

3146 S. CHESTNUT AVENUE, FRESNO, CA

FOR LEASE OR SALE



FOR LEASE at \$.60 PSF NNN or FOR SALE at \$62,500,000

525,648 SQUARE FOOT INDUSTRIAL COMPLEX

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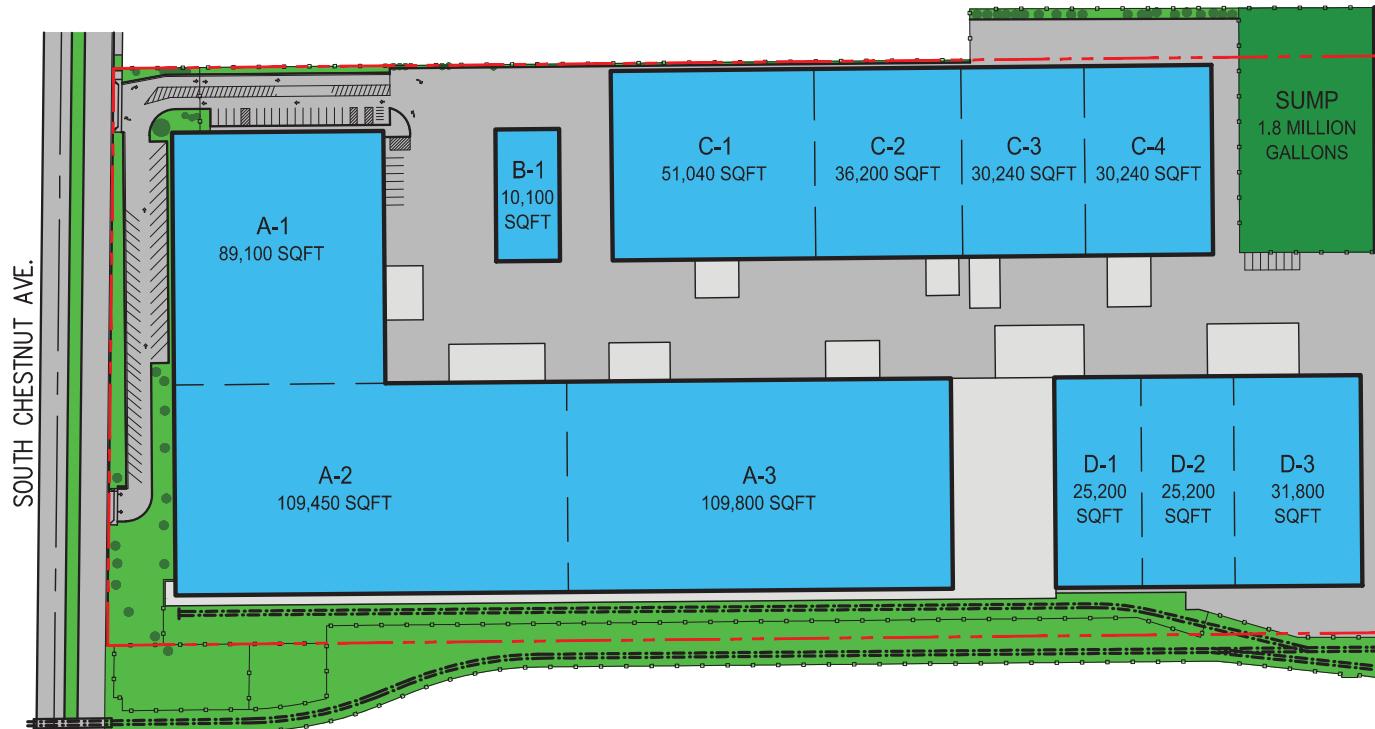
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INLAND STAR DISTRIBUTION CENTERS, INC.



Building	Size (SF)	Year Built	Office Build-Out (SF)	% of Office Space	Clear Height	Grade Level Doors	Dock-High Doors
A	282,240	1989	15,578	5.52%	26' - 28'	5	24
B	10,800	1989	0	0.00%	24'	1	0
C	148,608	1988 & 1999	0	0.00%	26' - 28'	3	12
D	84,000	1999	0	0.00%	26' - 28'	3	8
Totals:	525,648		15,578	2.96%		12	44

Description: Building A contains approximately 7,500 SF of storage mezzanine not included in the rentable area. Rail dock along south side of building. There are 3 chiller/freezer rooms totaling roughly 8,000 square feet with 34-degree capability. The site has a 1.8-million-gallon Containment Sump.



