

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 108 – Approx. 6,590 Square Feet which is comprised of approx. 3,070 sq. ft. office space and 3,520 sq. ft. warehouse 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:

JUSTIN TANCREDI CA BRE#: 01372876

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(559) 449-2424

We assume the information contained to be correct. It is obtained from sources we regard as reliable, but assume no liability for errors or omissions

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: Approx. 6,590 sq. ft.
(3,070 sq. ft. office/3,520 sq. ft. warehouse)

AVAILABILITY: Immediately

LEASE RATE: Suite 108: \$6,475.00/month NNN (approx. \$.98/sf)

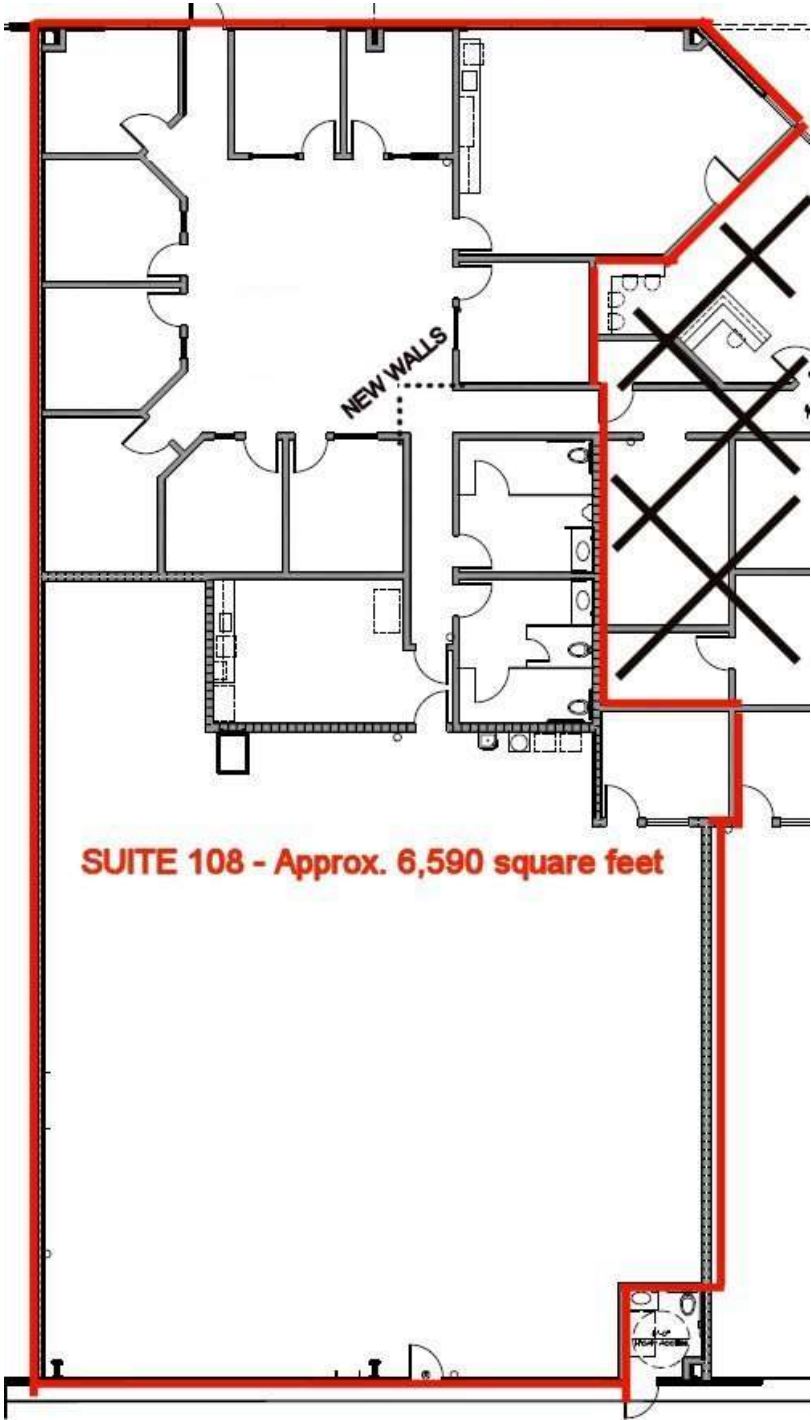
IMPROVEMENTS: Suite 108 has nine (9) private offices, an open bullpen area and large conference room. It shares private restrooms and break area with the adjacent Tenant. Landlord is prepared to provide new paint and carpet.

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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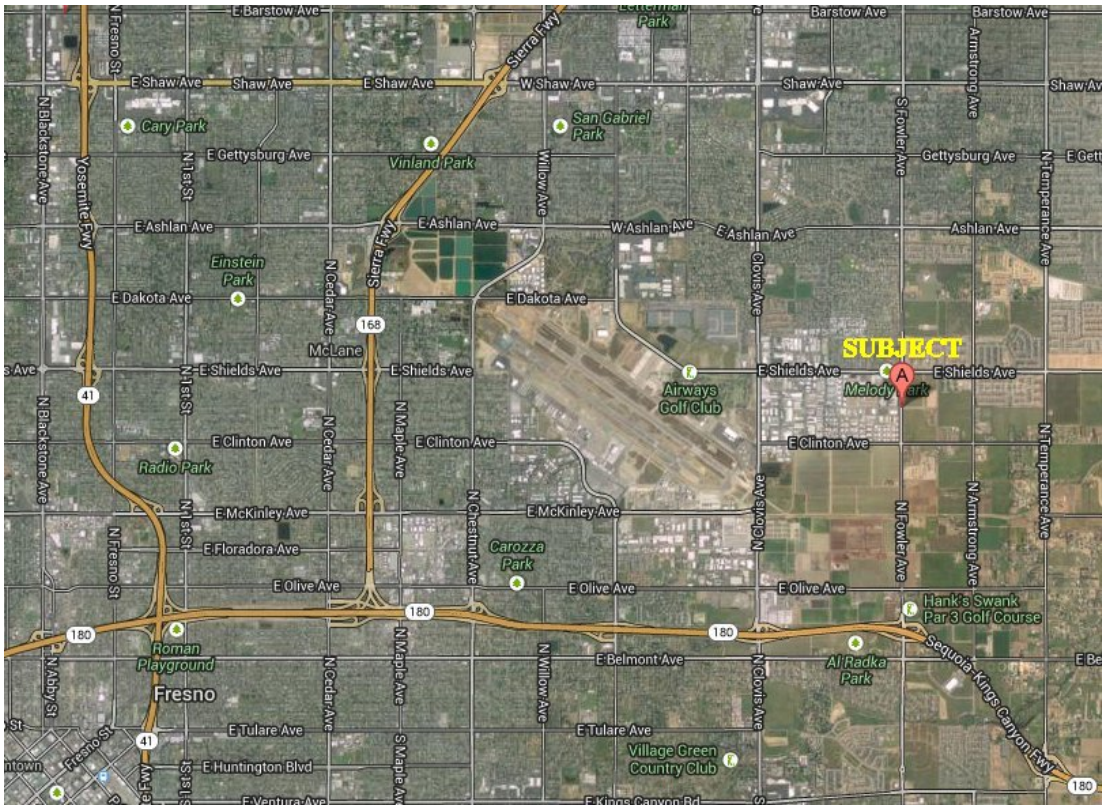
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FLOOR PLAN
SUITE 108



SUITE 108 - Approx. 6,590 square feet

AERIAL VIEW



MAP VIEW

