

AVAILABLE FOR SUBLEASE

CLASS "A" LOGISTICS BUILDING

5255 E. HOME AVENUE

FRESNO, CA | CURRENTLY UNDER CONSTRUCTION



For information, please contact:

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PEARSON COMMERCIAL

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LOCATION DESCRIPTION



Property is located in Fresno, CA, which is the 5th largest city in the state. Fresno is in the center of California and affords businesses access to the state's population within a one-day truck turn and via third-party outbound, ground shippers like FedEx Ground or UPS. The site is near the Fresno airport and in an established industrial submarket. Neighbors include Ferguson, Netafim, and Foster Farms. The site is conveniently located with easy access to the region's key transportation route, Highway 99, through the nearby Peach Avenue, Olive Avenue and Highway 180 interchanges.

PICTURE TAKEN ON 2/25/26



PRICING INFORMATION



\$0.95/ SF
NNN

BUILDING INFORMATION

Class "A" 163,000+/- SF logistics and manufacturing warehouse, which is expected to be available in Q4, 2026. A 43,000+/- SF portion of the building will be available for sublease. The available space has nine (9) dock positions and one (1) grade-level/drive-in door.



WAREHOUSE SPECIFICATIONS

163,000± SF
TOTAL BUILDING AREA

43,000± SF
SUBLEASE SPACE

1,500± SF
OFFICE SPACE

9
DOCK POSITIONS

1
DRIVE-IN/GRADE LEVEL DOOR

36'
CLEAR HEIGHT

ESFR
SPRINKLERS

7
TRAILER PARKING STALLS

IL
ZONING

BUILDING FEATURES

Features of the building are: 36' clear height, 36 dock positions, four drive-in/grade-level doors, up to 55 trailer stalls, 4,000 AMPS/480V electrical service, EV car charging, office to-suit and Class "A" architecture.

The building features low coverage allowing for ample car and trailer parking or secured outdoor storage.



