

FOR LEASE
INDUSTRIAL OFFICE SPACE

**Foundry Park
2550 S. East Avenue
Fresno, California**



- ◆ **Suites 140 & 150: Approximately 11,087 Square Feet**
- ◆ **Concrete Building with Fire Sprinklers throughout**
- ◆ **Includes approx. 1,600 square feet of quality office space**
- ◆ **Bridge cranes included, multiple 14' x 16' roll up doors**
- ◆ **Located at the nexus of Freeways 99 and 41**
- ◆ **Available Immediately, Generous Lease Incentives Available**

For Further Information Please Contact:

GARRY OWENS CA DRE#: 00800036
JUSTIN R. TANCREDI CA DRE#: 01372876

Russell G. Smith, Inc.
(559) 449-2424

**Foundry Park
Business and Industrial Center
2550 S. East Avenue
Fresno, California**

PROPERTY INFORMATION

Ideally located near the interchanges of Freeways 99, 41, 168 and 180, Foundry Park provides excellent access not only to the City of Fresno but throughout all of Central California. The developers of Foundry Park redeveloped this Fresno landmark site that was previously known as Valley Foundry. With outstanding visibility from Freeway 99, Foundry Park offers an identifiable and easily accessible location for tenants that service the City of Fresno and Central Valley.

Building B, 2550 S. East Avenue, is an approximately 132,410 square foot industrial building of concrete construction and is fully fire sprinkled.

Foundry Park is located in the City of Fresno Enterprise Zone, which can provide tenants with substantial state income tax credits for investments in equipment, employee training, and interest on debt.

LOCATION:	2550 S. East Avenue, Fresno, CA
AREA:	Jensen Avenue at Highway 99 and Golden State Blvd.
AVAILABLE:	Suites 140 & 150 ~ Approx. 11,087 Square Feet Available immediately
LEASE RATE:	\$.35/sf per month, NNN
FEATURES:	<ul style="list-style-type: none">◆ Multiple Bridge cranes◆ 14' x 16' roll up doors◆ Fire Sprinklers◆ High quality interior offices and restrooms

