FULL 5% Commission to Tenant's Agent!

ASHLAN/99 BUSINESS PARK • Fresno, California

OFFICE/WAREHOUSE FOR LEASE

Approximately ±2,225, ±2,300 & ±6,500 Square Feet

Below Market Rent $.99/SF - $1.09/SF NNN

- Quality Offices With Warehouse
- Interior Restrooms
- Abundant Natural Lighting / Good Ceiling Insulation
- Secured On-Site Parking
- Centrally Located Between Bakersfield/Sacramento
- Right Next To Freeway 99 On/Off Ramps
- Great Street Signage & Facia Available

ROBERT ELLIS
LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: **559**/228-8900
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PROPERTY INFORMATION

Location: Ashlan/99 Business Park is just off the Freeway 99 business corridor

Description: Very Well maintained single story building, concrete tilt-up, insulated, air conditioned offices, parking, with warehouse.

Address	Suite #	Square Feet	Rent/Sq. Ft.*	Comments
4186 W. Swift	101	LEASED	LEASED	LEASED
4230 W. Swift	*105	±2,300 SF	$.99/SF NNN	4 Offices, Open Area, and Restroom
4230 W. Swift	*106	±2,225 SF	$.99/SF NNN	4-5 Offices, Open Area, and Restroom
4273 W. Richert	110	±6,500 SF	$1.09/SF NNN	7 Offices, Open Area, Multiple Restrooms

* Can Combine For ±4,525 SF

Terms: NNN Lease - Tenants pay operating expenses (Approximately $.29/SF)

Zoning: M-1-P -- Office & Warehouse Use

Parking: Abundant Secured Gated Parking

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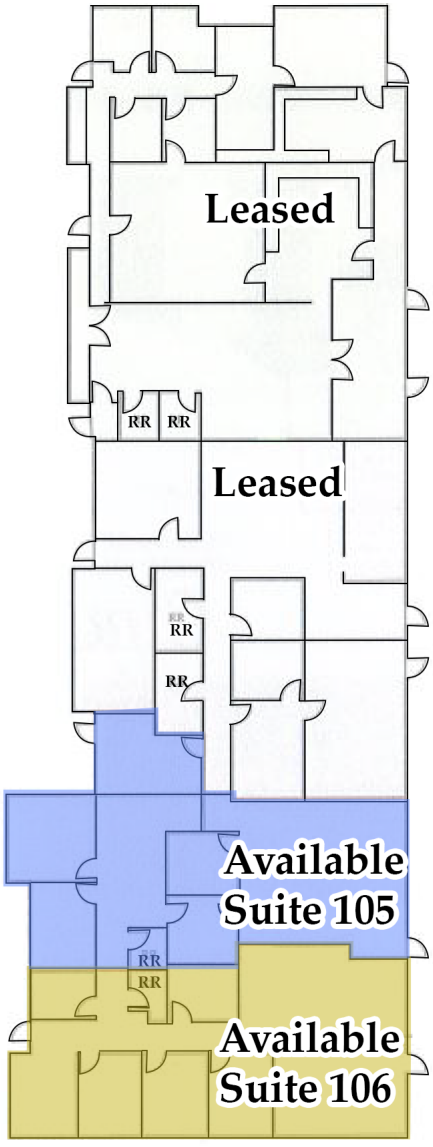
Floor Plan - 4230 West Swift
Suite 105-106

Suite 105 ±2,300 SF
Suite 106 ±2,225 SF
*Total ±4.525 SF (*Can be combined)*



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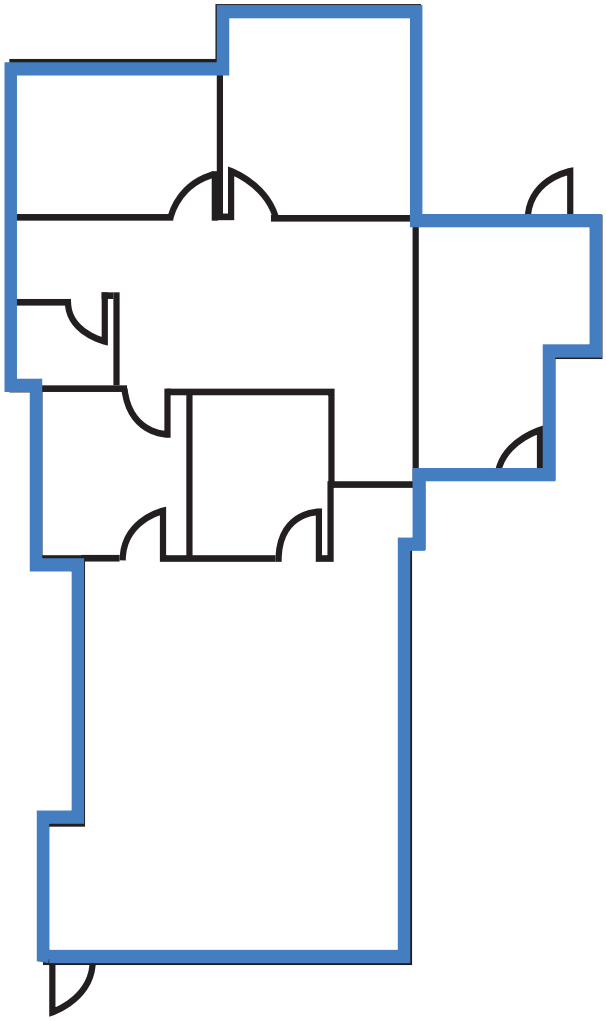
FLOOR PLAN - 4230 WEST SWIFT SUITE 105

