

FOR LEASE



Multi-Purpose Commercial Facility 2611 East Hammond Fresno / Olive

**ZONED FOR ASSEMBLY
PER CITY OF FRESNO**

**Office and Warehouse Building
Approximately
17,800± Total Sq. Ft.**

\$.49 Per SF

Great Freeway Access 180, 168 & 41

Fully Sprinklered & ADA Approved

Flexible Floor Plan

New Security Systems & Lighting

Multipurpose Room - 645 Person Occupancy

Dining & Meeting Rooms

Full Kitchen, Classrooms, Business Offices

For Further Information, Contact:

ROBERT E. ELLIS

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DRE License #00870649

RE
LI
ROBERT ELLIS
Leasing and Investment, Inc.

2611 East Hammond Fresno, California

Total Square Feet - Approximately 17,800± square feet

Large Multipurpose Room - 645 Occupant Load

8-10 Private Offices or Classrooms

2 Large Open Conference or Work Areas with 10'-12' Ceilings

1 Large Kitchen / Lounge Area

ADA Restrooms

Community Center - Approximately 5,000± square feet

Currently Fully Sprinklered Facility.

Potential Indoor Sports Area.

Zoning:

Currently approved for Assembly & Church Use Per City of Fresno

Monthly Rent:

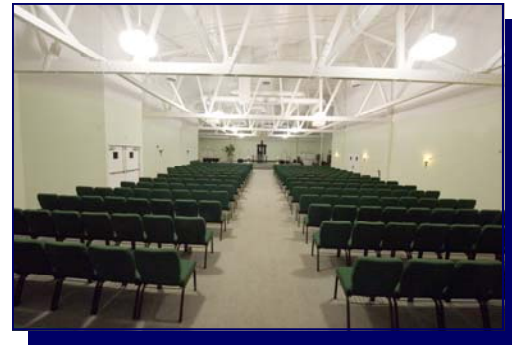
\$.49 per square foot, triple net (Approximately \$.05-.06/sf*)

