

SOUTH FRESNO LOGISTICS CENTER

4723 S. PEACH AVENUE, FRESNO, CA

AVAILABLE | ±648,000 SF



EXCLUSIVE LISTING AGENTS:

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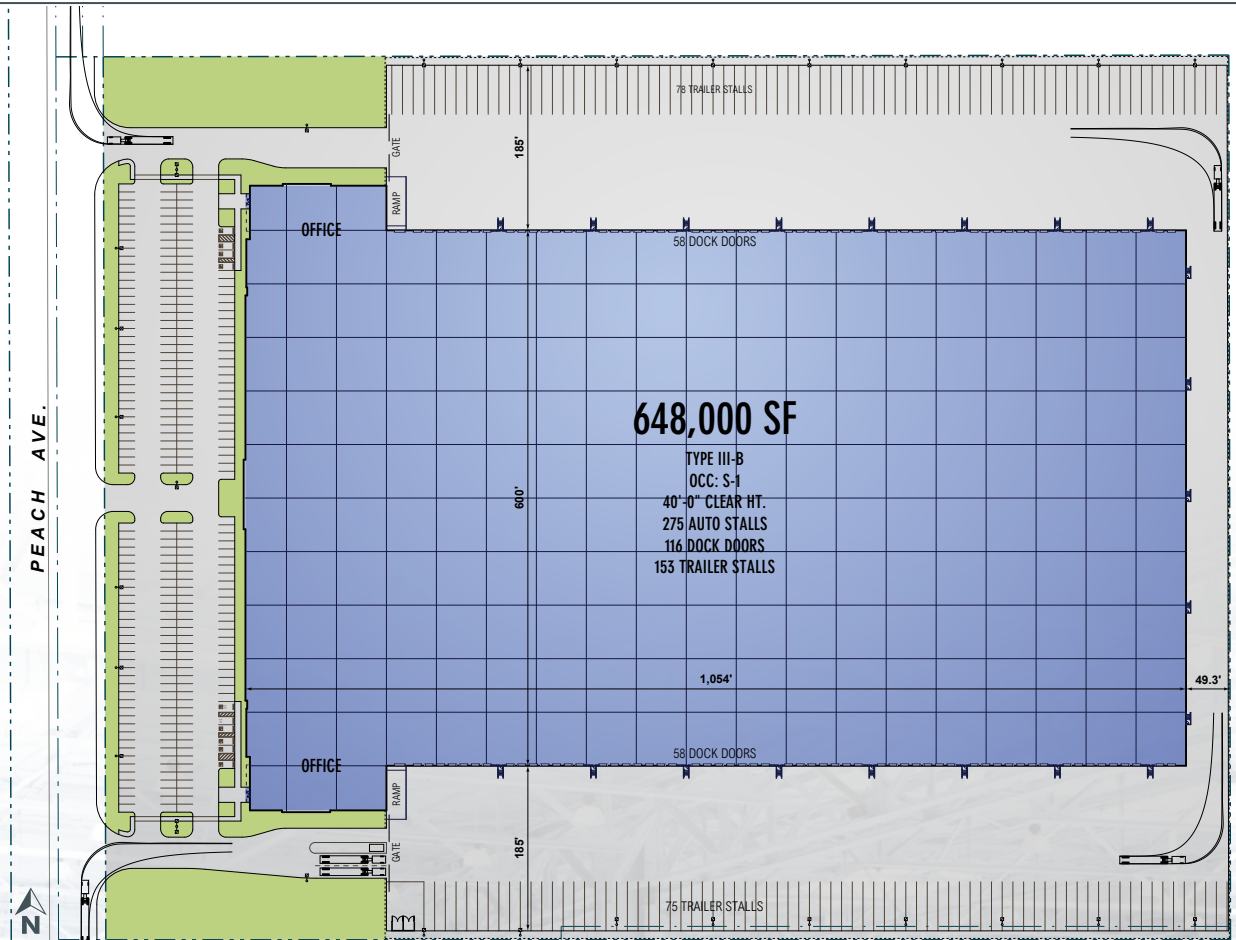
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- BUILDING SIZE: ± 648,000 SF
- DESIGN: **CROSS-DOCK**
- OFFICE: **TO SUIT**
- COVERAGE: **51.9%**
- DIMENSIONS: **1008' X 570'**
- COLUMN SPACING: **56' X 50' (60' SPEED BAY)**
- CLEAR HEIGHT: **40''**
- DOCK DOORS: **116**
- LOADING DOORS: **2**
- PARKING STALLS: **275**
- TRUCK STALLS: **153**
- TRUCK COURT: **185'**
- SPRINKLERS: **ESFR**
- POWER: **2,000 AMPS, EXPANDABLE**



