

**4910 Ashlan Ave  
Fresno, CA**



**Price: \$7,220,000**

- 45,160sf
- 2.13 acres, M-1 Zoning
- 208/3 Phase – 2000 Amp Electricity Capacity
- Built in 2000

**NOTES:**

There is one remaining vacancy in the building of 3,660sf (Suite 134), which is in “finished shell” condition which includes HVAC units mounted in place on the roof (no distribution or ducting), fire sprinkler system throughout (no drops), smooth finished concrete floor slab, insulated roof system and glass storefront window & door systems. Seller is willing to provide Buyer with a Tenant Improvement Allowance for the 3,660sf shell of \$25/sf or \$91,500 at the close of escrow. Additionally, Seller is willing to provide a rent guarantee on this Suite 134 equal to \$1.25/sf or \$4,575/month for 6 months after the close of escrow. Total rent guarantee to Buyer is \$27,450. Buyer will also be responsible for 50% of common area maintenance and repair for Blackbeard Avenue, a private road within the development shared by all parcels/buildings that are existing and/or planned in the future.

The information above was furnished by the owner or obtained from information we understand was authorized by the owner. No warranties or representations, expressed or implied are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Colliers International, a member of the CMN Inc. group of companies.