RAIL SERVED



SOLAR

1.8M GALLON
SUMP44 DOCK
DOORSUP TO 28'
CLEAR HEIGHTS

M3: ZONED

PROPERTY HIGHLIGHTS

3146 S. Chestnut Ave is located in Fresno, CA with easy access to Hwy 99, Hwy 41 and within 10 minutes drive to the Fresno Yosemite International Airport. This facility totals over 525,000 SF of industrial warehouse across 4 buildings with active rail on site. The interior loading bays and large elevated rail loading dock optimizes in-bound and outbound for both rail and truck. The facility is ideal for large logistics use on a single or multi-tenant basis.

PROPERTY HIGHLIGHTS

- Excellent proximity to north, south, east and west freeways.
- Well maintained - 100% owner user for the last 30 years.
- Concrete Tilt Construction, insulated roof
- Zoned M3, County of Fresno jurisdiction
- Owned roof-mounted solar, Tier 2.
- Parking: 105 car spaces and 7 spare trailer spaces in addition to the 44 dock high doors.
- Clear height: 24' to 28'
- Dock High Doors: 44 (there is also an open concrete dock of approximately 29,000 square feet that has 5 dock-high positions, as well as a depressed loading ramp with 2 dock-high positions. There is a rail spur and dock located along the south side of Building A.
- Drive-In Doors: 12
- Rail Service: Sunset Rail Line
- Fire Sprinkler: 100% sprinklered

ADDITIONAL PROPERTY DETAILS

- The water storage tank and pump house located at the southwest edge of the property is identified as APN 331-017-16, and is owned by the Malaga Water District.
- Fresno Industrial market is just over 88M SF with industrial rates in the \$8 PSF per year range over the last 3 years with YOY growth in rental rates to current year. Rates have held steady due to a lack of inventory and minimal construction.
- Fresno has over 1M population and the Central Valley, inclusive of Tulare and Kern total over 4.3M in population.

SEWER:
MALAGA
WATER DISTRICTWATER:
MALAGA
WATER DISTRICTGAS:
PG&ETELEPHONE:
AT&TELECTRIC:
PG&E

3 Number of large e-commerce fulfillment center projects completed or announced in 2017-2018: Amazon.com, Inc., ULTA Beauty, Inc, and Gap, Inc.

10 Months

Time it took Amazon.com, Inc. to complete its 855,000 sf e-commerce fulfillment center in Fresno, including permitting, inspections and construction.

47

Number of Fresno County census tracts approved as Opportunity Zones.

40 Thousand

Non-farm jobs created in Fresno County between June 2014-June 2018.

1 Million

Fresno County has officially surpassed a total population of 1 million in 2018 and is expected to grow at a faster rate (17.6%) than the state of California (12.8%) by 2035.

