

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
- Suite 106 – Approx. 9,210 Square Feet
- Convenient access to the Route 180/Fowler Ave. interchange
- Foam Roof for Energy Efficiency and Savings
- Abundant parking exceeds 4 Stalls per 1,000 Square Feet

For Further Information Please Contact:

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8050 North Palm Ave., Suite 300
Fresno, CA 93711
(559) 449-2424

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FOR LEASE
OFFICE/WAREHOUSE SPACE
Princeton/Fowler Center

LOCATION: 2695 N. Fowler Avenue

AREA: 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 and boasts a parking ratio that exceeds 4 stalls per 1,000 square feet. This project can accommodate either all office or a combination of office and warehouse and maintain adequate parking.

AVAILABLE: **2695 N. Fowler:**
Suite 106: Approx. 9,210 sq. ft.
(1,665 sq. ft. office/7,545 sq. ft. warehouse)

Phase II (5980 E. Princeton): Approx. 29,760 sq. ft.

LEASE RATE: Suite 106: \$6,631.20/month NNN (approx. \$.72/sf)

IMPROVEMENTS: Suite 106 has a reception area, four private offices, an open bullpen area and private restroom with small break area. Landlord is prepared to provide new paint and carpet. Space is available within 30 days.

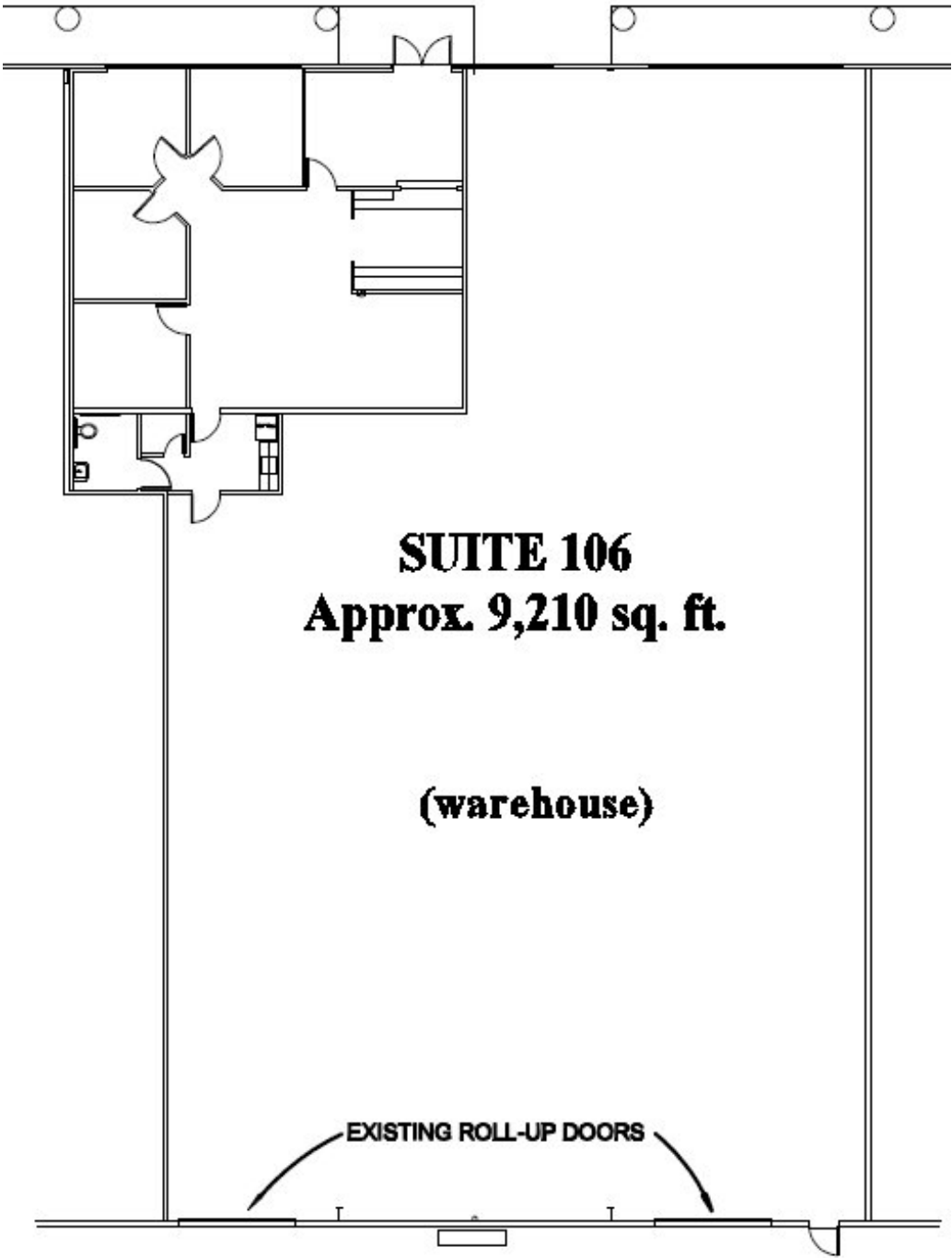
PARKING: The parking for the Project exceeds 4 stalls per 1,000 square feet. This an excellent site for a user that requires a large area of office combined with warehouse.

