

## 3980 N. CHESTNUT DIAGONAL FRESNO, CA 93726



- Building size: 23,055 s.f.
- Available: 3,000 - 23,055 s.f. shell space.
- Lease Form: S.I.O.R. Multi-Tenant Industrial Gross Form.
- Lease Rate: \$1.20 office and \$.70 for warehouse.
- Annual Increases: 3% annually.
- Landlord to Pay: Property taxes, fire insurance.
- Tenant to Pay: Their portion of: Water, sewer, trash, fire water monitoring, house panel and on site gardening. (Based on square footage)  
Paid directly to providers: Power, gas, phone, internet and janitorial.
- Highlights: [Empowerment Zone](#), 1 ½ miles from freeway 168, new construction

**FOR MORE INFORMATION PLEASE CONTACT**  
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