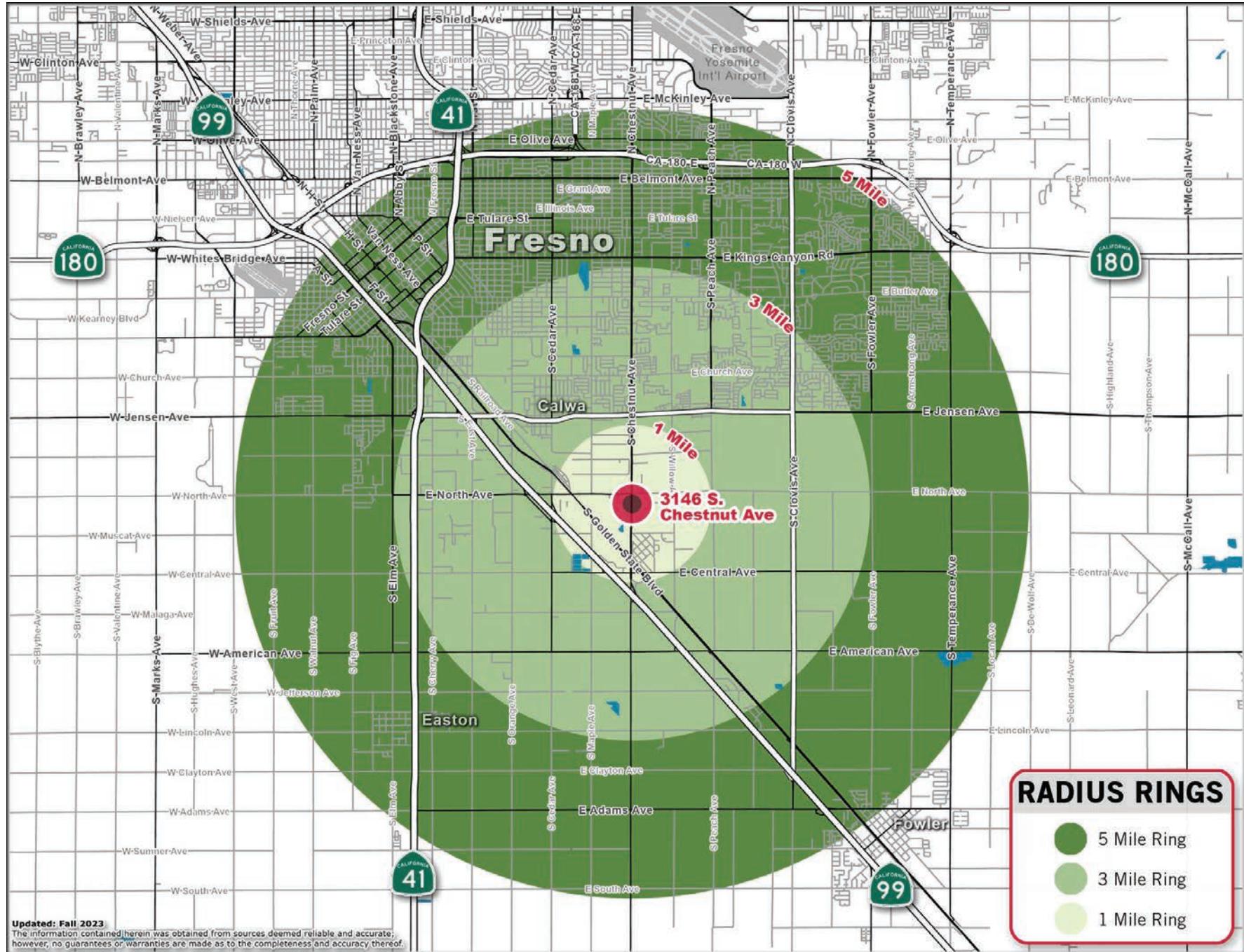
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Fresno County's GDP in 2016, ranking 69 nationally out of 382 metropolitan areas.

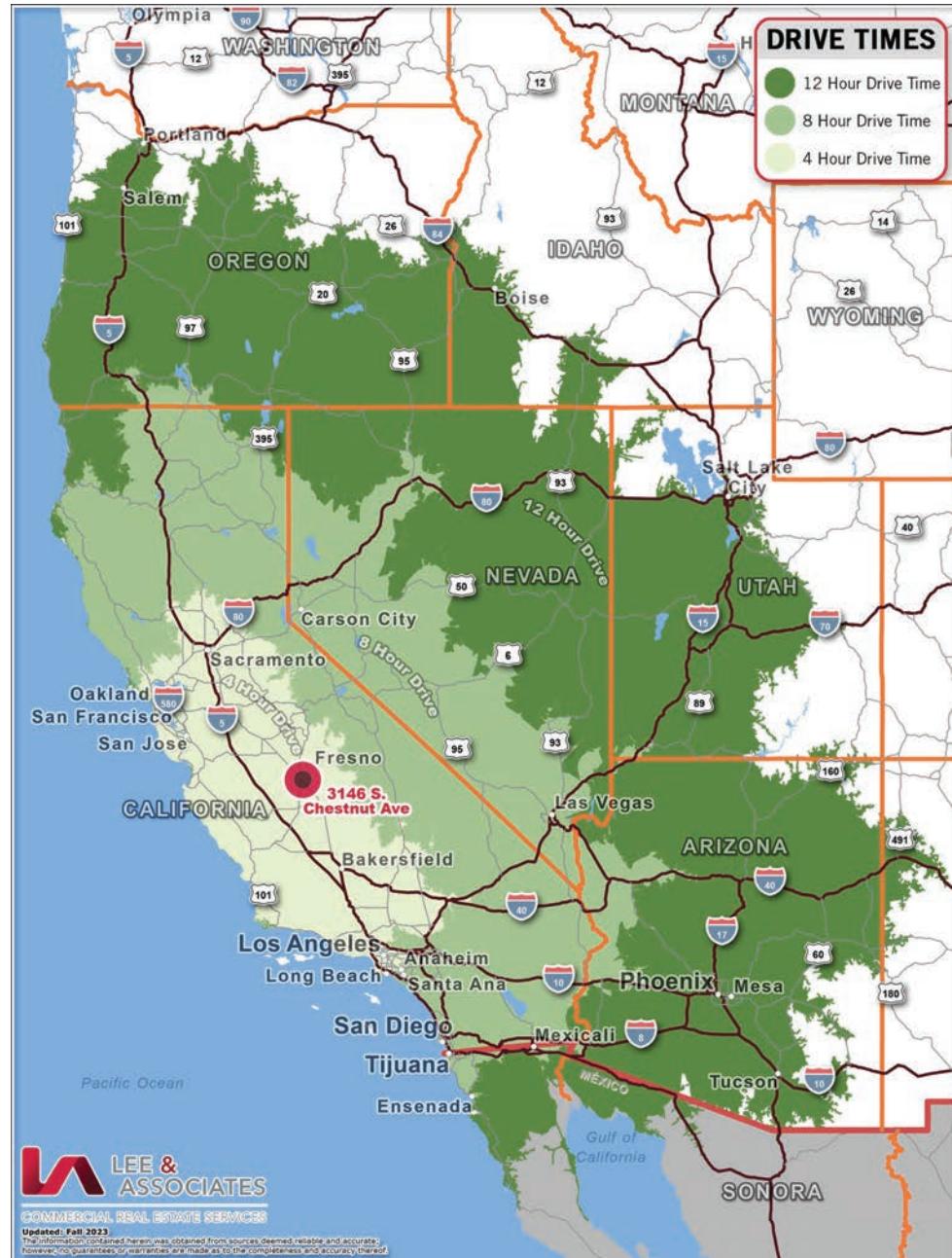
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ECONOMIC & DEMOGRAPHIC HIGHLIGHTS: FRESNO