±2,300 SF



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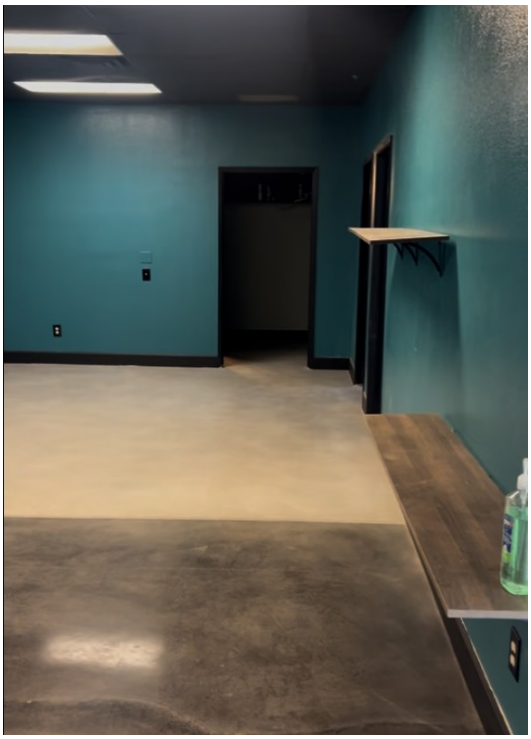
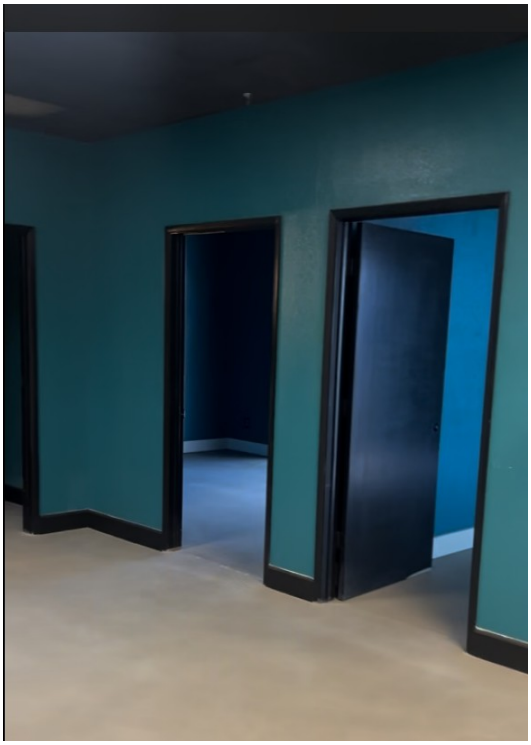
Pictures - 4230 West Swift Suite 105





