

FOR LEASE > OFFICE SPACE (FLEX SPACE)

ESCALON BUSINESS CENTER

66 & 90 E. ESCALON, FRESNO, CA



Building Amenities

- > Flexible Floor Plans
- > Good Freeway 41 Access
- > Many Nearby Amenities
- > Many Allowable Uses

Contact Us

AGENT: MIKE RYAN
559 221 1271 | EXT. 114
mike.j.ryan@colliers.com
BRE #01099109

AGENT: ZACK KAUFMAN
559 221 1271 | EXT. 115
zack.kaufman@colliers.com
BRE #01902869

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2013. All rights reserved.

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Escalon Business Center > 66 & 90 E. Escalon

AVAILABLE SPACE

66 E. Escalon, Suite 101

Approximately 1,848 square feet consisting of open showroom space, one private office and small warehouse.

66 E. Escalon, Suite 102

Approximately 1,848 square feet consisting of a larger open showroom area, one private office and small warehouse area with a roll-up door.

66 E. Escalon, Suite 116

Approximately 1,380 square feet consisting of open warehouse space with one restroom.

90 E. Escalon, Suite 105

Approximately 1,344 square feet consisting of open drop ceiling space with one restroom.

90 E. Escalon, Suite 106

Approximately 1,344 square feet consisting primarily of open space. Includes one restroom.

90 E. Escalon, Suite 108

Approximately 2,220 square feet consisting of a reception area, three private offices, open work areas, server room and restroom.

90 E. Escalon, Suites 109 & 110

Approximately 2,484 square feet consisting of mostly open space, with two offices, two restrooms and two roll-up doors.

90 E. Escalon, Suite 112

Approximately 1,104 square feet consisting of a reception area, six private offices, a break room with a sink and a restroom.

90 E. Escalon, Suite 116

Approximately 1,135 square feet of warehouse space with one restroom and a roll-up door.

90 E. Escalon, Suite 122

Approximately 1,380 square feet consisting of a reception area, two private offices, conference room, open work area and small amount of warehouse space.

90 E. Escalon, Suite 123

Approximately 3,348 square feet consisting of two private offices, break room, cubicle areas and two restrooms.

90 E. Escalon, Suite 124

Approximately 1,344 square feet consisting of a reception area, one private office, open work area, break area and restroom.

90 E. Escalon, Suite 125

Approximately 1,304 square feet consisting of a reception area and one private office with one restroom and the remainder being warehouse space.

**** Note: Many suites in both buildings can be combined for larger sizes.***

Escalon Business Center > 66 & 90 E. Escalon

ADDITIONAL INFORMATION

C.A.M. Charges: Currently \$0.11 per sq. ft., per month (C.A.M.) charges include security system, pest control, landscaping, water/sewer & garbage, parking lot and common area lighting among others).

