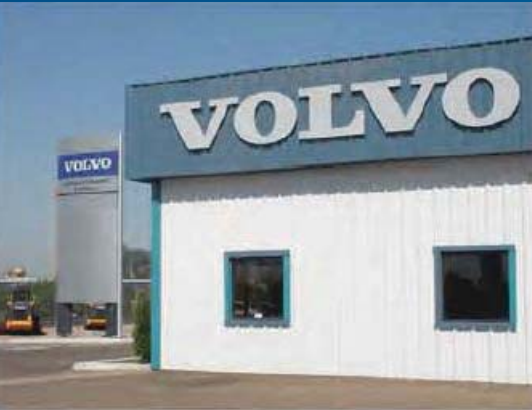


FOR SALE OR LEASE > 8 NEW PARCELS AVAILABLE FOR BUILD-TO-SUIT



# West-Tech 3 Industrial Park

EAST LINCOLN AVENUE, FRESNO, CALIFORNIA



***Located between Golden State Blvd. and Highway 99***

## Property Information

- > Location: Located between Golden State Blvd. and Highway 99 on East Lincoln Avenue in the unincorporated area of Fresno.
  - > Price: Contact Broker for Lot Pricing Information
  - > Land Area: Parcels range in size from .88 acre to 2.48 acre
  - > APN: Please Contact Broker
  - > Zoning: M-3 Heavy Industrial, County of Fresno
  - > Services: All services stubbed to the property. water, sewer, electricity and telephone
  - > Water: Community Well System for both domestic and fire
  - > Sewer: S-K-F Sanitation District
- Excellent Freeway 99 Exposure
  - Located in the County of Fresno
  - Great Access to Golden State Boulevard
  - Hard to find M-3 property
  - West Star Construction, Inc. designated builder
  - Developer/Building will provide full turn-key building ready of occupancy on a Lease

AGENT: CHAD MCCARDELL  
559 256 0157  
chad.mccardell@colliers.com  
BRE #01313658

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

# FOR LEASE > West-Tech 3 Industrial Park

FRESNO, CALIFORNIA



## MASTER SITE

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# FOR LEASE > West-Tech 3 Industrial Park

FRESNO, CALIFORNIA

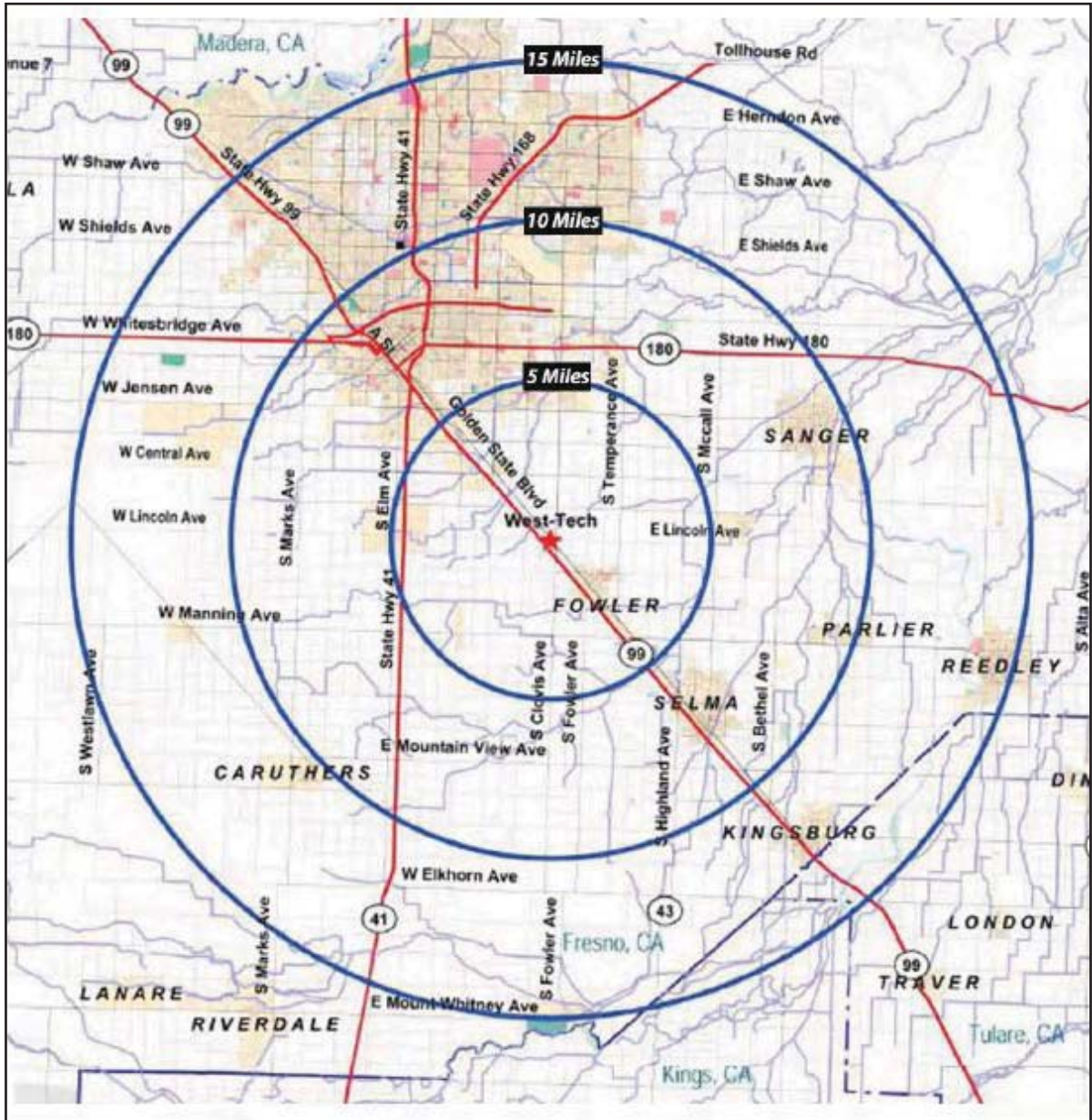


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# FOR LEASE > West-Tech 3 Industrial Park

FRESNO, CALIFORNIA



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