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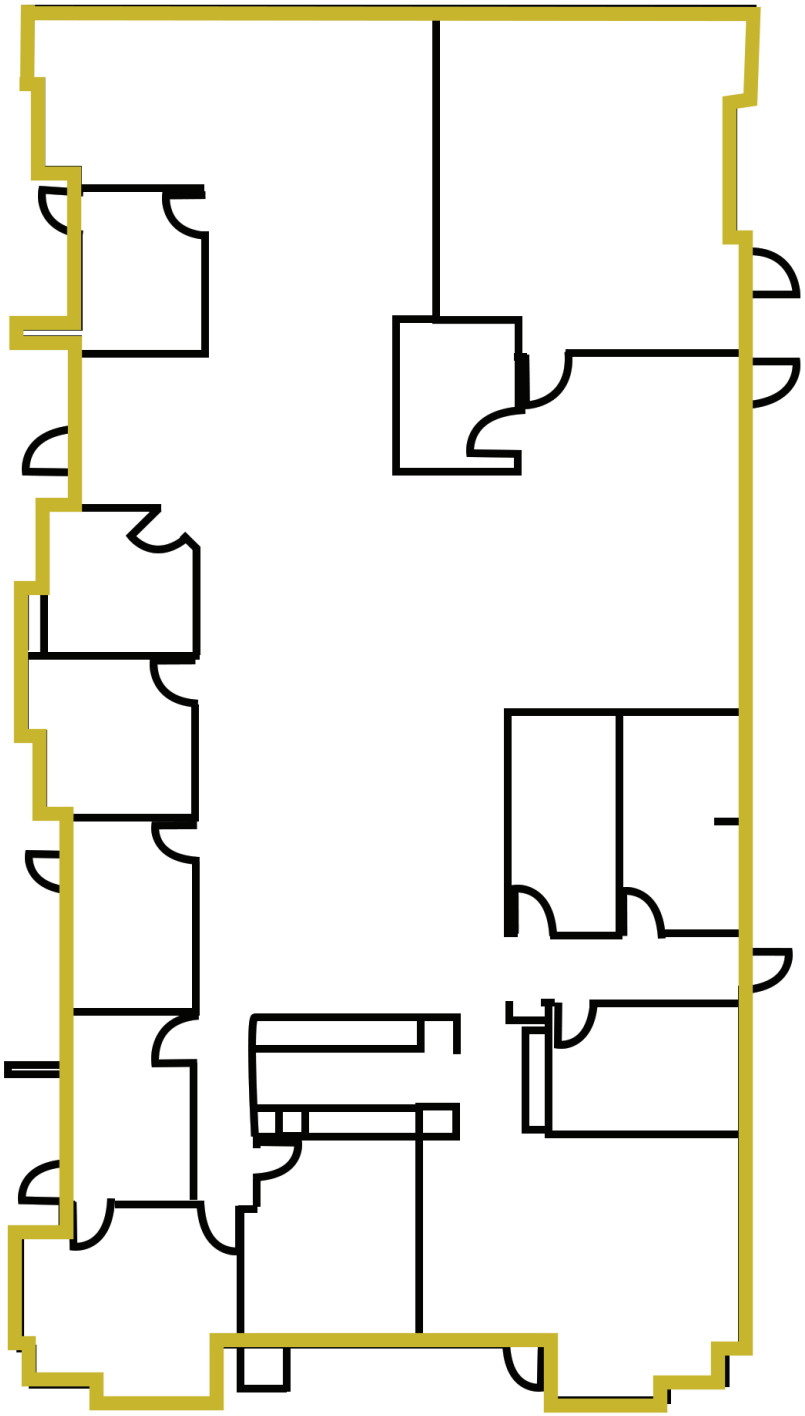
FLOOR PLAN - 4273 WEST RICHERT
SUITE 110

±6,500 SF



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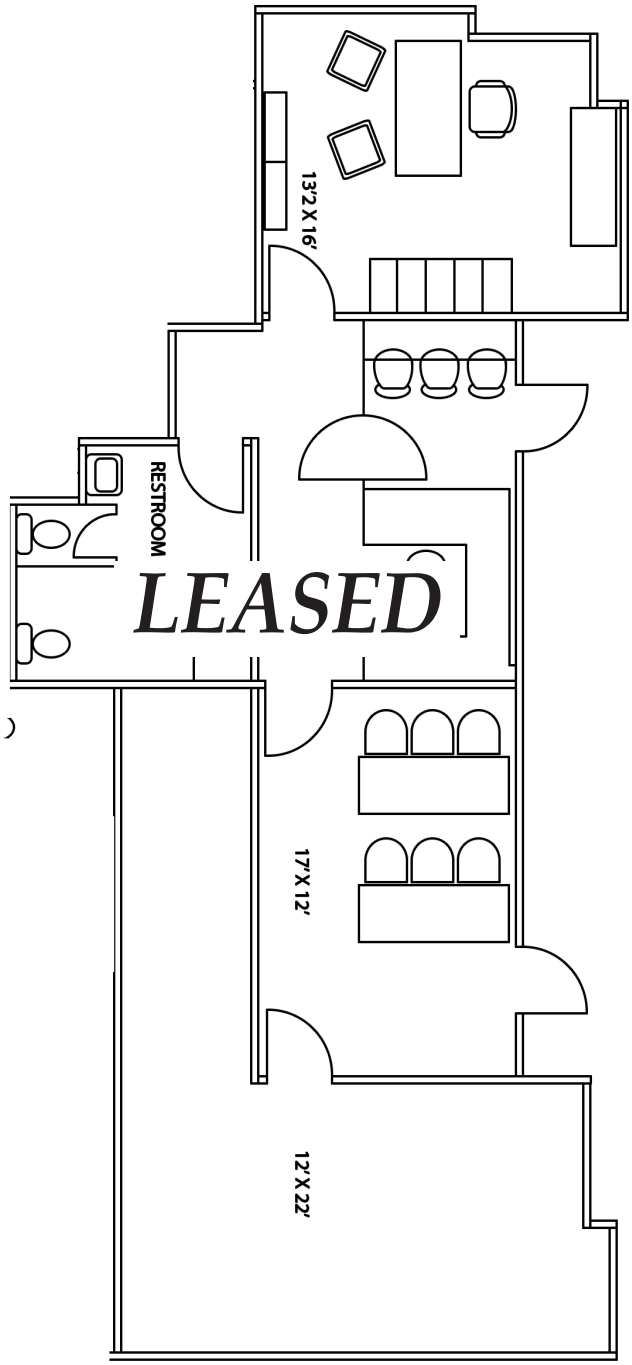
FLOOR PLAN - 4186 WEST SWIFT
SUITE 101 - LEASED

±1,520 SF



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CURRENT AERIAL

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PROPERTY AERIAL

SECURED SITE

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