**ENTITLED,
PERMIT-READY**



**24 HOUR
ACCESS**



**AMPLE
PARKING**



**SHELL
SPACE**

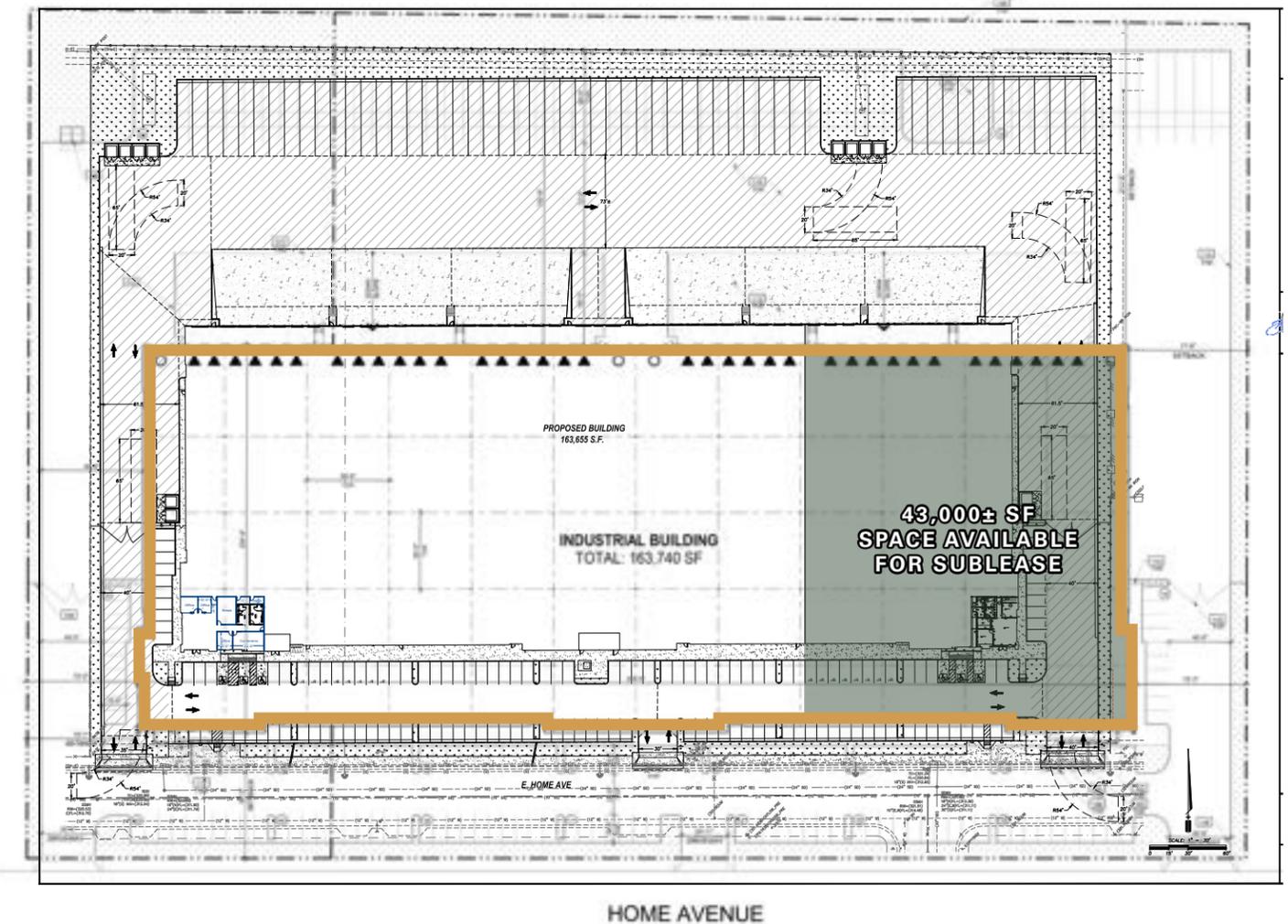


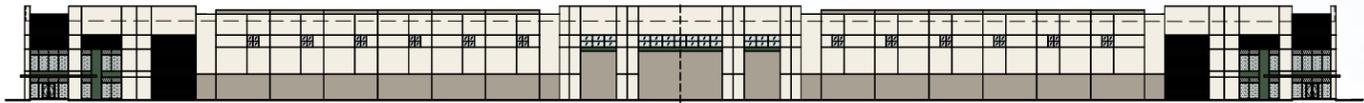
**HIGH
CEILINGS**



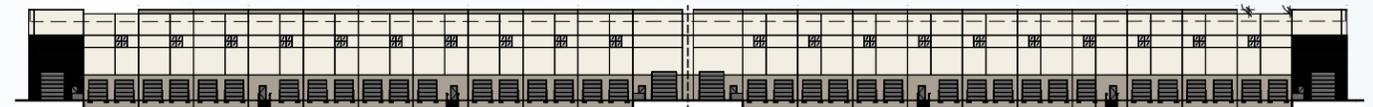
**OUTDOOR
STORAGE**

SITE PLAN

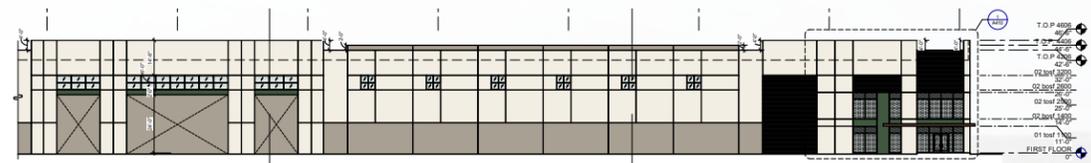




OVERALL SOUTH EXTERIOR ELEVATION



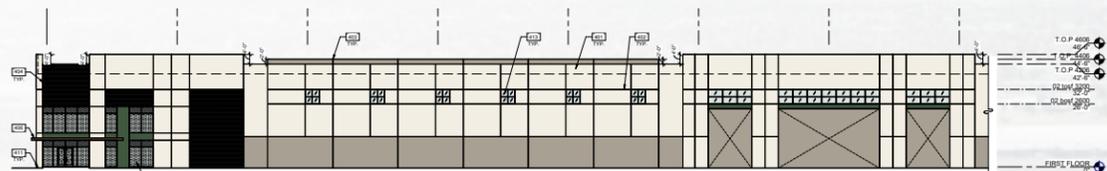
OVERALL NORTH EXTERIOR ELEVATION



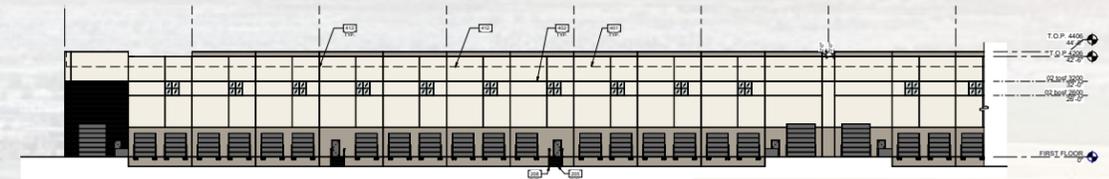
PARTIAL SOUTH EXTERIOR ELEVATION



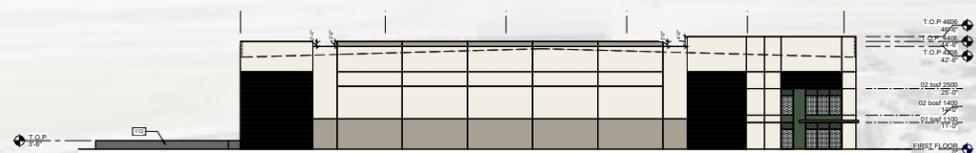
PARTIAL NORTH EXTERIOR ELEVATION



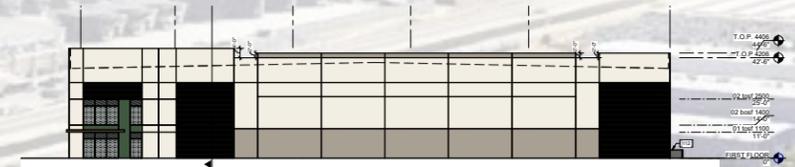
PARTIAL SOUTH EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

LEGEND

MATERIALS:

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
- EXTERIOR SMOOTH PLASTER FINISH WITH INTEGRAL COLOR OVER METAL STUD WALL
- METAL CANDOPY, PAINTED

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

COLORS:

- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- BASE COLOR: SW 7570 EGRET WHITE
 - SECONDARY COLOR: SW 7045 INTELLECTUAL GRAY
 - ACCENT COLOR: SW 6647 EVERGREENS



SUBLEASE SPACE AVAILABLE

BUILDING EXTERIOR ELEVATIONS



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FRESNO COUNTY AREA BENEFITS

Fresno is one of the fastest growing communities in the Nation. It has received favorable reviews in the Los Angeles Times, San Francisco Chronicle, Wall Street Journal, and Forbes Magazine.

Located 158 miles southeast of San Francisco and 252 miles north of Los Angeles, Fresno County is the richest and most productive agricultural region in the United States with annual agricultural sales in excess of \$6 billion for over 250 commodities.