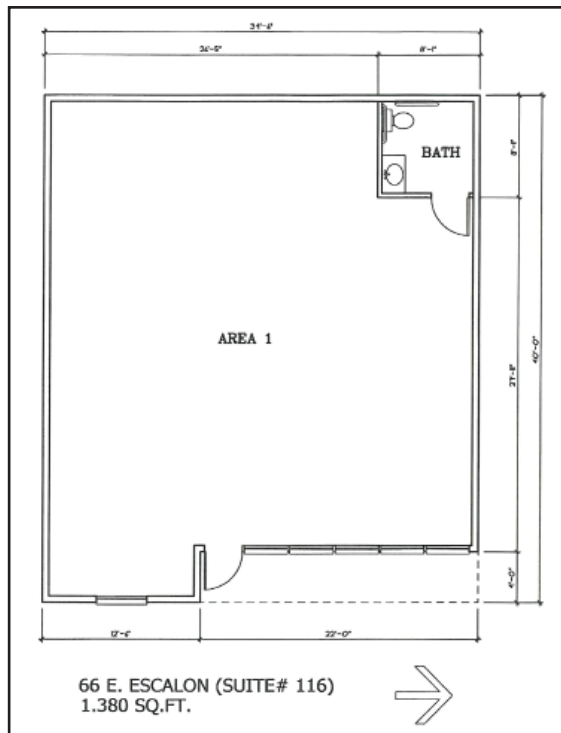
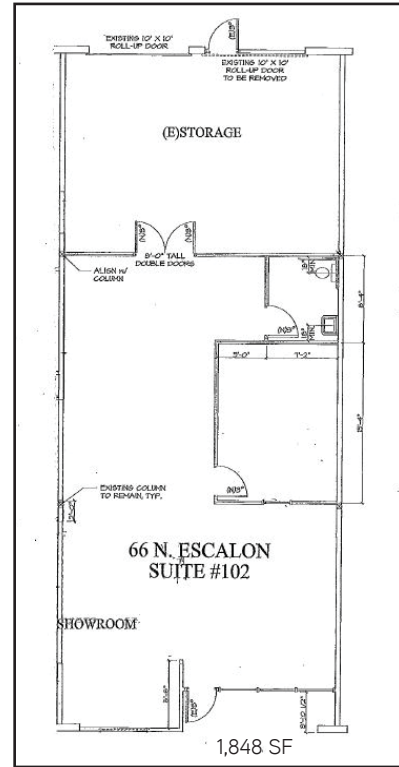
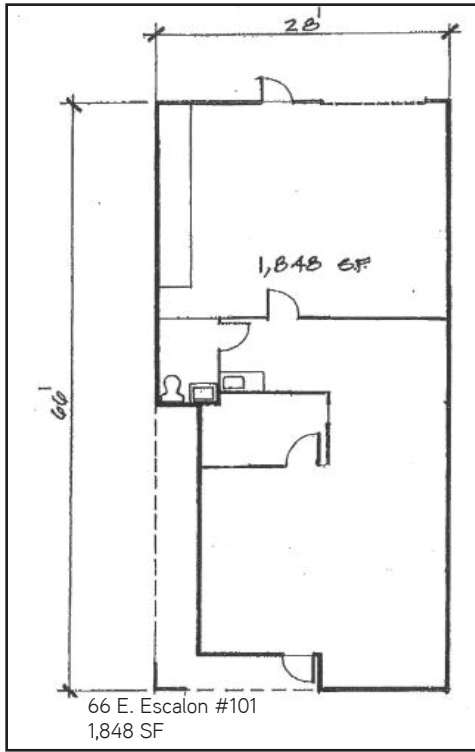
Zoning: C-6 (Heavy Commercial)

Comments: Tenants responsible for their own utilities and janitorial.



