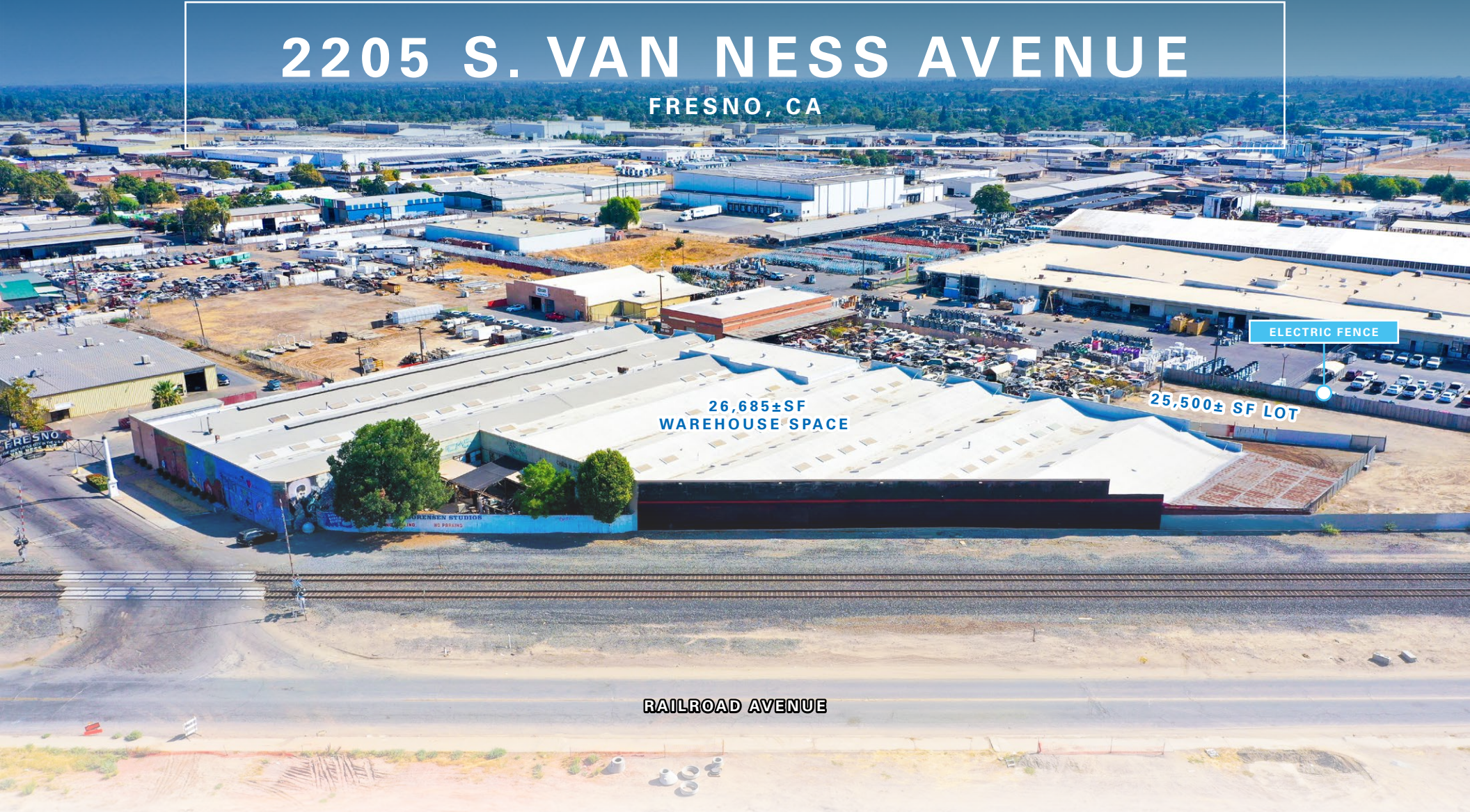


AVAILABLE FOR LEASE  
26,685± SF HEAVY INDUSTRIAL WAREHOUSE BUILDING & 25,500± SF OF LAND

# 2205 S. VAN NESS AVENUE

FRESNO, CA



26,685± SF  
WAREHOUSE SPACE

25,500± SF LOT

ELECTRIC FENCE

RAILROAD AVENUE

**NEWMARK**  
PEARSON COMMERCIAL

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# 2205 S. VAN NESS AVENUE

FRESNO, CA

## PROPERTY INFORMATION



### BUILDING INFORMATION

Availability:	26,685± SF
Lease Rate:	Contact Listing Agents
Lease Type:	Gross
Tenancy:	Single
Property Subtype:	Warehouse/Distribution
Ceiling Height:	20'
Gated Yard:	Yes (5,268± SF)
Year Built:	1930
Zoning:	IH (Heavy Industrial)

### LAND INFORMATION

Lot Size:	25,500± SF
Lease Rate:	\$1,750.00 per month
Lease Type:	Gross
Electric Fence Fee:	\$102.00 per month
Zoning:	IH (Heavy Industrial)
APN:	480-132-21

### LOCATION DESCRIPTION

Located in South Fresno in between S. Van Ness Avenue and S. Railroad Avenue within close proximity to Freeways 41 and 99.



GATED YARD



FREWAY VISIBILITY

**2205 S. VAN NESS AVENUE**  
FRESNO, CA

**INTERIOR WAREHOUSE**  
IMAGES



**2205 S. VAN NESS AVENUE**  
FRESNO, CA

**LAND**  
PHOTO



**ELECTRIC FENCE**

**25,500± SF LOT**



**2205 S. VAN NESS AVENUE**  
FRESNO, CA

**AERIAL**  
MAP



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**FRESNO, CA**

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