

AVAILABLE

High quality Office/Warehouse Space



Princeton/Fowler Center

2695 N. Fowler Ave.

Fresno, CA

- High quality project with Steel Beam and Concrete Tilt-up walls
- “Free-Span”, no column design provides maximized floor space
- Convenient access to the Route 180/Fowler Ave. interchange
- Foam Roof for energy efficiency and utility cost savings
- Abundant parking; ratio exceeds 4 Stalls per 1,000 Square Feet

For Further Information Please Contact:

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FOR LEASE
OFFICE/WAREHOUSE SPACE
Princeton/Fowler Center

LOCATION: 2695 N. Fowler Avenue

AREA: Conveniently located on the southwest corner of Princeton and Fowler Avenues

DESCRIPTION: 2695 N. Fowler Ave. is the first building of a beautiful two building office/warehouse project.

SUITE INFORMATION: **2695 N. Fowler:**
Suite 108/110: Approx. 10,500 combined sq. ft.
(5,580 sq. ft. office/4,920 sq. ft. warehouse)

AVAILABILITY: Immediately

LEASE RATE: Office: Approx. \$1.25/sf per month, NNN
Warehouse: Approx. \$.65/sf per month, NNN

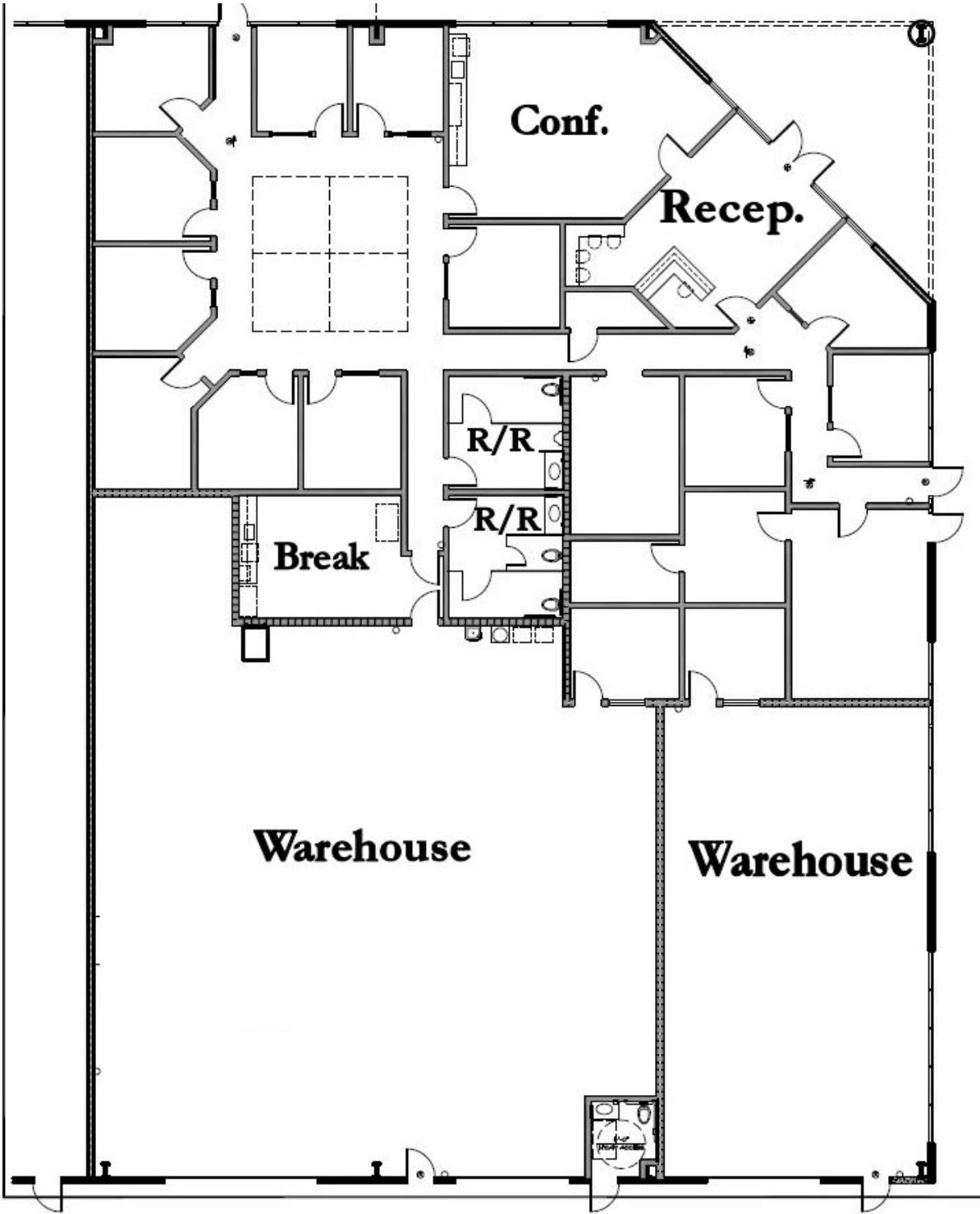
IMPROVEMENTS: Suite 108/110 have been combined to provide up to fifteen (15) private offices, an open bullpen area and two large conference rooms. The suite includes a private restroom and breakroom. Landlord is prepared to provide new paint and carpet for a qualified tenant.

