



FRESNO OAKS INDUSTRIAL PARK OFFICE/WAREHOUSE SPACE FOR LEASE

5644 EAST WESTOVER AVENUE, SUITE 112 & 113
FRESNO, CA 93727



PROPERTY INFORMATION

TYPE: INDUSTRIAL

MARKET SECTOR: AIRPORT

LOCATION: 5644 E. WESTOVER AVE. #112 & 113

AREA: 3,200± SF

DESCRIPTION:

- Great Access to Highway 180 and Fresno Yosemite International Airport
- Concrete Tilt-up Building with small fenced yard area

**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:**

Bill Daly

bdaly@fortuneassociates.com

James Bitter

jbitter@fortuneassociates.com

(559) 490-2500



FORTUNE ASSOCIATES
Commercial Real Estate Brokerage

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE00746807

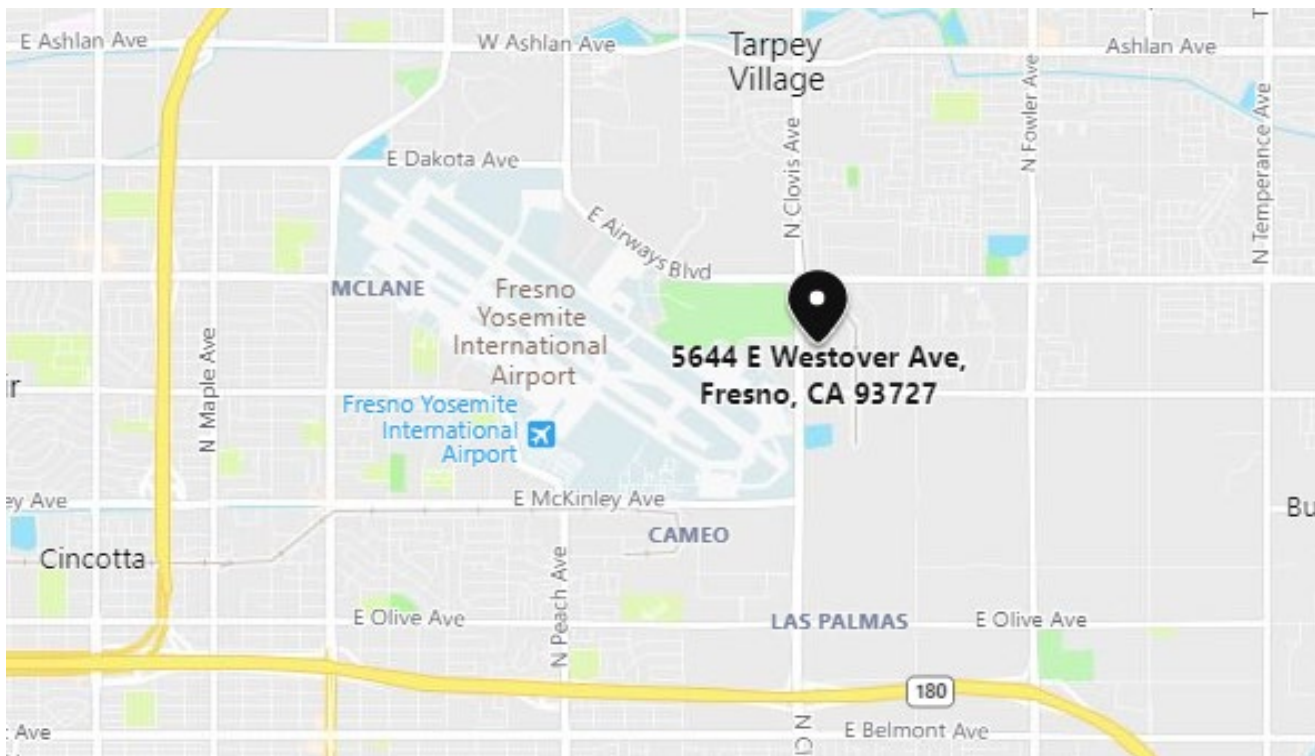
470 EAST HERNDON AVENUE, SUITE 200 | FRESNO, CALIFORNIA 93720-2929 | (559) 490-2500 | FAX (559) 490-2520