HIGHLIGHTS



HIGHWAY 99
PROXIMITY



MALAGA SEWER &
WATER DISTRICT



ZONED HEAVY
INDUSTRIAL LAND IN THE
COUNTY OF FRESNO

CORPORATE NEIGHBORS

STRATEGICALLY LOCATED IN FRESNO, CA IN THE HEART OF THE CENTRAL VALLEY. THE LOCATION PROVIDES BUSINESSES WITH ACCESS TO OVER 40 MILLION CUSTOMERS WITH NEXT-DAY GROUND SHIPPING AND DIRECT ACCESS TO A LARGE, AFFORDABLE LABOR BASE. THE SITE PROVIDES EFFICIENT FREEWAY ACCESS AND IS LESS THAN A MILE AWAY FROM CA-99 VIA E. CENTRAL AND E. AMERICAN AVENUE. EXCELLENT LOCATION FOR MULTI-MARKET DISTRIBUTION CENTER WITH THE ABILITY TO REACH MOST MAJOR WESTERN MARKETS WITHIN 2-DAY GROUND SHIPPING.



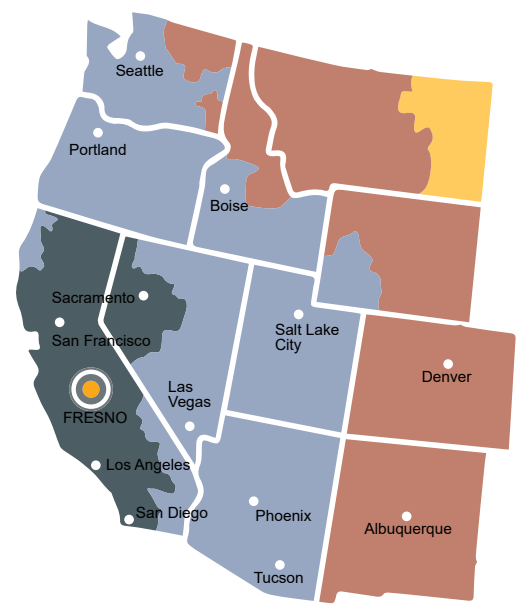
**SOUTH FRESNO
LOGISTICS
CENTER**

GROUND **PACKAGE DELIVERY**

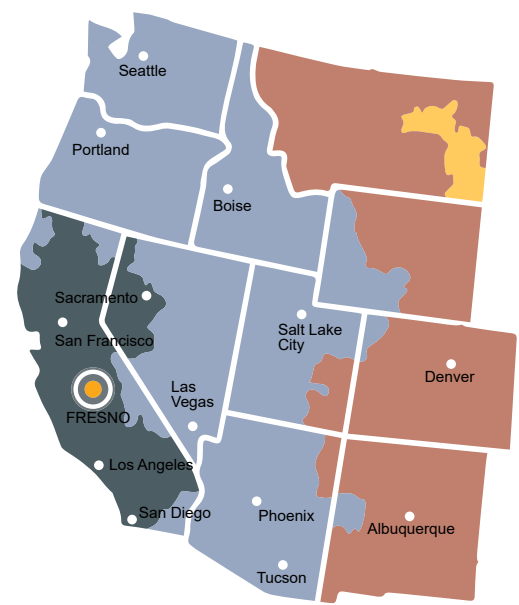
TRANSIT DAYS FROM FRESNO



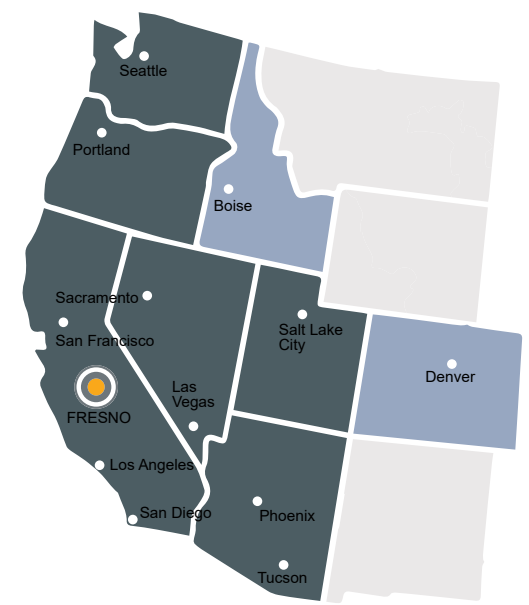
UPS



FEDEX

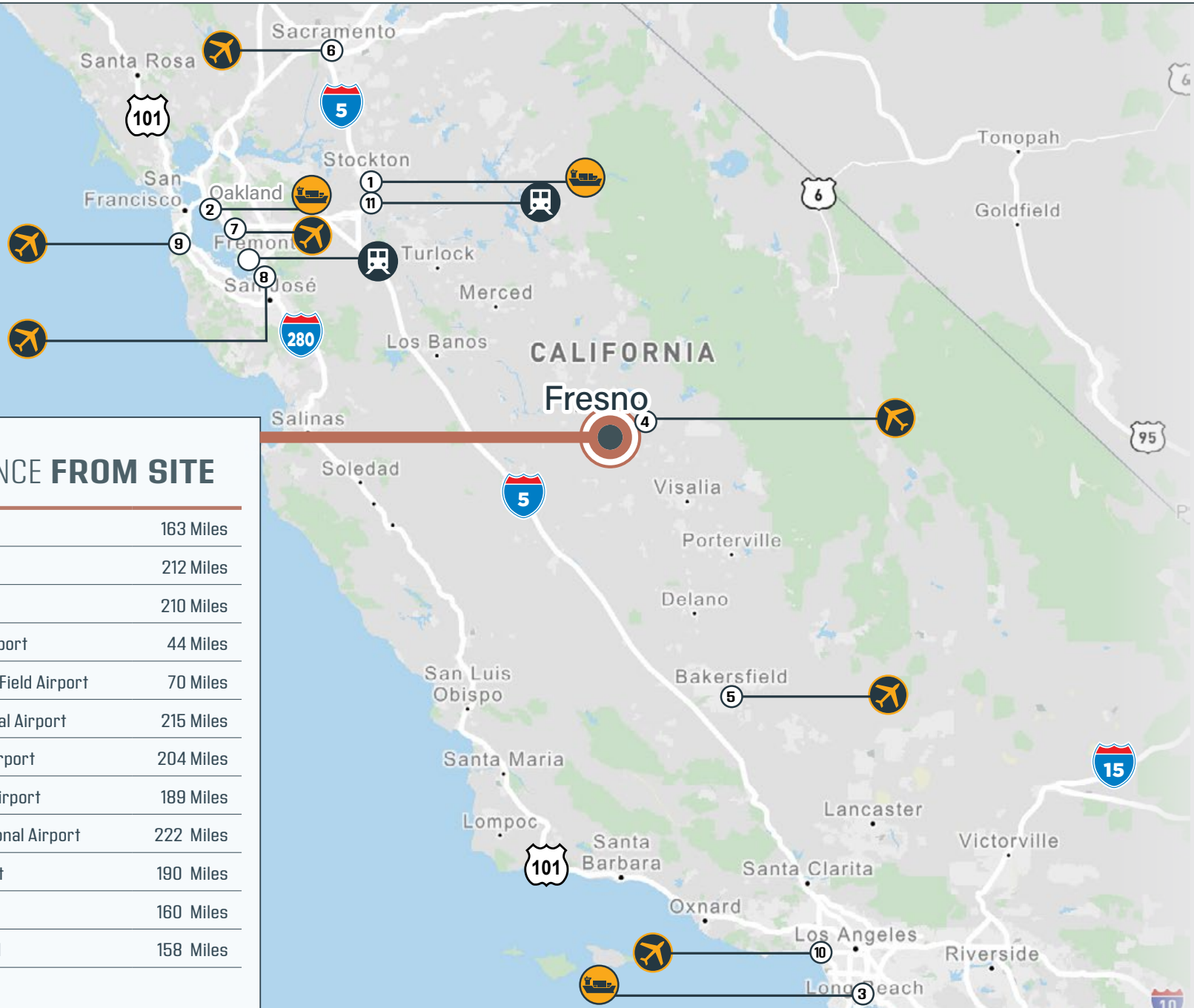


ONTRAC



TRANSIT DAYS

REGIONAL MARKET ACCESS



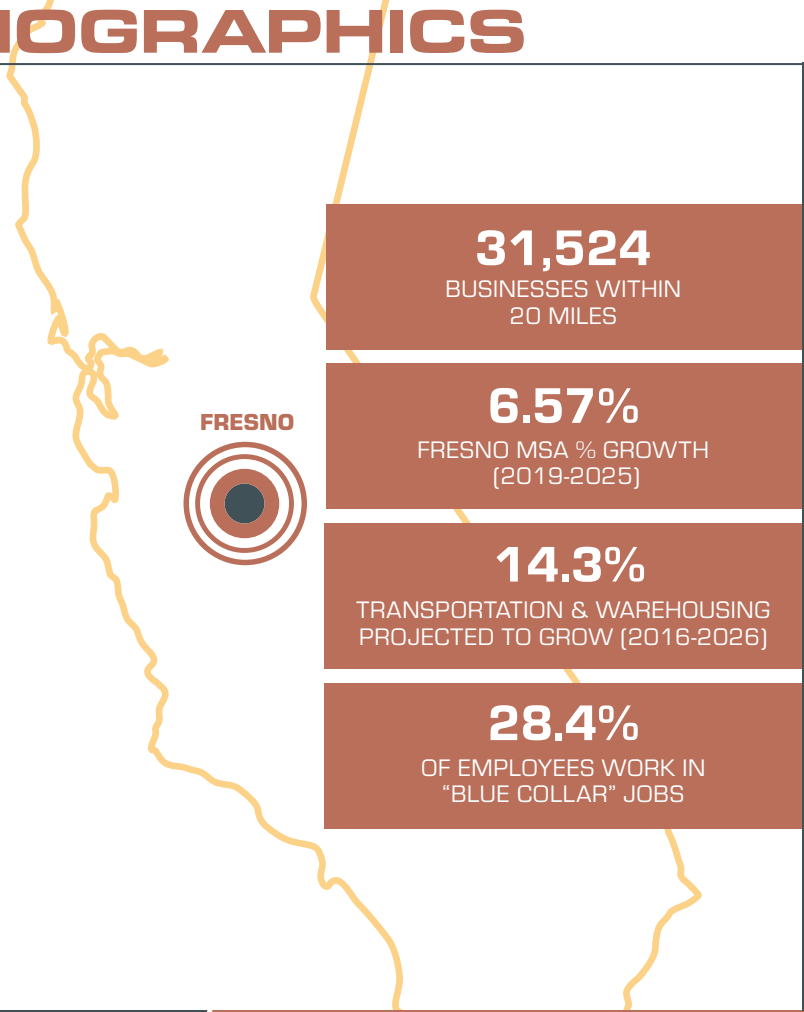
MILEAGE DISTANCE FROM SITE