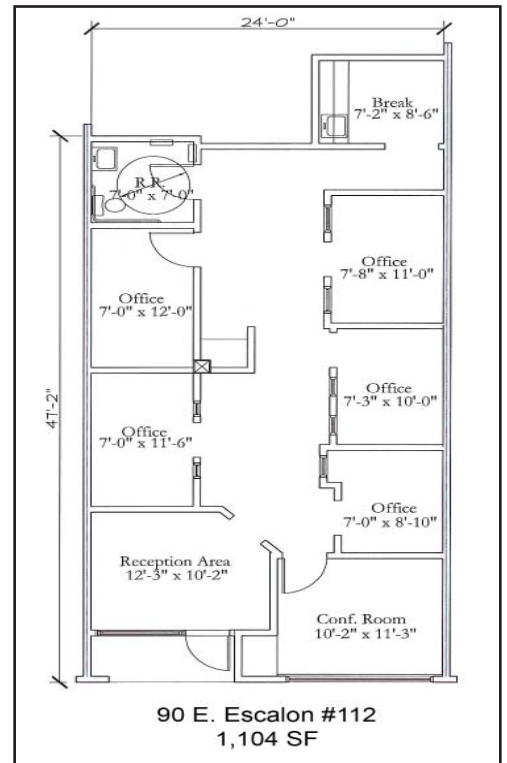
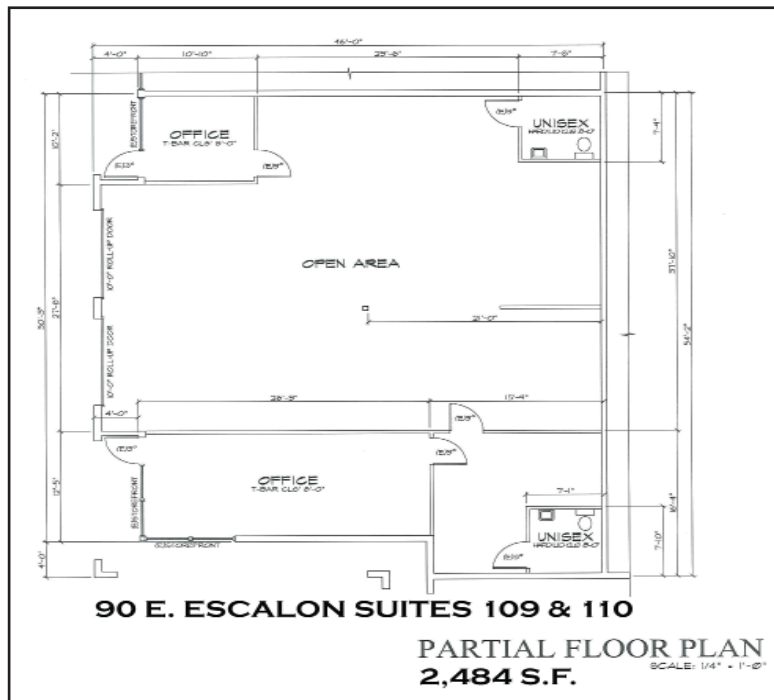
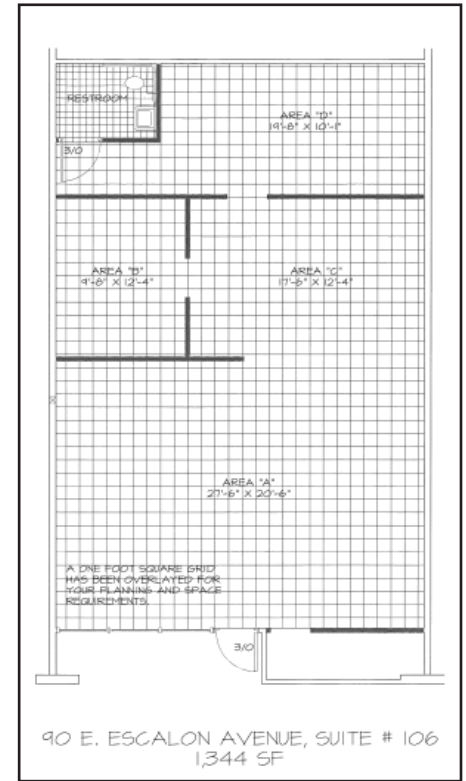
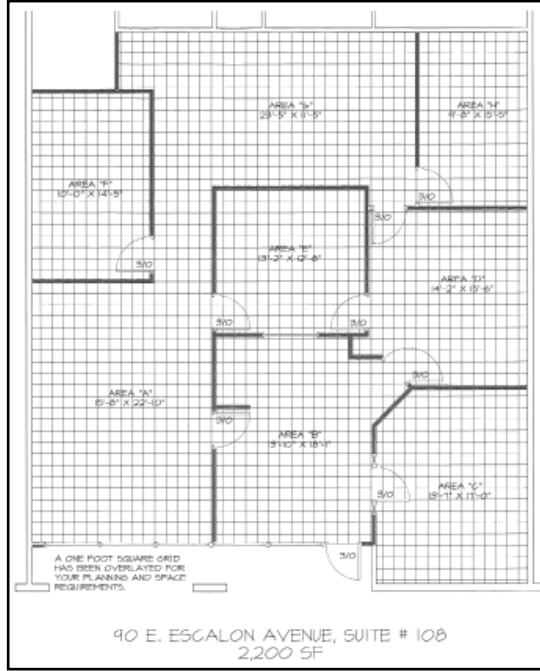
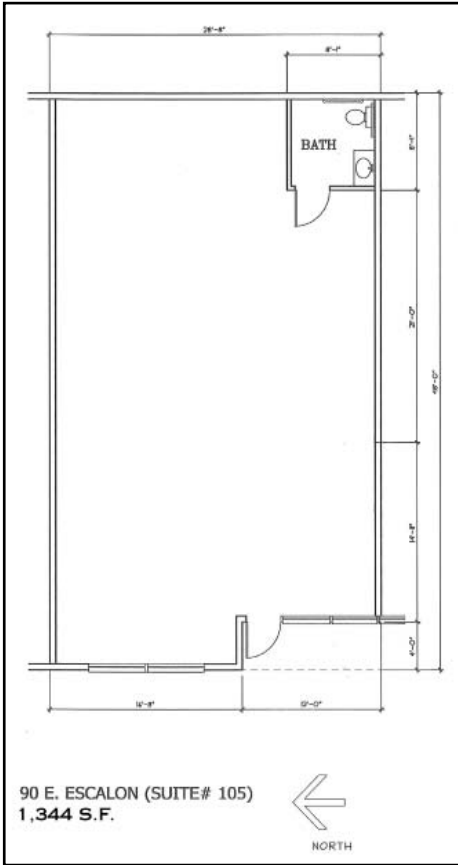
Escalon Business Center > 66 & 90 E. Escalon