TOP OPERATING BUSINESSES

Amazon
E-COMMERCE GIANT

Ulta Beauty
B-TO-B AND CONSUMER FULFILLMENT

Pepsi Bottling
BEVERAGE DISTRIBUTION AND BOTTLING

Ferguson Enterprises
CONSTRUCTION-RELATED SEGMENTS

Kraft Foods
SNACK AND DRINK

Sun Maid Raisins
GROWER PACKER AND SHIPPER

CITY OF FRESNO STATISTICS



1,008,654
POPULATION



23.9%
COLLEGE GRADUATES



32.1
MEDIAN AGE

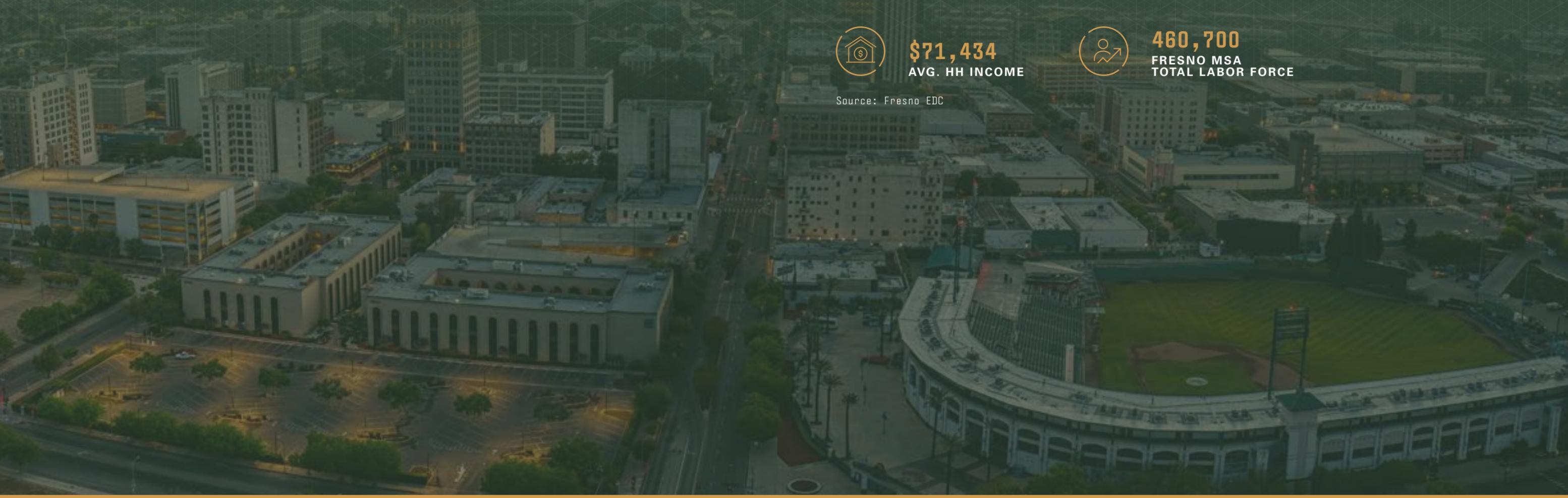


\$71,434
AVG. HH INCOME



460,700
FRESNO MSA
TOTAL LABOR FORCE

Source: Fresno EDC



GROUND SHIPPING BENEFITS

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



FedEx



OnTrac



TRANSIT ADVANTAGES

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

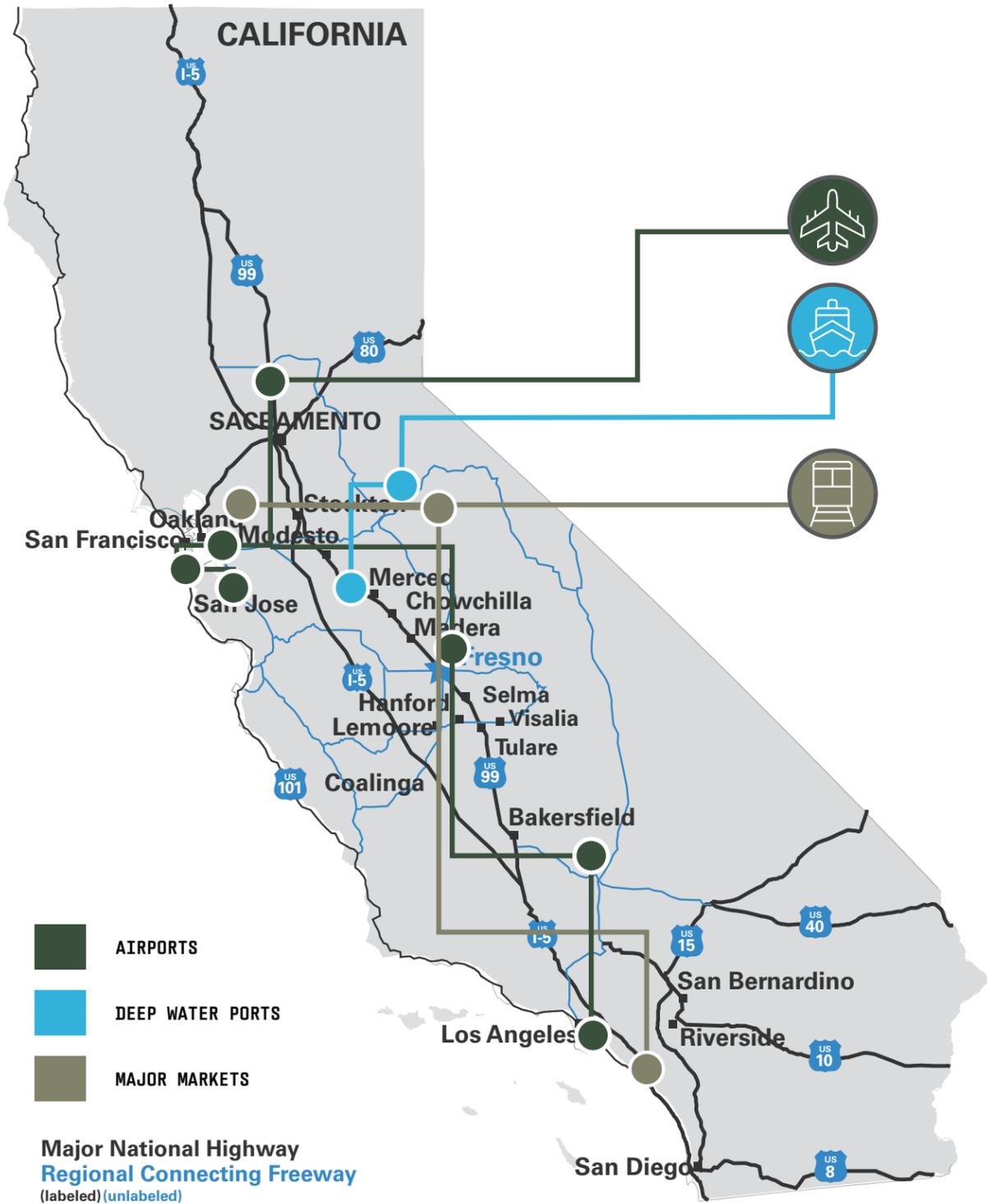
FedEx Ground offers overnight delivery via ground service to over 98% of California's population. Additionally, over 60,000,000 people in the western US are reachable within two-days by ground service.



OnTrac is the first transcontinental carrier of choice for last-mile e-commerce deliveries that helps shippers build a competitive advantage through faster delivery times, lower costs, coast-to-coast coverage, and reliable on-time performance.



REGIONAL MARKET ACCESS



MARKET	DISTANCE FROM FRESNO
Fresno International Airport	44 Miles
Bakersfield- Meadows Field Airport	70 Miles
Union Pacific Intermodal	158 Miles
BNSF Intermodal	160 Miles
Port of Stockton	163 Miles
San Jose International Airport	189 Miles
LAX International Airport	190 Miles
Oakland International Airport	204 Miles
Port of Long Beach	210 Miles
Port of Oakland	212 Miles
Sacramento International Airport	215 Miles
San Francisco International Airport	222 Miles

DEEP WATER PORTS	
– Stockton:	116
– Oakland:	165
– LA / Long Beach:	241

DISTANCE TO MAJOR MARKETS			
– Silicon Valley:	140	– Las Vegas:	385
– Sacramento:	145	– Phoenix:	580
– Los Angeles:	192	– Portland:	46
– Reno:	285	– Salt Lake City:	816
– San Diego:	315	– Seattle:	920



