

3712 W. GETTYSBURG AVE. FRESNO, CA 93722



- Building size: 25,000 s.f. with 3,300 s.f. of office/showroom.
- Lease Form: S.I.O.R. Single Tenant Industrial Net Form.
- Lease Rate: \$11,760.00
- Tenant to Pay: Property taxes, fire insurance (estimated cost: \$900 per month).
Paid directly to providers: Power, gas, phone, internet, janitorial, water, sewer, trash, fire water monitoring and on site gardening.
- Highlights: [Enterprise Zone](#), 1 mile from Freeway 99, ½ acre of paved yard space, 3 truck loading dock, 20' eave height, built in 2006, room for 5,000sf expansion, Landlord is owner/ builder and owns multiple buildings in the area for future expansion.

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