\$8,725.00 per month

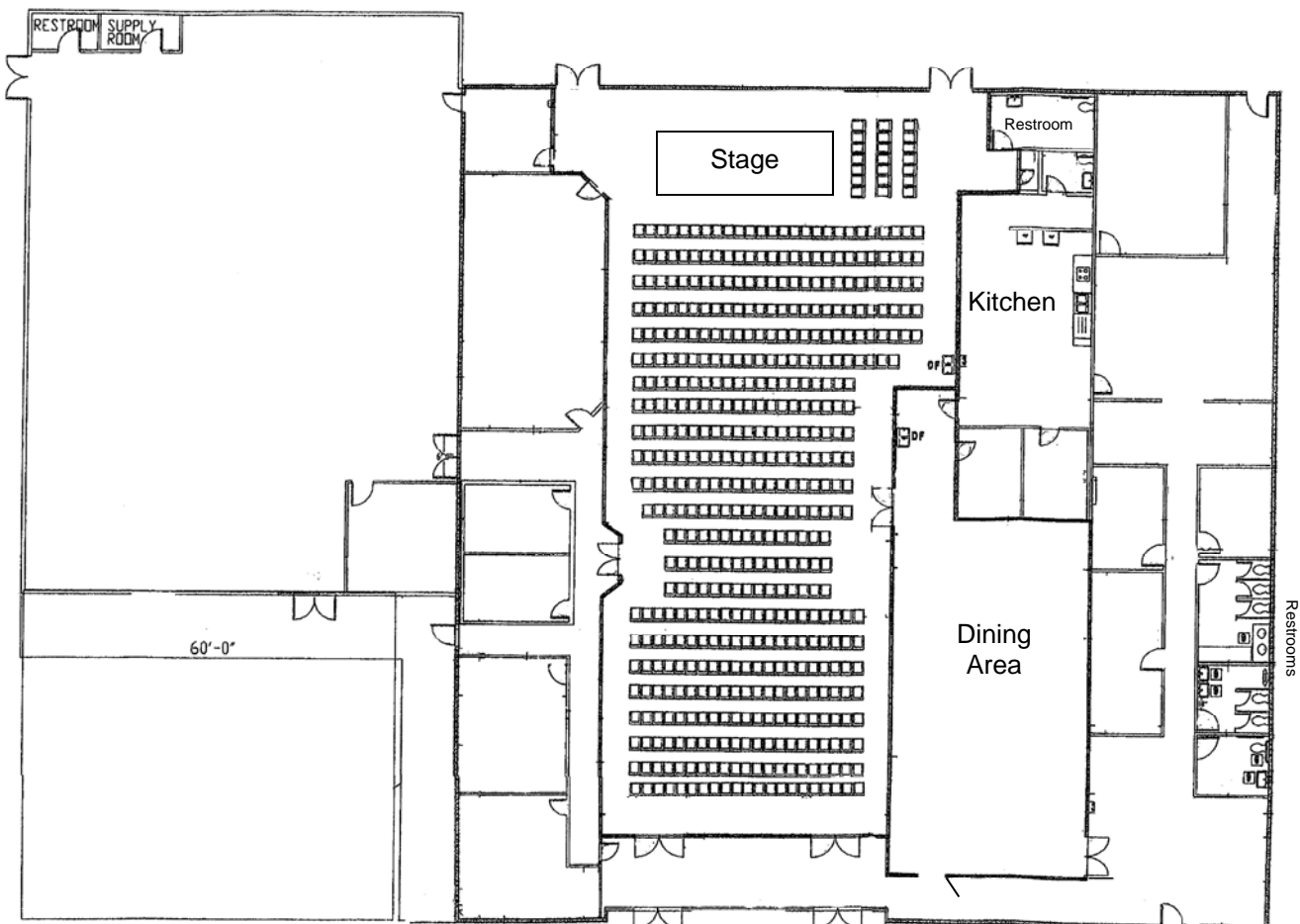
*Currently Property Tax Exempt

Parking:

On site fenced/secured parking lot. 40± car parking lot is available adjacent to property and over 100 stalls available at neighborhood school facility, plus abundant street parking.

