

3881 N. ANN AVE. FRESNO, CA 93727



Building size:	5,000 s.f. shell
Purchase price:	\$385,000 (includes a 1,205 s.f. office)
Lease Form:	S.I.O.R. Multi-Tenant Industrial Gross Form.
Lease Rate:	\$2,750 per month (includes a 1,205 s.f. office)
Annual Increases:	3% annually
Landlord to Pay:	Taxes and fire insurance.
Tenant to Pay:	Directly to providers: Power, gas, phone, internet, janitorial, water, sewer, trash and gardening
Highlights:	1 mile from freeway 168 @ Ashlan Ave., private fenced yard, 14' eave height, new construction, Empowerment Zone .

FOR MORE INFORMATION PLEASE CONTACT
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