168

168

168

180

180

180

CEDAR AVENUE

CLOVIS AVENUE

DAKOTA AVENUE

SHIELDS AVENUE

LOGAN AVENUE

DE WOLF AVENUE

CLINTON AVENUE

MCKINLEY AVENUE

FOWLER AVENUE

ARMSTRONG AVENUE

TEMPERANCE AVENUE

OLIVE AVENUE

BELMONT AVENUE

AMAZON



GAP



FRESNO YOSEMITE INTERNATIONAL AIRPORT



daltile

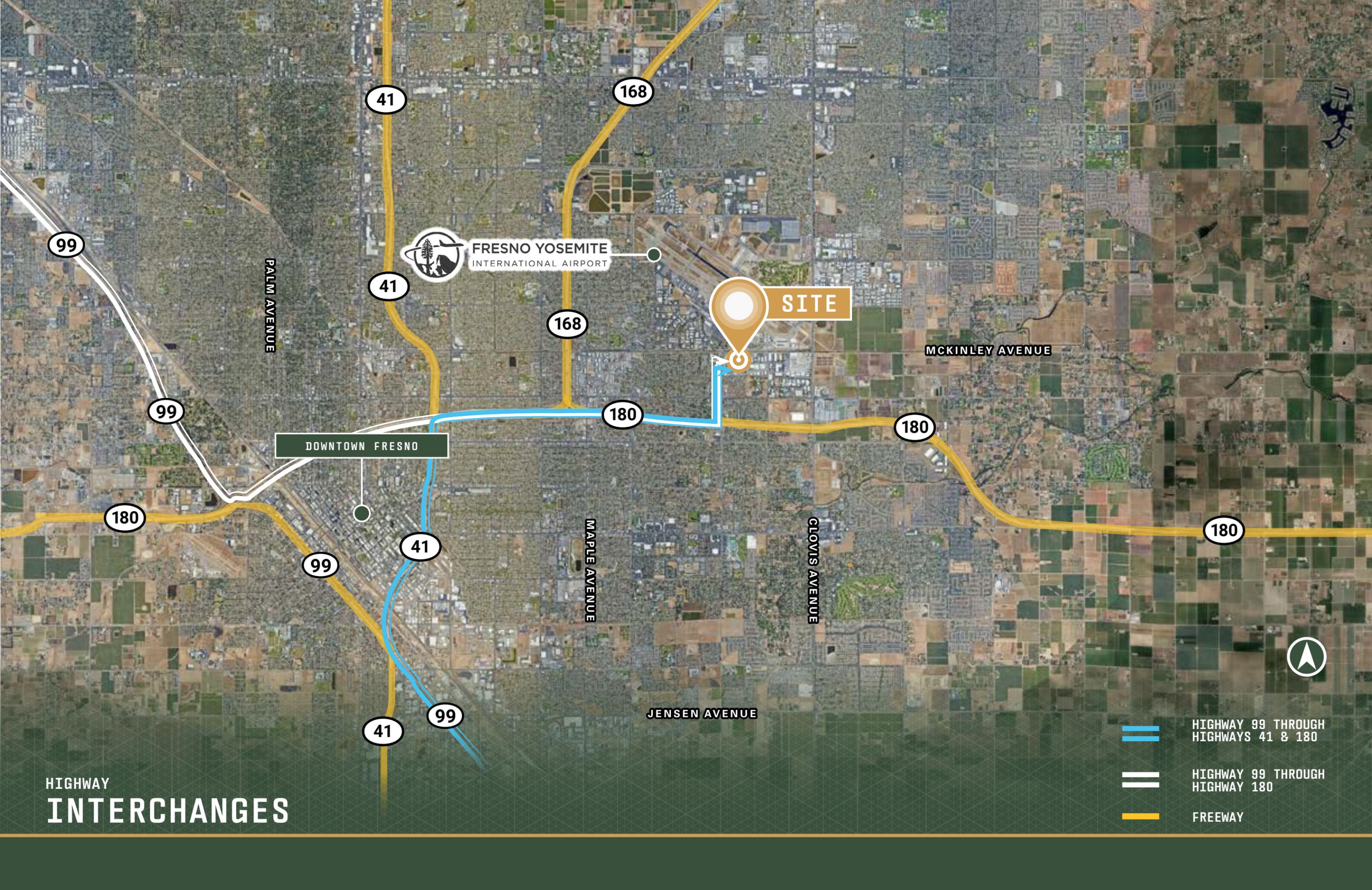


SITE



NEARBY INDUSTRIAL USERS





HIGHWAY INTERCHANGES

-  HIGHWAY 99 THROUGH HIGHWAYS 41 & 180
-  HIGHWAY 99 THROUGH HIGHWAY 180
-  FREEWAY



41

168

99

41

168

PALM AVENUE

FRESNO YOSEMITE INTERNATIONAL AIRPORT

SITE

MCKINLEY AVENUE

99

180

DOWNTOWN FRESNO

180

180

99

41

MAPLE AVENUE

GLOVIS AVENUE

180

41

99

JENSEN AVENUE

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