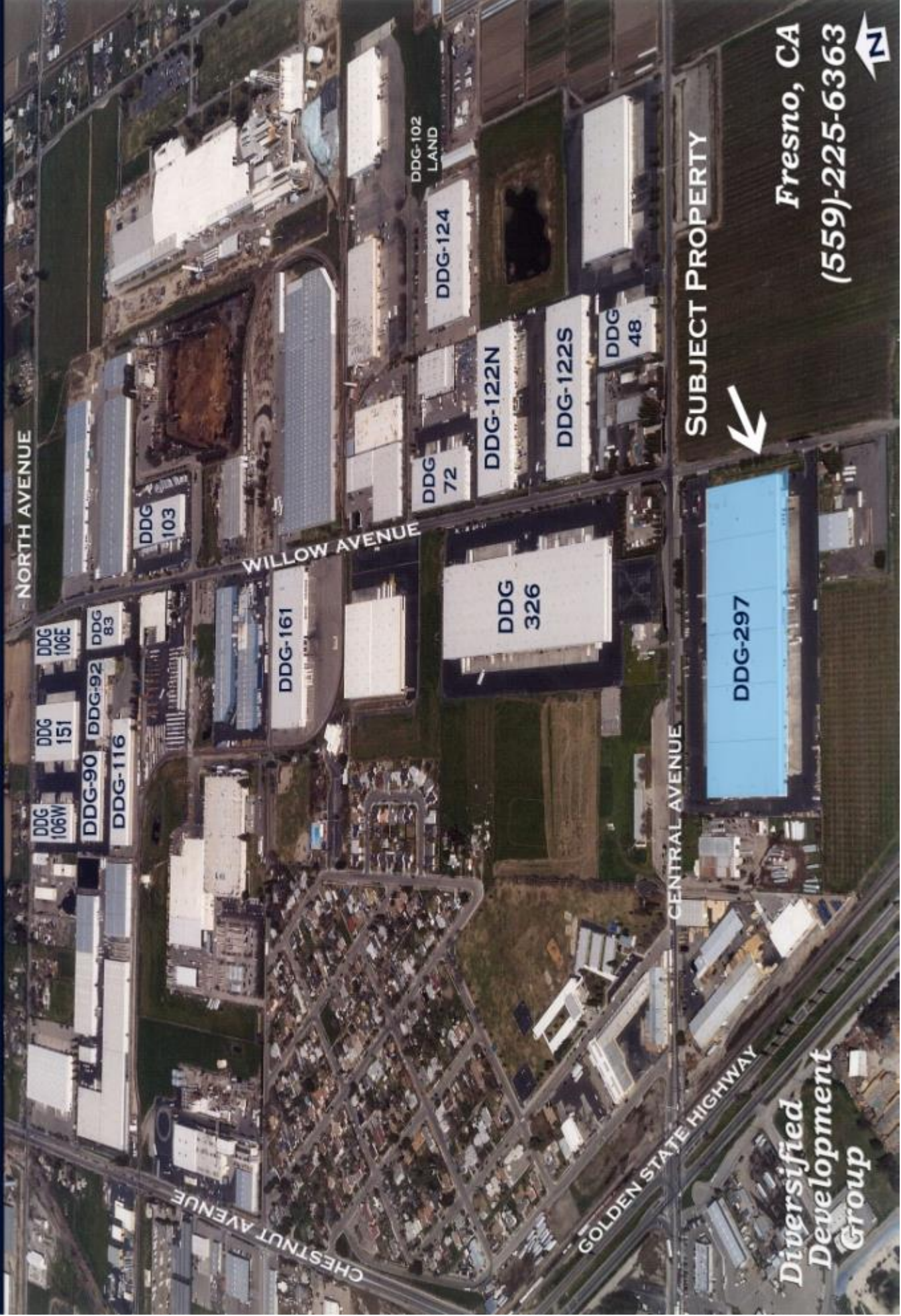


WILLOW AVENUE INDUSTRIAL PARK



**Diversified
Development
Group**

DDG 297

**Fresno, CA
(559) 225-6363**

AVAILABLE
FOR LEASE
53,872 S. F.