Source Fresno Economic Development Corporation: www.fresnoedc.com

Fresno is the fifth largest city in the State of California, and 35th largest in the nation. San Francisco and Los Angeles are each approximately a three-hour drive from Fresno County's namesake city. Fresno is experiencing its lowest unemployment rate, 5.6%, in two decades. Logistics, agriculture, manufacturing and healthcare drive the City's growth and diversification. The high-quality workforce, along with potential incentives from the City of Fresno and other federal and state programs such as the Opportunity Zones and New Market Tax Credit, make Fresno the ideal place to do business in California.

LOGISTICS: Reach 40 million customers with guaranteed next-day ground service, without the additional cost of expedited shipping. Due to Fresno's unique location in the middle of the state, FedEx, UPS, and OnTrac, can reach all of California's major markets within one day with their standard ground shipping, guaranteed.

MANUFACTURING: Manufacturing has become a focal area of investment for Fresno County and the San Joaquin Valley. Led by the San Joaquin Valley Manufacturing Alliance (SJVMA), efforts are being made to develop the area into a globally competitive resource that will attract companies. The SJVMA's primary focus is to building stronger regional manufacturing companies by strengthening connections and relationships, building growth assets, and strengthening the workforce pipeline by collaborating with education partners and ensuring students are supported in discovering a path that inspires them.

AGRICULTURE: With \$7.98 billion in output, Fresno County is the top agricultural producing county in the United States. Located in one of the most fertile and productive regions of the world, the agricultural output of the region has led to a robust food processing industry, with food processors and food processing equipment manufacturers making up a large percentage of Fresno County's economy.

Total Labor Force: 459,583

Employed: 428,025

Unemployed: 31,550

Unemployment Rate: 6.9%

California Employment Development Department, Local Area Unemployment Statistics (LAUS), November 2023 – Averages for Fiscal Year 22-23, Not Seasonally Adjusted

Exports: \$3.0 billion (2020), with \$2.5 billion from agriculture and processed foods.

Number of Commodities Grown: Nearly 400

2020 Crop Highlights by Commodity

- Field Crops: \$299 million
- Seed Crops: \$8.8 million
- Vegetable Crops: \$1.42 billion, led by garlic and followed by tomatoes
- Fruit and Nut Crops: \$4.57 billion, led by almonds and grapes
- Nursery: \$39 million
- Livestock and Poultry: \$1.02 billion, an increase of 16%
- Livestock and Poultry Products: \$473 million, an increase of 10%
- Apiary Products and Pollination Services: \$141 million
- Industrial Crops: \$3.2 million

Source: International Trade Administration Metropolitan Export Tool and Fresno County 2020 Crop Report

The Fresno-Clovis metropolitan region ranked 3rd in California among "Tech/Info Leaders" with a job growth of 20% in the tech sector since 2011.

Source: Progressive Policy Institute "The California Tech/Info Boom: How it is Spreading Across the State" July 2015.

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