| | | |
|----|-------------------------------------|-----------|
| 1 | Port of Stockton | 163 Miles |
| 2 | Port of Oakland | 212 Miles |
| 3 | Port of Long Beach | 210 Miles |
| 4 | Fresno International Airport | 44 Miles |
| 5 | Bakersfield – Meadows Field Airport | 70 Miles |
| 6 | Sacramento International Airport | 215 Miles |
| 7 | Oakland International Airport | 204 Miles |
| 8 | San Jose International Airport | 189 Miles |
| 9 | San Francisco International Airport | 222 Miles |
| 10 | LAX International Airport | 190 Miles |
| 11 | BNSF Intermodal | 160 Miles |
| 12 | Union Pacific Intermodal | 158 Miles |



AREA DEMOGRAPHICS

- **ACCESS TO 40 MILLION CUSTOMERS** WITH GUARANTEED ONE DAY SHIPPING
- **NEW EMPLOYMENT OPPORTUNITIES** EMPLOYMENT PROGRAM (NEO) WAGE REIMBURSEMENT
 - » WEEK 1-13 - 100%
 - » WEEK 14-26 - 75%
 - » WEEK 27-39 - 50%
 - » WEEK 40-52 - 25%
- **MANUFACTURING** 47,297 JOBS - 3.3% INCREASE OVER THE LAST 5 YEARS
- **TRANSPORTATION AND WAREHOUSING**
 - » 27% INCREASE OVER THE LAST 5 YEARS
- **PG&E ECONOMIC DEVELOPMENT RATE (EDR)** OFFERS 25% ENHANCED RATE REDUCTION ON MONTHLY ELECTRICITY COST.



CITY OF FRESNO DEMOGRAPHICS



931,847
RESIDENTS WITHIN 20 MILES



\$75,795
AVERAGE HOUSEHOLD INCOME



31.8%
COLLEGE GRADUATES



27.8%
MILLENNIALS IN AREA



32.1
MEDIAN AGE OF POPULATION



451,800
FRESNO MSA TOTAL LABOR FORCE



FRESNO AREA ADVANTAGES

- Fresno International Airport
- 7 miles away
- Fresno State University
 - 40,000 Students
- Hour away from Yosemite, the Central Coast and other California locations



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



LINK TO YOUR WEST COAST SUPPLY CHAIN (MILES)

- Distance to Deep Water Ports
 - Stockton - 116
 - Oakland - 165
 - LA/Long Beach - 241

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GREENLAW

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[SOUTH-FRESNO-LOGISTICS-CENTER.CBRE-PROPERTIES.COM](https://www.south-fresno-logistics-center.cbre-properties.com)

NEWMARK
PEARSON COMMERCIAL

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