FLOOR PLANS - 66 & 90 E. ESCALON



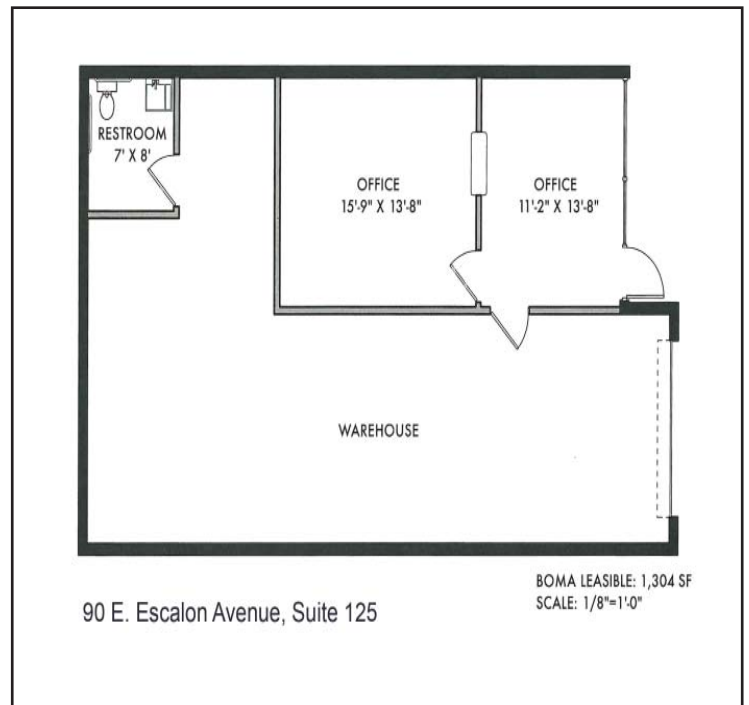
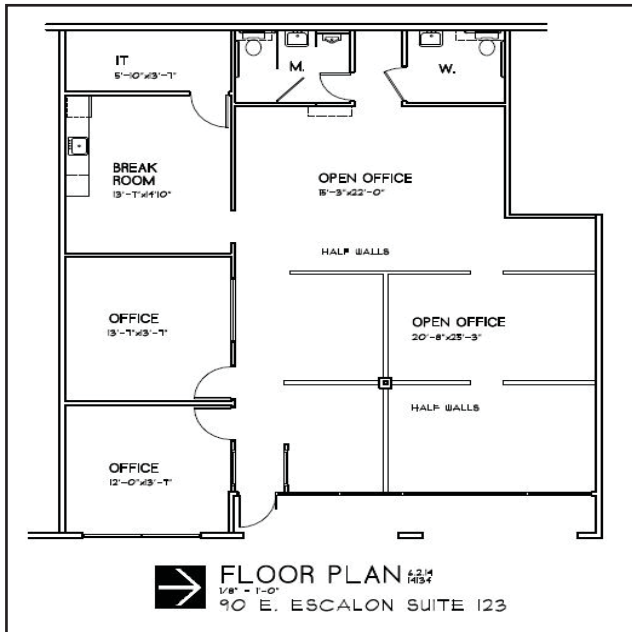
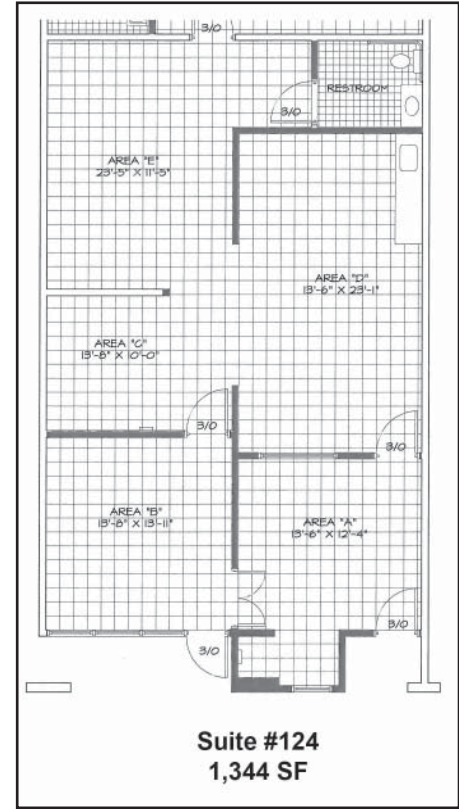
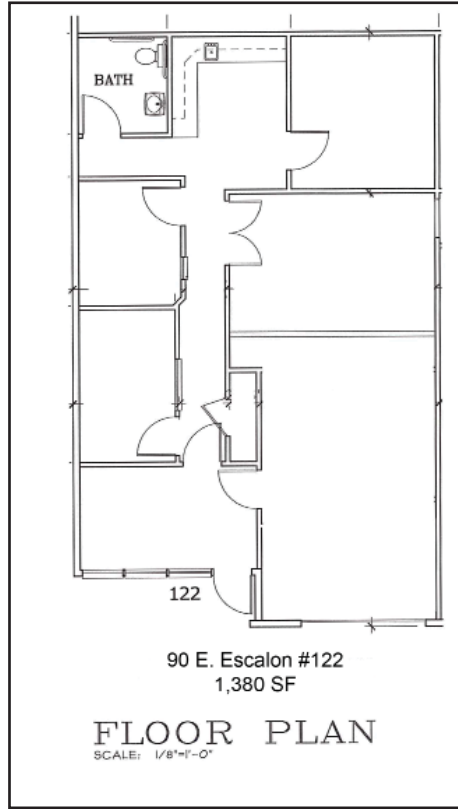
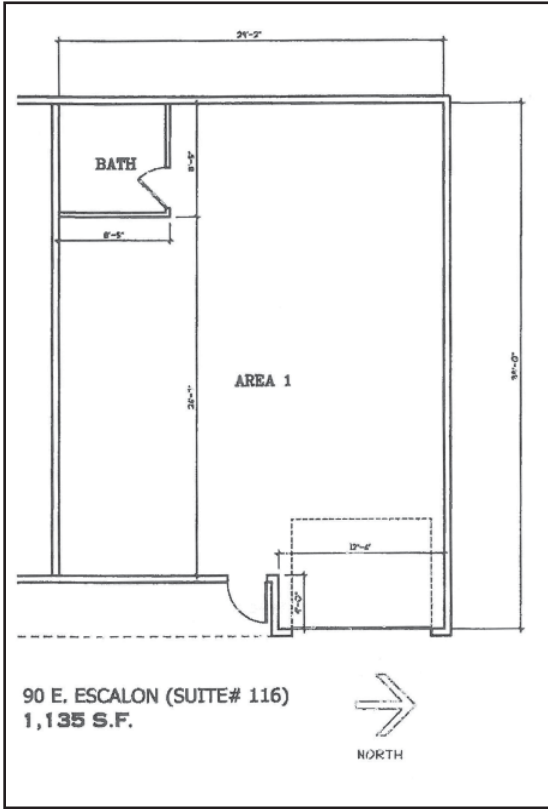
Escalon Business Center > 66 & 90 E. Escalon

FLOOR PLANS - 66 & 90 E. ESCALON



Escalon Business Center > 66 & 90 E. Escalon

FLOOR PLANS - 90 E. ESCALON



Escalon Business Center > 66 & 90 E. Escalon

SITE PLAN