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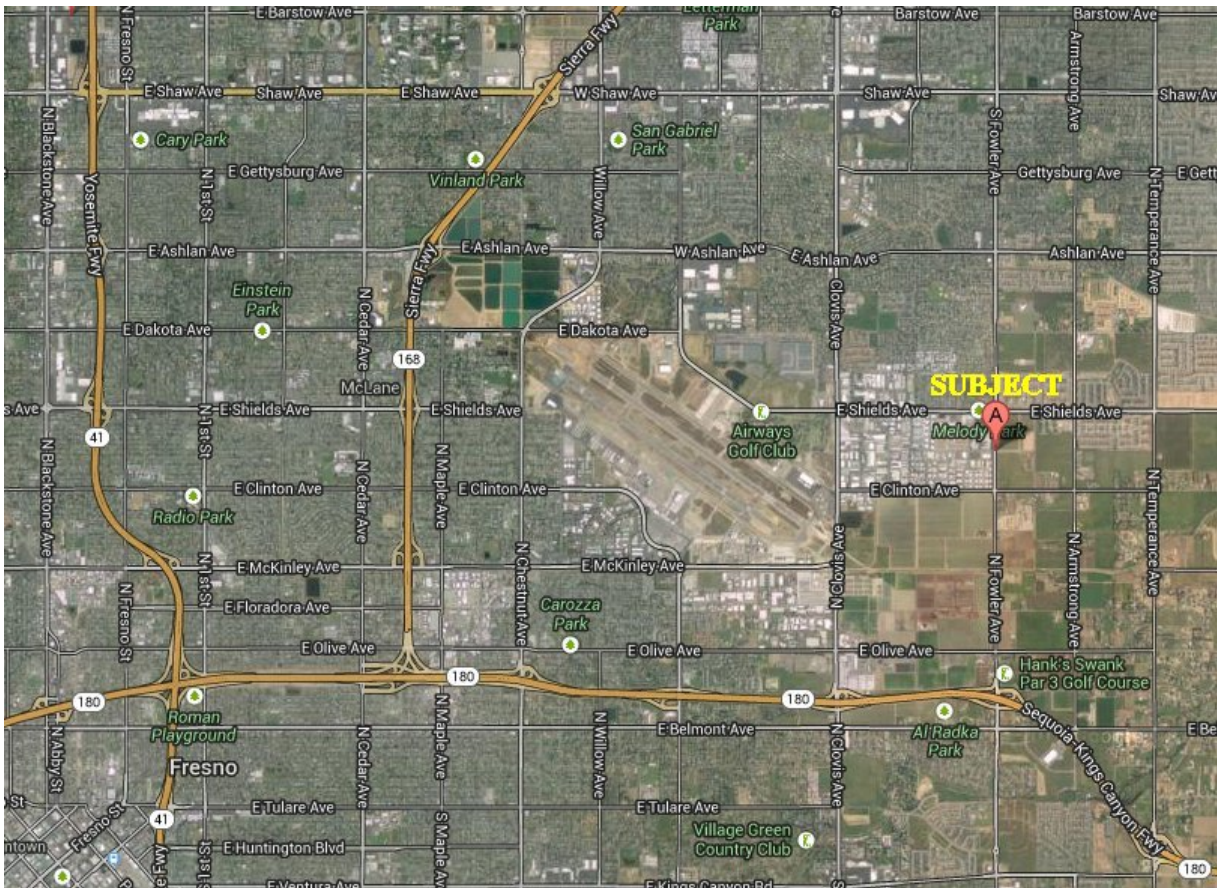
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FLOOR PLAN
SUITE 106



AERIAL VIEW



MAP VIEW

