

AVAILABLE FOR LEASE
CLASS A LOGISTICS BUILDING

4600 S. CHESTNUT AVENUE

FRESNO, CALIFORNIA



NEWMARK
PEARSON COMMERCIAL

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Project Overview

Class A Logistics Development

The project, which is entitled, is located in the County of Fresno, which is a business-friendly jurisdiction and benefits from the region's largest labor force. The development is zoned M-3 (*Heavy Industrial*).

The developer of the project, G3 Development, is one of the region's most active commercial development firms with over 2M SF of existing industrial property in Fresno and Visalia and has significant land holdings for future industrial development.

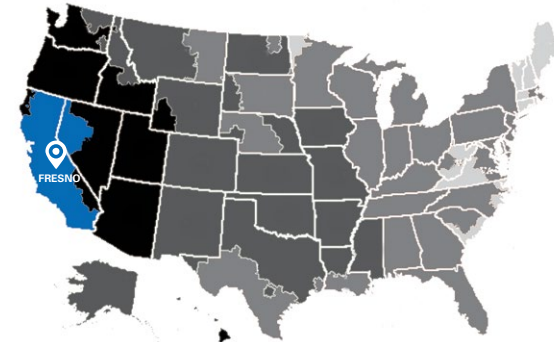
Construction drawings are complete. Development can begin within 30 days of lease execution.

Location Benefits

Property is located at 4600 S. Chestnut Avenue, Fresno, CA, which is in the largest industrial submarket in the region. Excellent access to HWY 99 via the American Avenue interchange. The American Avenue interchange is scheduled to be improved by CalTrans beginning in 2025.

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

UPS Ground Map

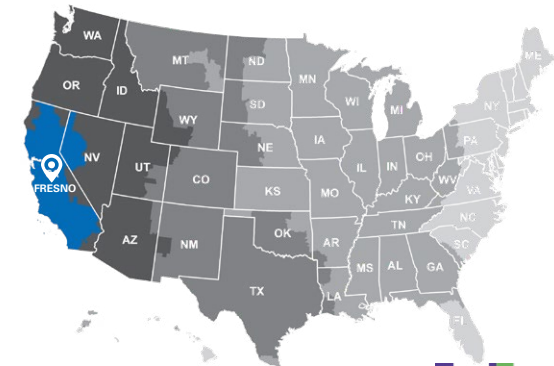


TRANSIT DAYS



1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FedEx Ground Map



TRANSIT DAYS

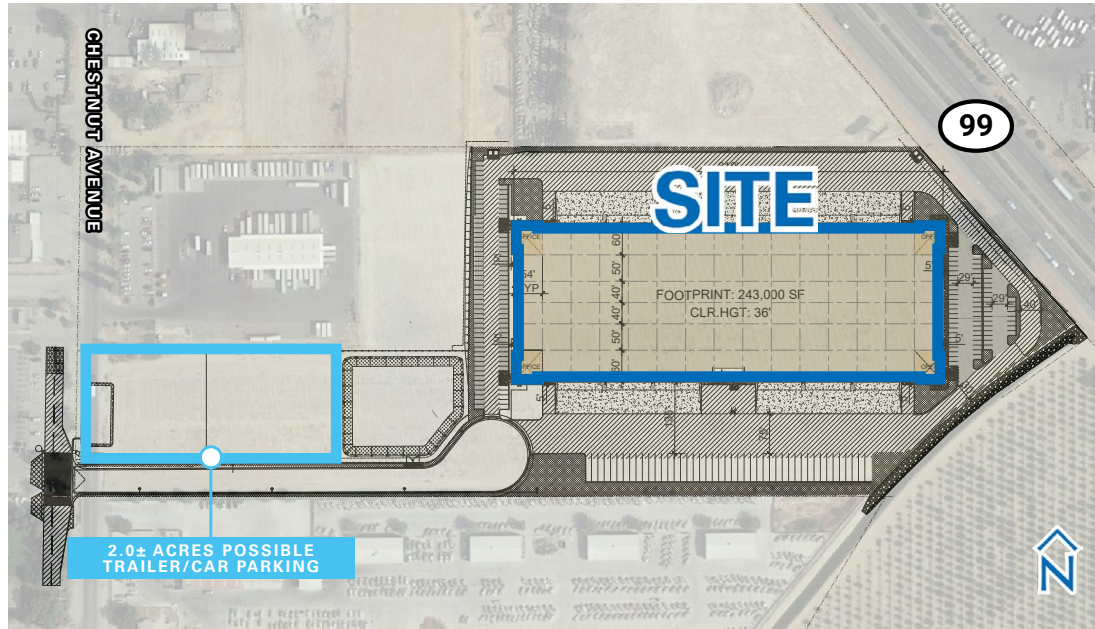


1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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243,000_±