**5644 EAST WESTOVER AVENUE, SUITE 112 & 113
FRESNO, CA 93727**

PROPERTY INFORMATION

<i>Location:</i>	Located East of Clovis Avenue, between Clinton and Shields Avenues, at the Southwest corner of Westover and Larkin.
<i>Suite 112 & 113</i>	This suite has approximately 1,350 square feet of office space including a reception area, three private offices, open work area, file room, two restrooms and an interior shower. The balance of suite is warehouse space. (See attached floor plan)
<i>Lease Rate:</i>	\$2,100 per month, Gross
<i>Available:</i>	Immediately
<i>Construction:</i>	Concrete Tilt-up
<i>Fire Sprinklers:</i>	Yes
<i>Loading Doors:</i>	10' x 10' roll-up doors
<i>Zoning:</i>	IL (Light Industrial, City of Fresno)
<i>Comments:</i>	Small fenced yard area attached to each suite

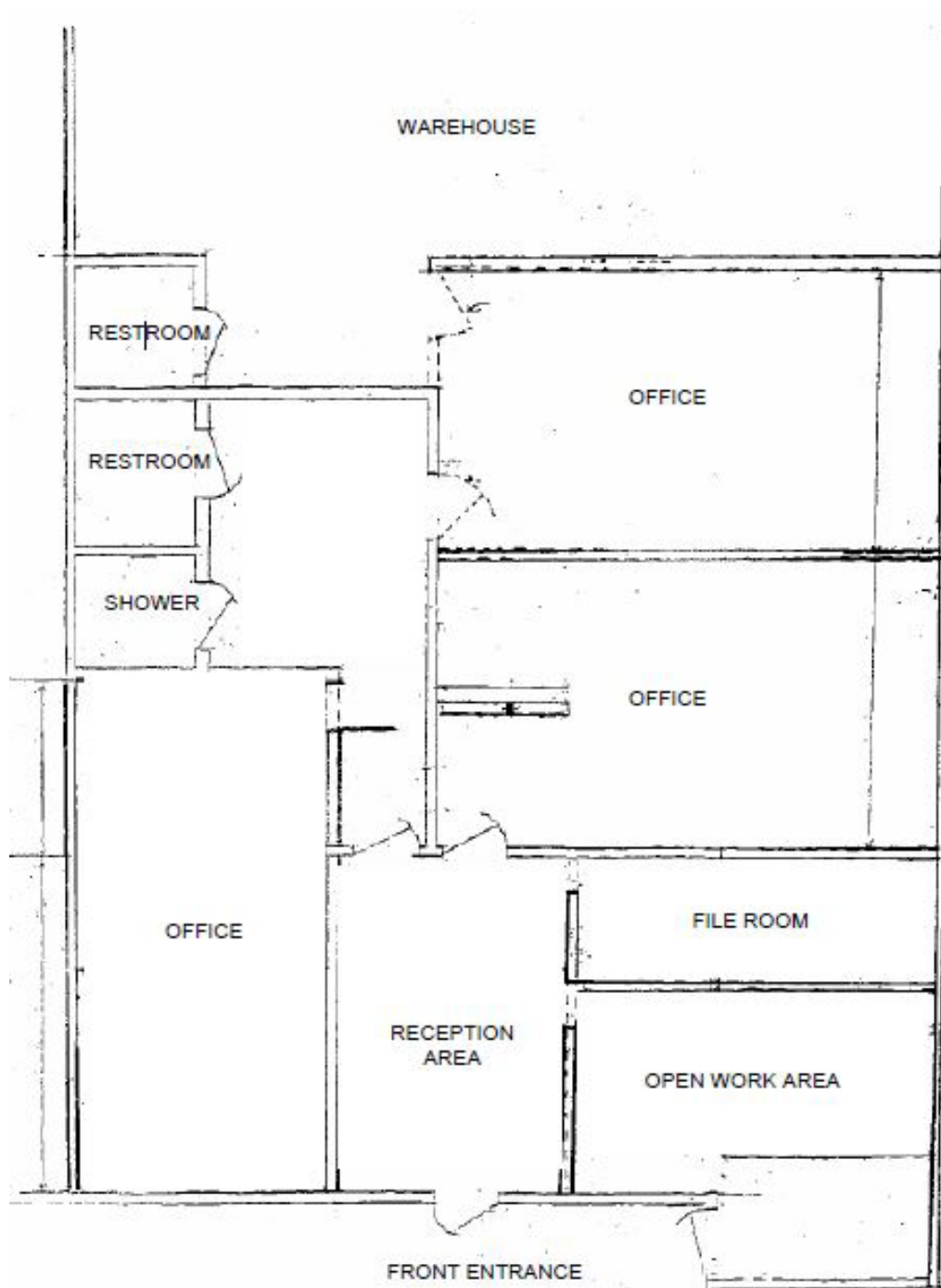


All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE00746807



5644 EAST WESTOVER AVENUE, SUITE 112 & 113
FRESNO, CA 93727

FLOOR PLAN



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE00746807