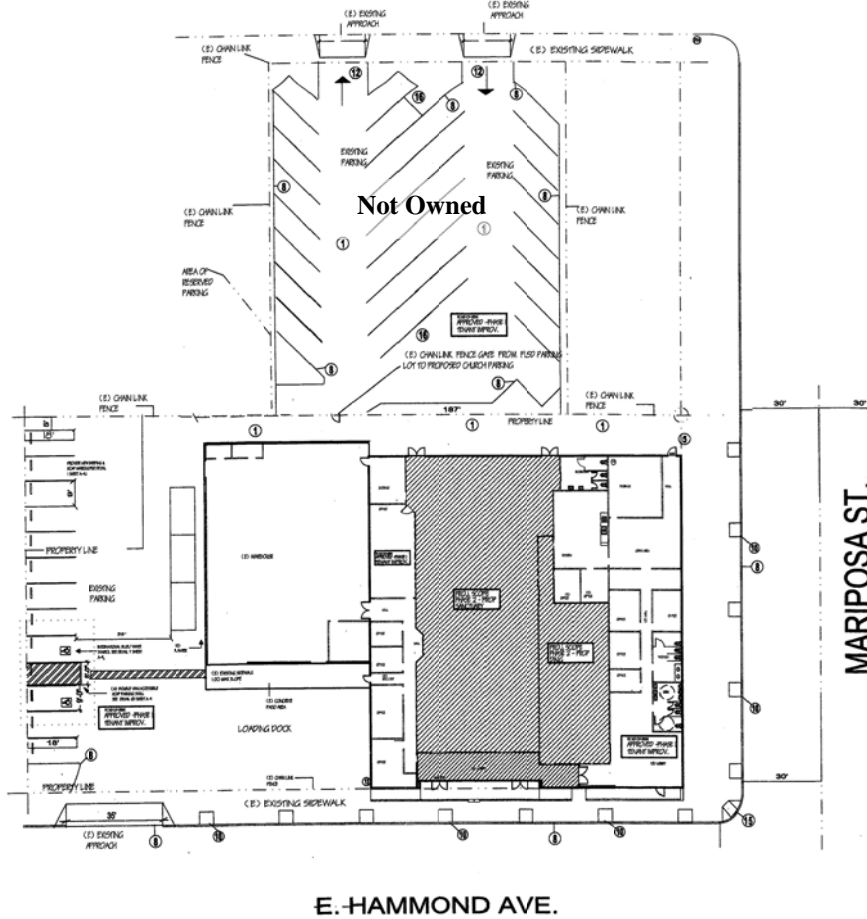


Floor Plan



2611 East Hammond Fresno, California

Site Plan



E. HAMMOND AVE.

MARIPOSA ST.

Parcel Map

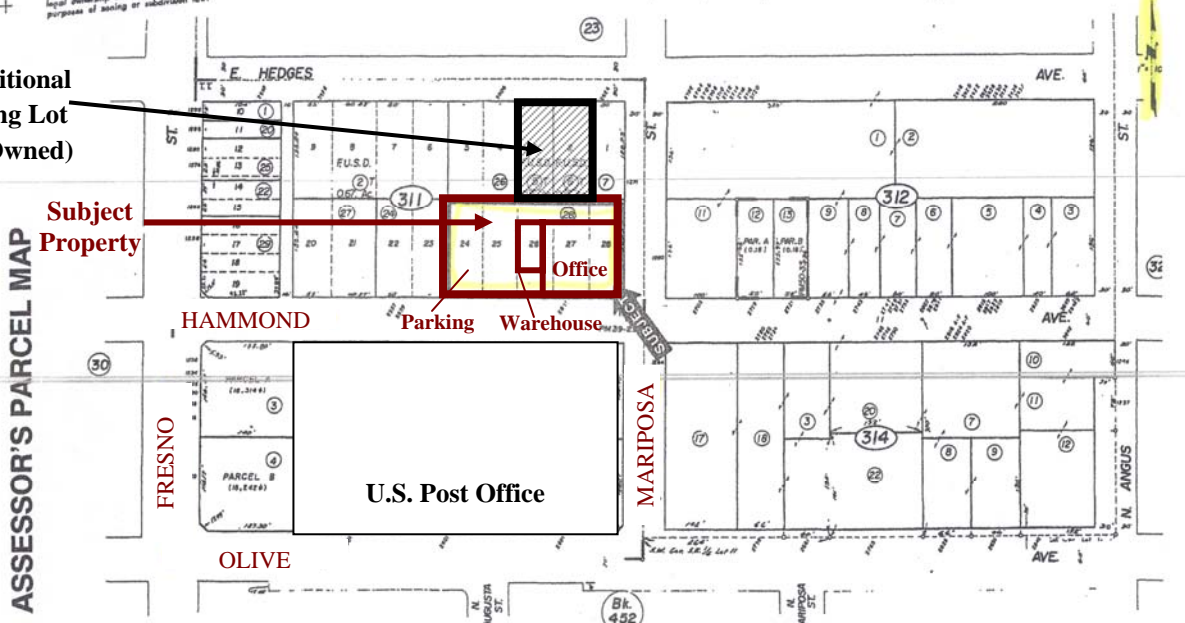
NOTE-
This map is for Assessment purposes only. It is not to be construed as conveying legal ownership or division of land for purposes of leasing or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 34, T.13S., R.20E., M.D.B. & M.

Tax Area 5-001

451-31

Potential Additional
40 Car Parking Lot
(Leased Not Owned)



ASSESSOR'S PARCEL MAP

HAMMOND

FRESNO

OLIVE

U.S. Post Office

MARIPOSA

Parcel Map No. 86-46, Bk. 50, Pg. 33
Parcel Map No. 82-25, Bk. 39, Pg. 29
Tweed Tract - Plat Bk. 13, Pg. 53
Salinger Tract - Plat Bk. 2, Pg. 13

Assessor's Map Bk. 451 - Pg. 31
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.