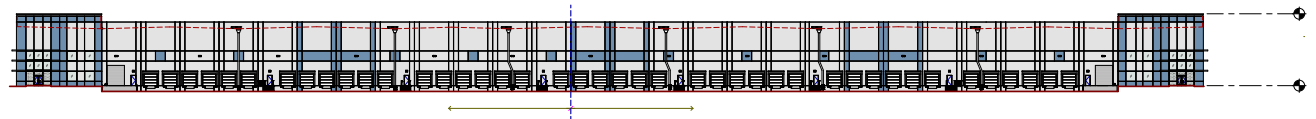
TOTAL SQUARE FEET OF AVAILABLE SPACE

Site Plan

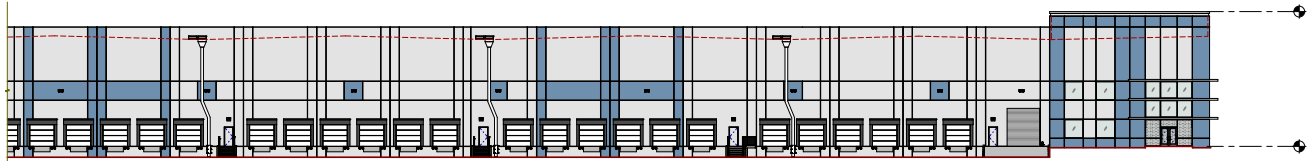


Address:	4600 S. Chestnut Avenue
Location:	Fresno, CA 93725
Building Size:	243,000± SF
Available Space:	60,750± SF to 243,000± SF
Zoning:	M-3 (<i>Heavy Industrial</i>)
Clear Height:	36' min.
Dock Doors:	78
Drive-In Doors:	6
Trailer Parking:	45
Auto Parking:	175
Column Spacing:	Variable, typical 54'x50'
Truck Court:	135' from dock
Fire Sprinkler:	ESFR
Lighting:	To-Suit
Office Area:	To-Suit
Construction Type:	Concrete
Power:	4,000 AMP/480V
Entitlements:	Completed
Construction Drawings:	Completed
Lease Rate:	Please contact Ethan Smith

