

AVAILABLE FOR LEASE | OFFICE/WAREHOUSE BUILDING

4610 WEST JACQUELYN AVENUE, FRESNO, CA 93722



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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. DRE 02210729

PROPERTY DESCRIPTION

Discover a unique leasing opportunity with this 4,536±SF freestanding office building located in Northwest Fresno. Although the building has been mostly used for office space, the property includes a sealed roll-up door that can be easily restored for conditioned warehouse space.

This adaptable building is perfectly suited for businesses seeking a combination of office and warehouse functionality. Whether you're an owner/user or looking to lease, the property's layout and features make it an excellent choice for a wide range of commercial operations.

Conveniently positioned near CA-99, Shaw Avenue, and other major freeways, this location provides seamless access throughout Fresno and surrounding counties including Madera, Kings, Merced, and Tulare.



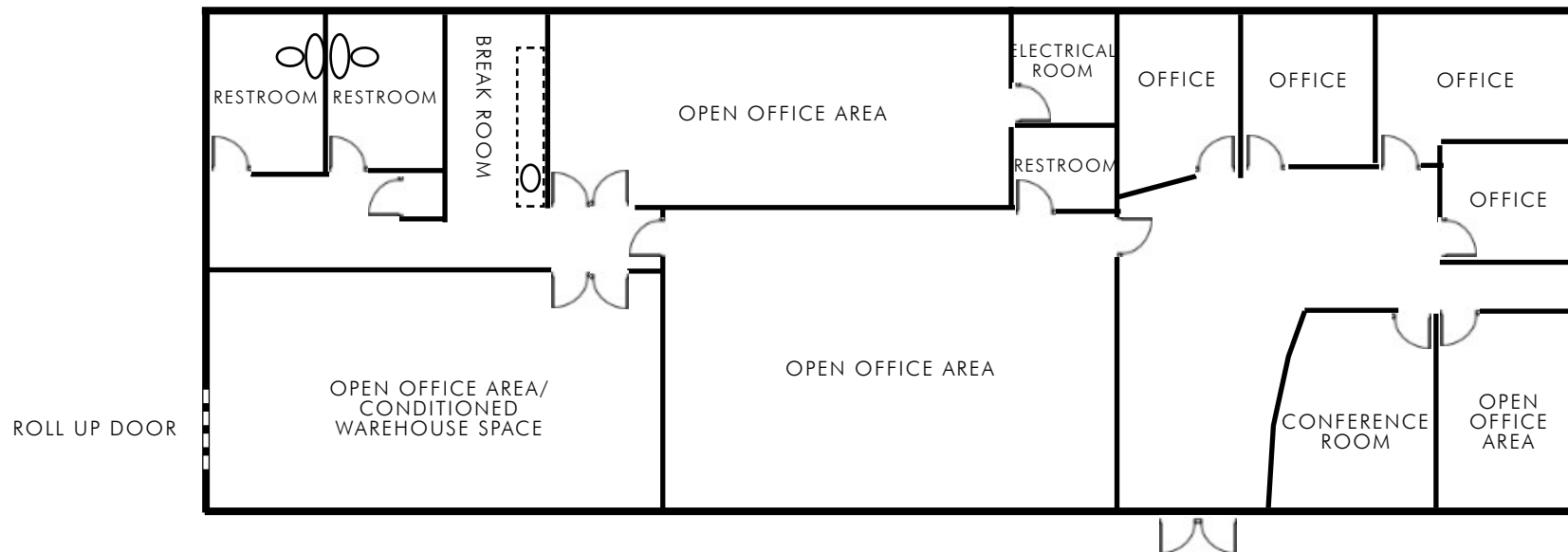
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PROPERTY HIGHLIGHTS

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- **Turnkey Asset:** Freestanding office building in strong physical condition, professionally maintained
- **High-exposure location:** Excellent visibility and access near CA-99, surrounded by major traffic drivers and established businesses
- **Versatile Layout:** Multiple private offices, open areas, and entry points accommodate a variety of business needs.
- **Ample Parking:** On-site parking on all sides of the 0.325± AC lot
- **Zoning Flexibility:** Suitable for wide range of commercial uses

PROPERTY INFORMATION

SUBMARKET	Northwest
LEASE RATE	\$1.60/PSF/MO
LEASE TYPE	Modified Gross
AVAILABLE AREA	4,536± SF
LOT SIZE	0.325± AC
INTERIORS	Fully Improved
ZONING	IL (Light Industrial)





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PROPERTY LOCATION



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CONTACT

Exclusively Offered By

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