PARKING: The parking ratio for the Project exceeds 4 stalls per 1,000 square feet. This an excellent site for a user that requires a large area of office combined with warehouse.

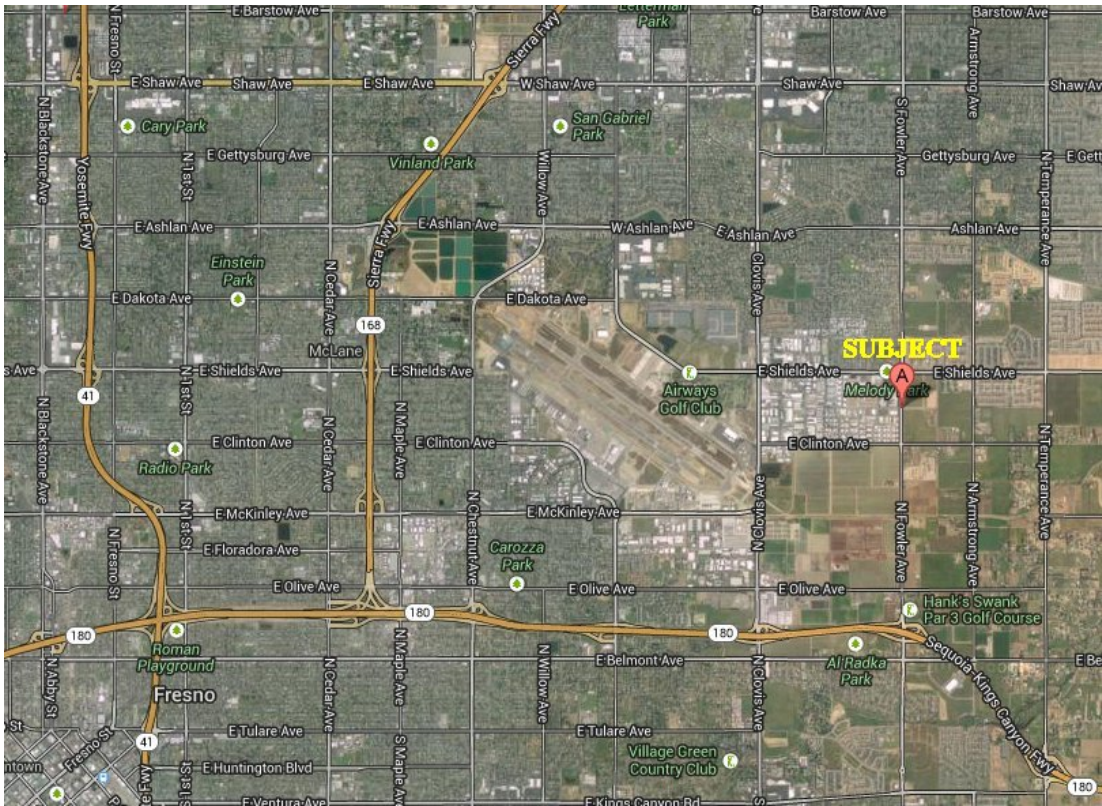
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FLOOR PLAN
SUITE 108/110



AERIAL VIEW



MAP VIEW