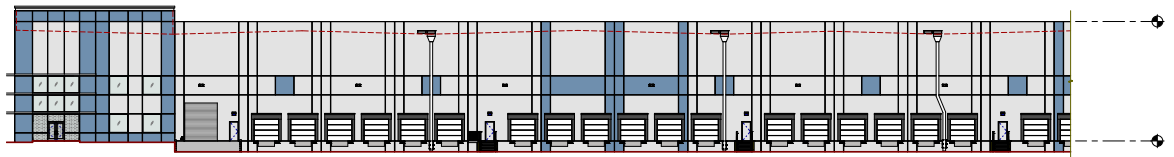
Elevations



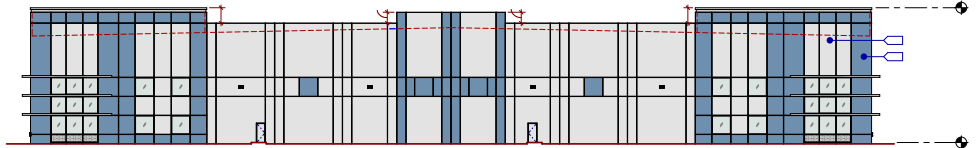
OVERALL NORTH EXTERIOR



PARTIAL NORTH EXTERIOR

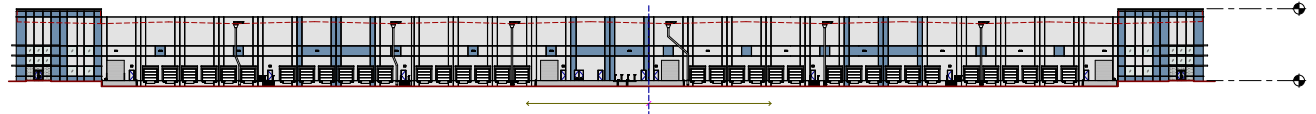


PARITAL NORTH EXTERIOR

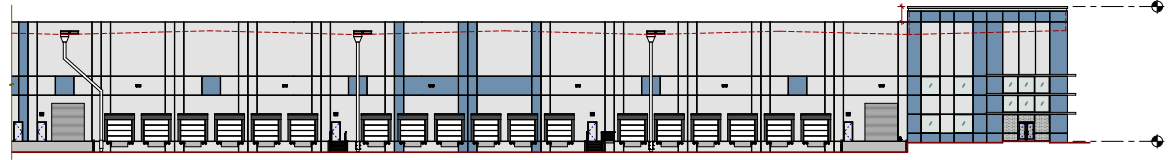


EAST EXTERIOR

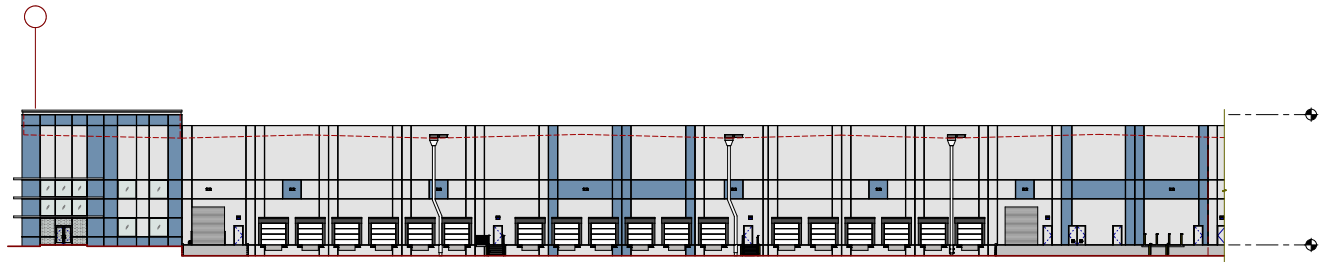
Elevations



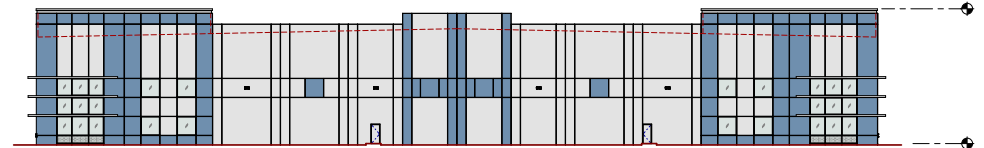
OVERALL SOUTH EXTERIOR



PARTIAL SOUTH EXTERIOR



PARITAL SOUTH EXTERIOR



WEST EXTERIOR

DEVELOPMENT SUMMARY:

- **Total Acreage:** 20± acres
- Fully entitled land + building
- Located in the County of Fresno
- Developed by G3 Development, who is one of the region's most active commercial development firms
- Zoned M-3 (*Heavy Industrial*)
- Potential 2.0± acres of trailer/car parking available
- Construction drawings are complete

UTILITIES:

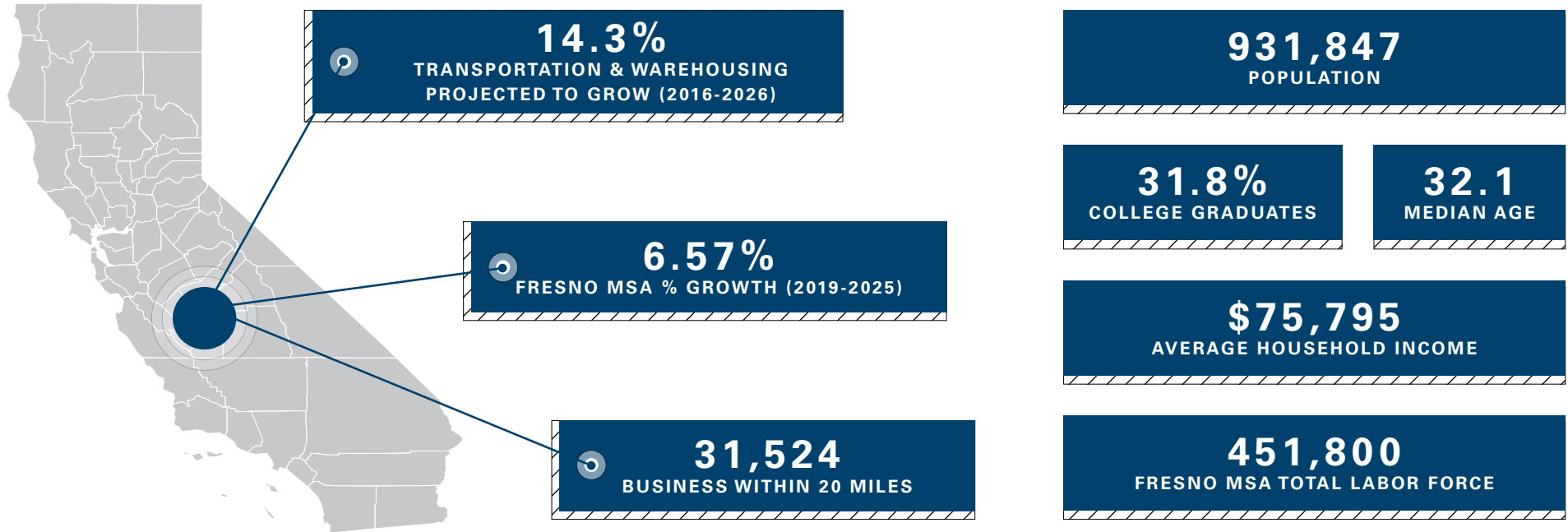
- **Gas:** PG&E
- **Electric:** PG&E
- **Water:** Malaga Sewer and Water District
- **Sewer:** Malaga Sewer and Water District
- **Telco:** Fiber Available