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FLOOR PLAN

Entire Office/Warehouse Space



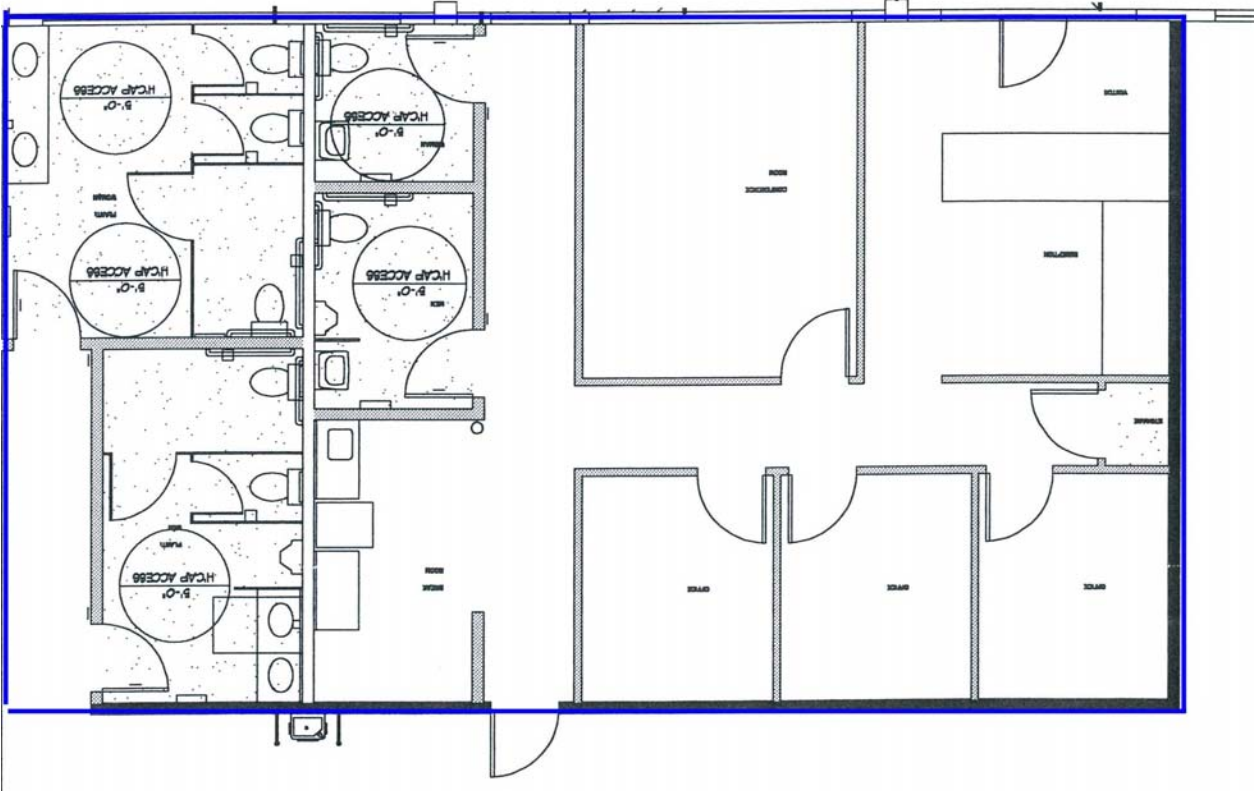
**2550 S. East Ave.
Approx. 11,087 sf**

322'

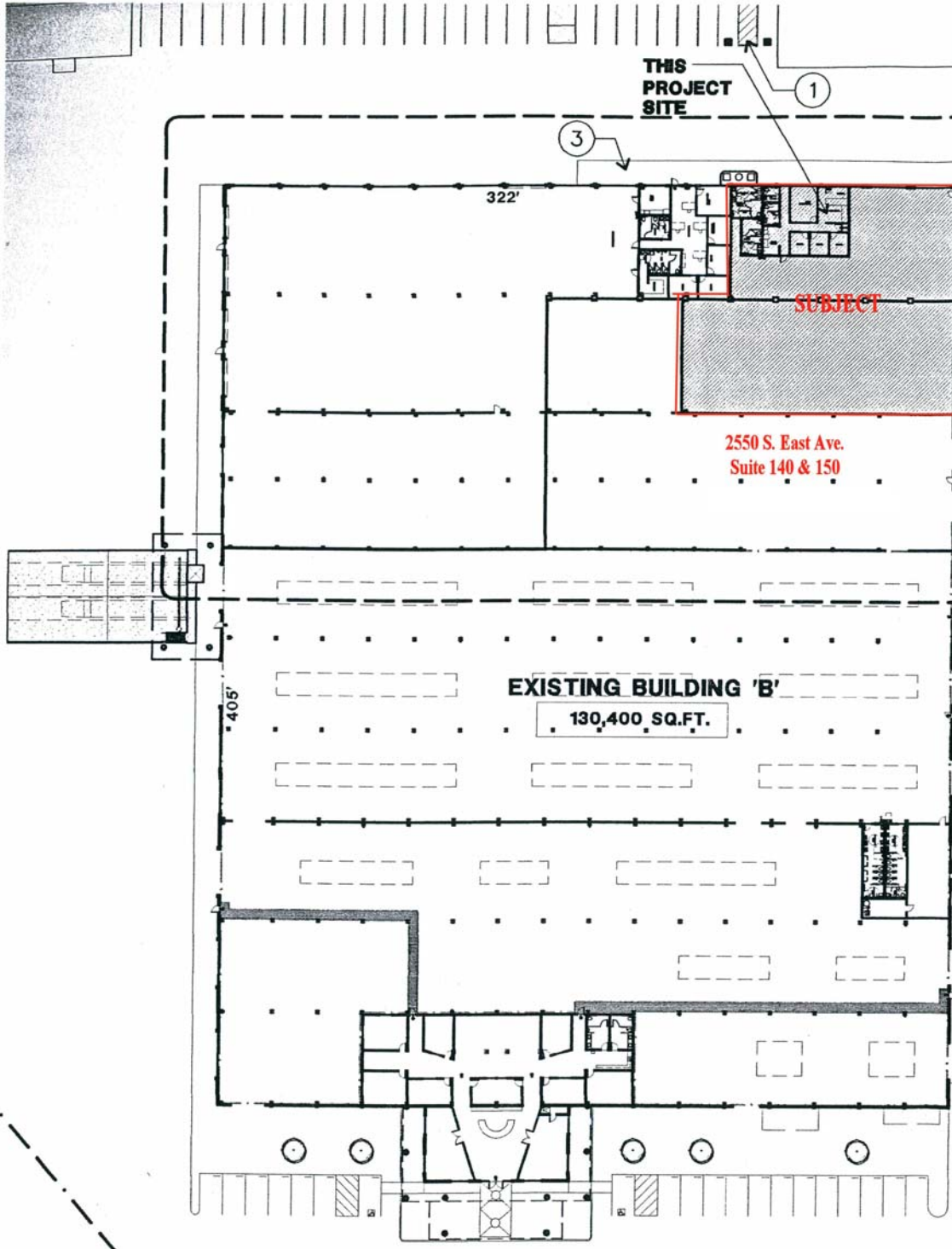
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FLOOR PLAN

**Office Portion
2550 S. East Ave., Suite 140
Approx. 1,600 sq. ft.**



SITE PLAN – Building B





LOCATION MAPS

