

## 1345 N. RABE FRESNO, CA 93727



### **BUILDING SPECS:**

Size: 25,200 sf  
Office: 4,500 sf  
Lot: 2.4ac  
Mezzanine: 3,000 sf  
Warehouse: 19,800 sf (3,900 sf of warehouse is partitioned off with cooler & heater)  
Zoning: M-1

### **RENTAL RATE:**

Rent: \$10,600 NNN per month  
Property taxes: \$8,414 per year  
Insurance: \$808 per year  
Estimated gross rent: \$11,368.50 per month

### **HIGHLIGHTS:**

- One truck loading dock
- Over 1 acre of fenced yard area
- Room for future expansion
- 1 mile from freeway 180 at Clovis Ave.
- [Enterprise Zone](#)
- On the Job Training: This is a reimbursement of up to 50% of the wages of a qualified employee during the time of training.

**FOR MORE INFORMATION PLEASE CONTACT  
MIKE PICKETT @ 559-431-3535  
Don Pickett & Associates, Inc.  
7395 N. Palm Bluffs #101 Fresno, CA 93711**