRESNO, CA

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PROPERTY INFORMATION

Lease Rate:	<i>Move-in date - February 28, 2020: \$4,850.95 per month; NNN March 1, 2020 - February 28, 2021: \$4,996.55 per month; NNN March 1, 2021 - February 28, 2022: \$5,146.70 per month; NNN March 1, 2022 - February 28, 2023: \$5,300.75 per month; NNN</i>
Building Improvements:	<u>16,549± SF total</u>
<u>Breakdown:</u>	
Freezer Building -	4,757± SF main freezer (fully racked) 483± SF freezer box 1 483± SF freezer box 2 1,968± SF dry storage/compressor area 1,038± SF office
Office Building -	5,000± SF two stories (new paint and carpet throughout)
Storage Building -	720± SF
Covered Storage/Loading -	2,100± SF (includes cargo lift & loading dock)
Land Area/APN:	0.68± acres total; three separate parcels: 459-112-08,14 & 15
Zoning:	C-M Commercial and Light Manufacturing P. Parking Lot
Electrical Service:	600 amps, 120/208 volt power
Outside Lighting:	Yes
Yard Area:	Paved and fenced
Security System:	All building entry points, yard sensors and cameras



Large Freezer



Driveway



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AERIAL



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PARCEL MAP



AERIAL MAP



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