

**DESANTIS
COMMERCIAL**

FOR LEASE



1324 Academy Ave Sanger, CA 93657

Lease Terms & Rates Negotiable

Location:	Academy Ave, Sanger
Total Space Available:	45,580 Sq. Ft.
Warehouse Sq. Footage:	39,580 Sq. Ft.
Office Sq. Footage:	6,000 Sq. Ft.
Property Type:	Office/ Warehouse
Features:	<ul style="list-style-type: none">• Former SWF Manufacturing Facility• 4+ Acre Fully Fenced/Paved Yard• Easy Access to Freeway 41 & 168• 1,600 AMP, 3 Phase Panel• Professionally Managed

PETE DESANTIS

(559) 259-5951

Pete_DeSantis@yahoo.com

Www.DeSantisCommercial.com

DESANTIS COMMERCIAL

(559) 840-2081

499 W. Bedford #101

Fresno, CA 93711

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SPACE AVAILABLE	45,580 SF
RENTAL RATE	Negotiable
DATE AVAILABLE	Immediate
SERVICE TYPE	Triple Net
SPACE USE	Office/Warehouse
LEASE TERM	Negotiable



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Aerial Site Map



Demographics

	Population	Avg. HH Income	Daytime Population
1 Mile	12,186	\$47,330	2,431
3 Mile	28,441	\$39,260	4,839
5 Mile	33,097	\$44,550	5,951

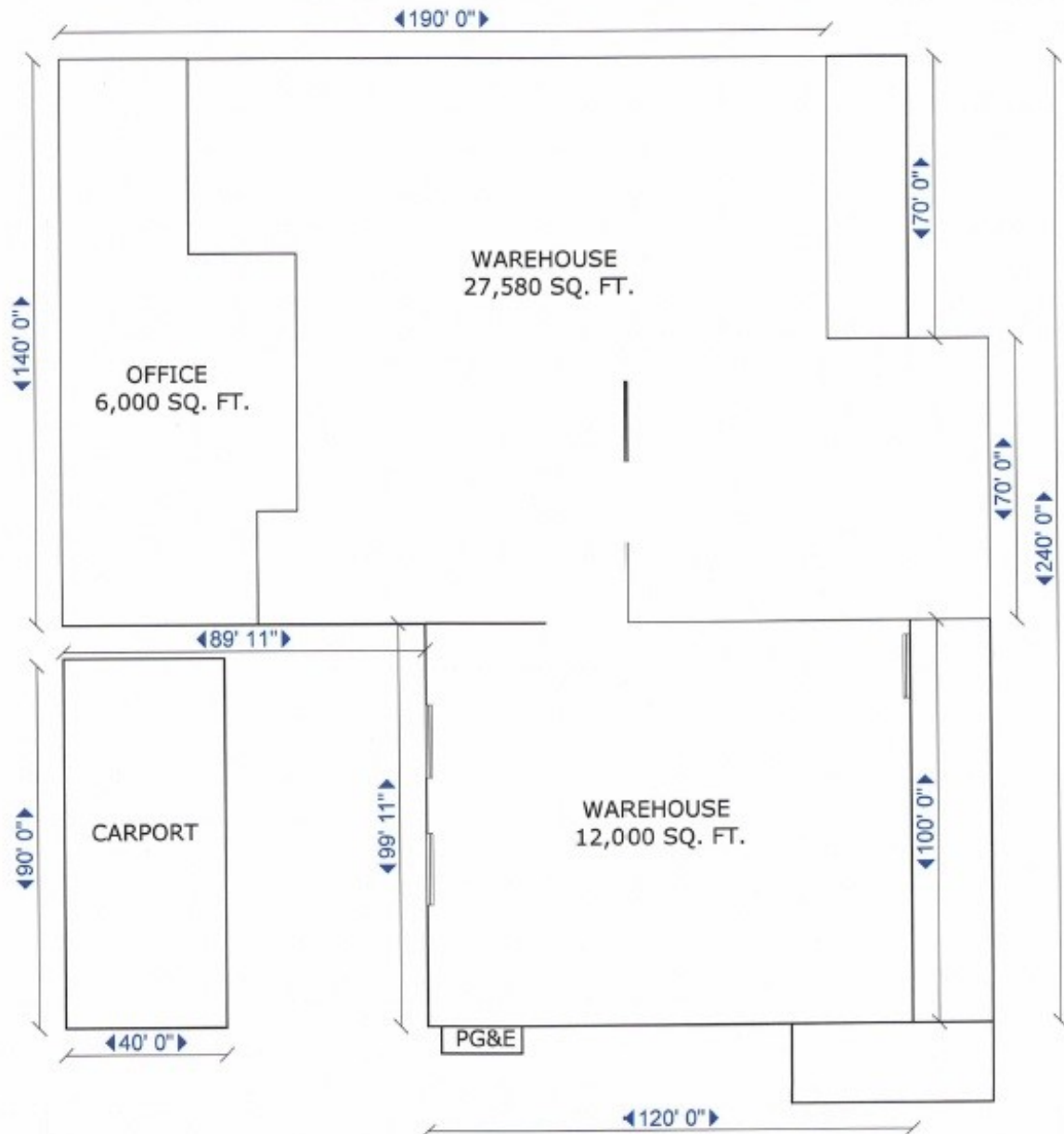
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Floor Plan



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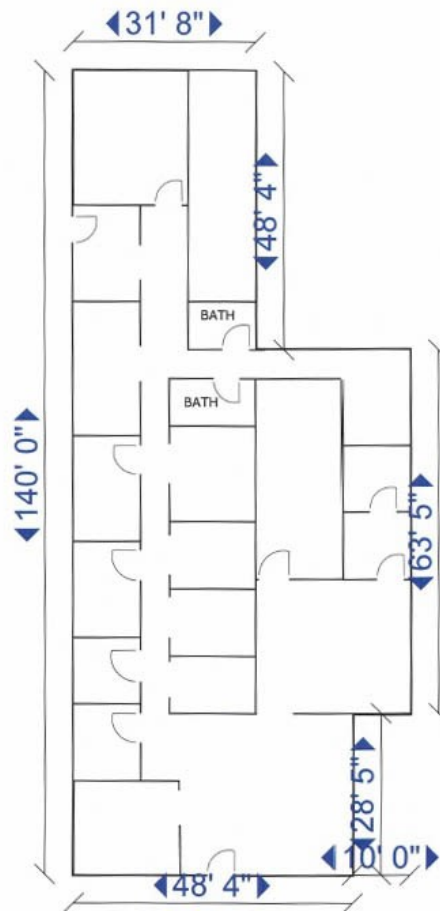
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Office Floor Plan

1324 ACADEMY, SANGER CA

OFFICE
6,000 SQ. FT.



NOT TO SCALE

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Site Map



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