

3304-3346 WEST SUSSEX WAY, FRESNO, CA 93722

OFFICE/WAREHOUSE SPACE | AVAILABLE FOR LEASE

3304-3346 WEST SUSSEX WAY
PROPERTY INFORMATION

SPACE DESCRIPTION

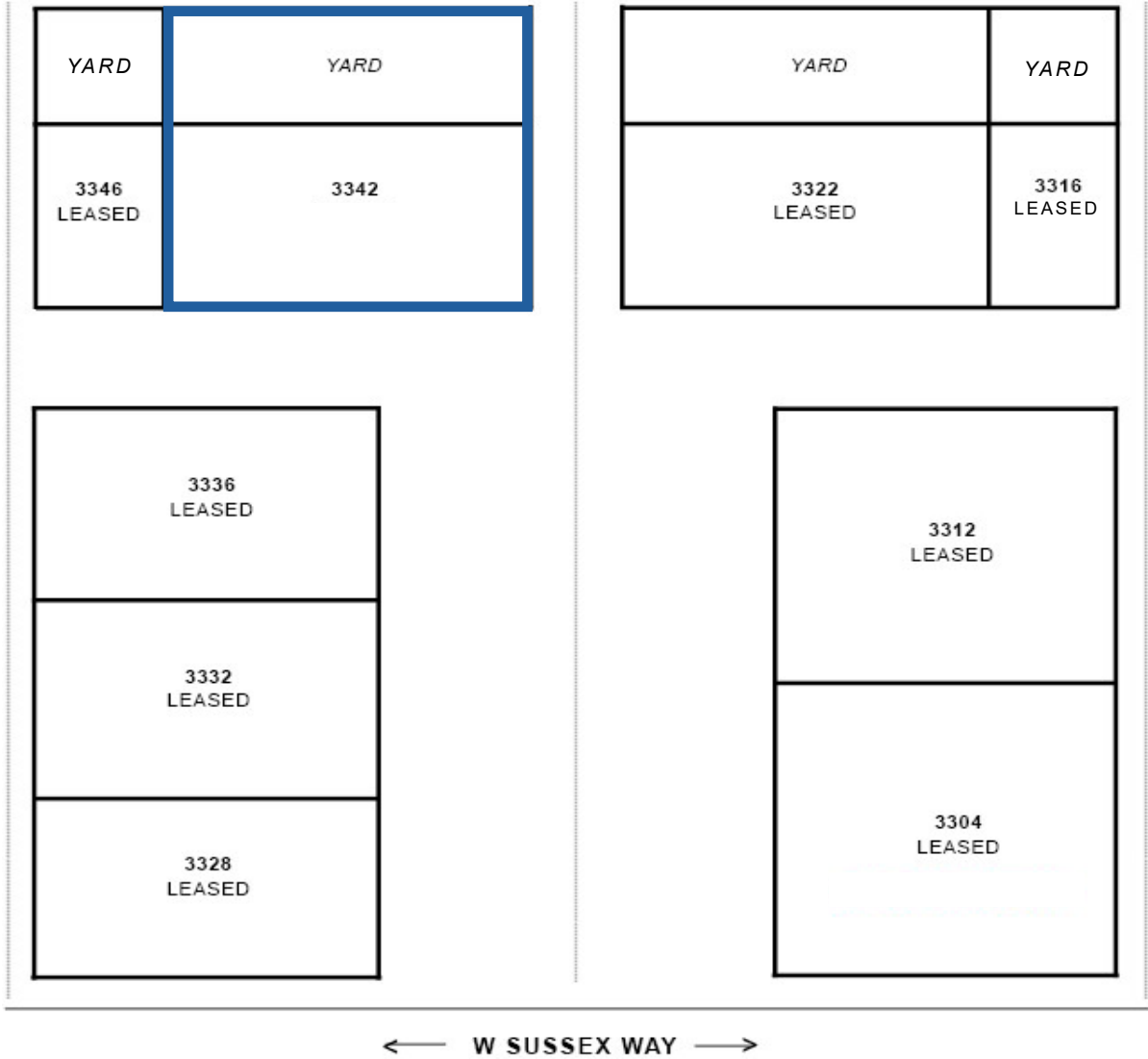
This space includes reception area, private office, two interior restrooms, and the balance of the space is warehouse with an attached fenced yard.

PROPERTY INFORMATION

LOCATION	Located south of Ashlan Avenue just East of Highway 99
AVAILABLE SUITE	3342 Sussex 5,600± RSF
LEASE RATE	\$3,640/MO (\$0.65/SF) + CAM
CONSTRUCTION	Metal
CLEAR HEIGHT	18'±
GRADE LEVEL DOOR	(2) 12'x14'
ELECTRICAL	3 Phase, 110/220 Volt
ZONING	IL (Light Industrial, City of Fresno)
AVAILABLE	November 2025
COMMENTS	High Quality Office/Warehouse Space

3304-3346 WEST SUSSEX WAY

FLOOR PLAN



3342 WEST SUSSEX
5,600± SF

3304-3346 WEST SUSSEX WAY
PROPERTY LOCATION



ASHLAN AVENUE

SUSSEX WAY

N MARKS AVENUE

DAKOTA AVENUE



3304-3346 WEST SUSSEX WAY
CONTACT

Exclusively Offered By

BILL DALY

bdaly@fortuneassociates.com

559-930-3260

DRE#01453177

JAMES BITTER

jbitter@fortuneassociates.com

559-916-2603

DRE#02044628

BILL DALY
Vice President - Industrial Division
t 559-930-3260
bdaly@fortuneassociates.com
CA RE Lic. #01453177

JAMES BITTER
Senior Vice President - Industrial Division
t 559-916-2603
jbitter@fortuneassociates.com
CA RE Lic. #02044628

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

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