

PRIME CENTRAL CALIFORNIA INDUSTRIAL UNITS FOR LEASE



THREE CROWNS INDUSTRIAL PARK

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| Location: | Between Freeway 99 & Golden State Blvd. and American & Jefferson Avenues - In the Golden State Industrial Corridor. 4 miles South of Jensen Ave. - 1 mile North of Clovis Ave. |
| Building Sizes: | From 10,000 s.f. WILL BUILD TO SUIT |
| Land Sizes: | From 1 acre (paved) |
| Construction: | Metal (insulated) |
| Zoning: | M-3 |
| Sewer: | S-K-F Sanitation District |
| Water: | Community Water District (included in rent) |
| Electrical: | 400A / 480V / 3Ø Main |
| Loading Dock: | Available |
| Truck Doors: | Two 14' x 14' ground level roll-up doors |
| Office: | 800 s.f. (20' x 40') |
| Rent: | From \$0.37 per s.f. |

5362 S. Peach Ave.

Fresno, CA 93725

559-834-4720

Fax: 559-834-2730

Email: info@threecrowns.com

www.threecrowns.com