NEW EMPLOYMENT OPPORTUNITIES PROGRAM (NEO)

The County of Fresno Department of Social Services (DSS) is committed to developing employment opportunities for County residents through a number of strategies including the County's New Employment Opportunities Program (NEO). DSS can offer employers who hire DSS Welfare-to-Work clients assistance with a number of hiring strategies in addition to subsidizing employment. The following services are available to qualified employers for DSS clients hired:

- Employee recruitment
- Employee screening
- Specialized employee training
- Employee retention services, including support and engagement of clients, equipment, transportation and child care
- Wage subsidies up to a year depending on the needs of the DSS client

FRESNO AREA STATISTICS



FRESNO AREA ADVANTAGES


- Fresno Yosemite International Airport
- Fresno State University (26,000 Students)
- 1 hour away from Yosemite, the Central Coast and other California locations

<p>PG&E ECONOMIC DEVELOPMENT RATE (EDR) <i>(Offers 25% enhanced rate reduction on monthly electricity cost)</i></p>	<p>ACCESS TO 40 MILLION CUSTOMERS <i>(Guaranteed one day ground shipping)</i></p>
<p>TRANSPORTATION AND WAREHOUSING <i>(27% increase over the last 5 years)</i></p>	<p>MANUFACTURING 47,297 JOBS <i>(3.3% increase over the last 5 years)</i></p>
<p>NEW EMPLOYMENT OPPORTUNITIES <i>Employment Program (NEO) Wage Reimbursement</i> <i>Week 1-13 (100%) Week 14-26 (75%) Week 27-39 (50%) Week 40-52 (25%)</i></p>	

Transportation & Regional Map

 **DISTANCE TO MAJOR MARKETS** (Miles)

- Silicon Valley: **140**
- Sacramento: **145**
- Los Angeles: **192**
- Reno: **285**
- San Diego: **315**
- Las Vegas: **385**
- Phoenix: **580**
- Portland: **746**
- Salt Lake City: **816**
- Seattle: **920**

 **DISTANCE TO DEEP WATER PORTS** (Miles)

- Stockton: **116**
- Oakland: **165**
- LA / Long Beach: **241**



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AREA MAP - NEARBY INDUSTRIAL USERS

- | | |
|---|---|
| 1. United States Cold Storage | 26. Group Warehouses |
| 2. American Tire Distributors | 27. Furniture of America |
| 3. Inland Star Distribution Centers, Inc | 28. Brandt |
| 4. Inland Star Distribution Centers, Inc | 29. Brandt |
| 5. Inland Star Distribution Centers, Inc | 30. Fresh Ideas, Pacific Graining & Food |
| 6. Rotary, Barret Distribution | 31. Brandt, Monterey Lawn/ Garden |
| 7. Sinclair Systems International/Parts Authority | 32. DM Supplies & Fulfillment |
| 8. New Flyer | 33. Bunzl Processor Distribution, Llc |
| 9. ISN/Champro | 34. Monterey Chemical Co. |
| 10. Eli Lilly & Co. | 35. J. P. Lamborn Co. |
| 11. Mercury Marine, Land n Sea | 36. Bermad Water Control Solutions, Landsberg Orora |
| 12. Ontrac | 37. Xylem, Bay Insulation, Mac Arthur |
| 13. Valley Steel | 38. Weyerhaeuser Distribution |
| 14. American Warehouse | 39. Costco, Xtraction |
| 15. American Warehouse | 40. Sunrun, Human Scale, Polymer Shapes |
| 16. American Warehouse | 41. XPO Logistics |
| 17. Vitro Architectural Glass | 42. Graybar |
| 18. Stratas Foods Inc. | 43. Pactiv Corporation |
| 19. Westrock | 44. Multistep Industries, Alphabroder |
| 20. Westrock | 45. Veritiv |
| 21. Vacant | 46. Habasit, Eppendorf, USA Scientific |
| 22. Prime Source | 47. Frito Lay |
| 23. Bimbo, VEI Logistics | |
| 24. Custom AG Formulators | |
| 25. D&H Distributing | |

For information, please contact:

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