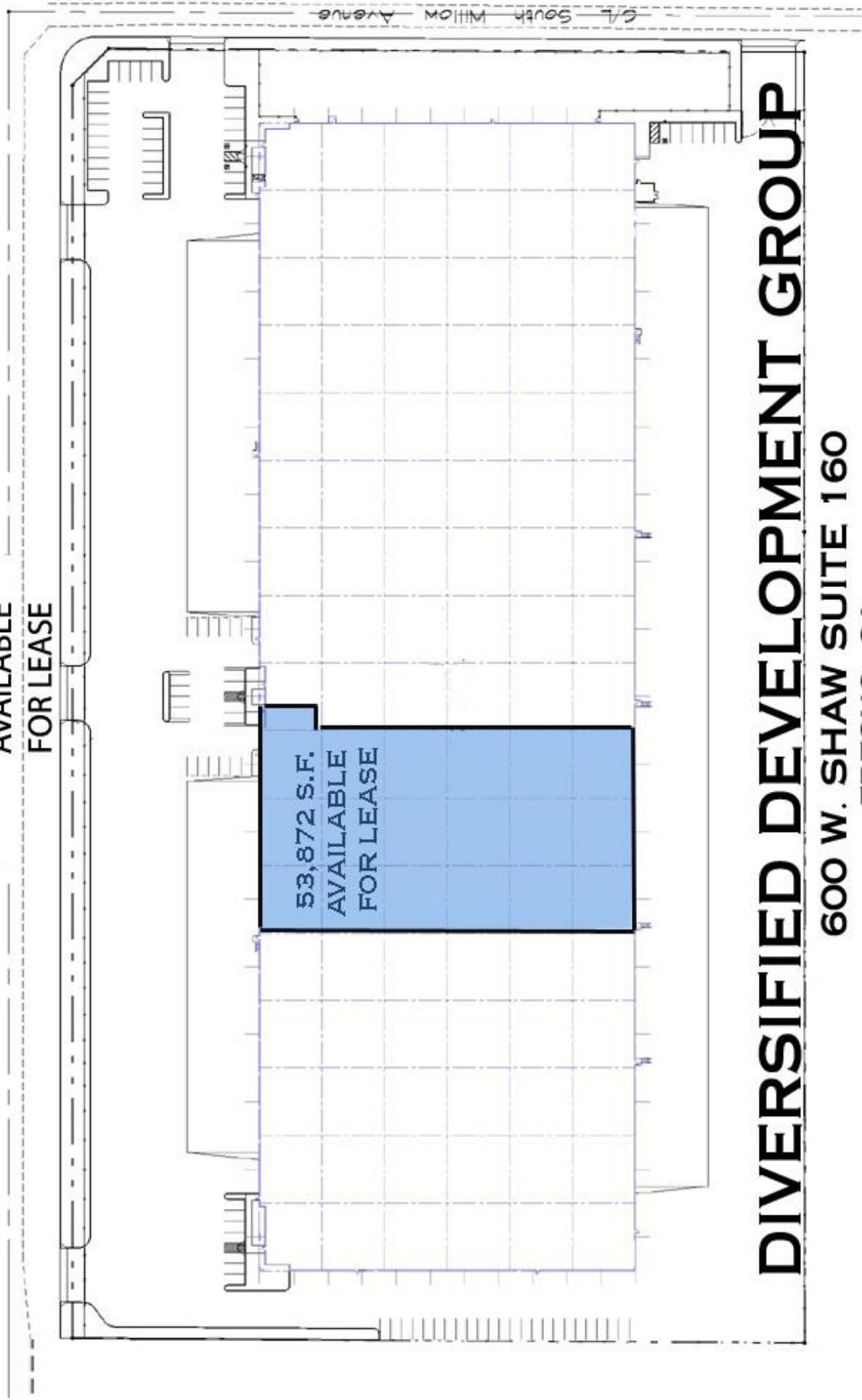


DDG-297

53,872 S.F.

AVAILABLE

FOR LEASE



53,872 S.F.
AVAILABLE
FOR LEASE

DIVERSIFIED DEVELOPMENT GROUP

600 W. SHAW SUITE 160

FRESNO, CA.

(559)-225-6363





DDG 297

SPECIFICATIONS

TOTAL SIZE:	297,024 SF
PREMISES:	53,872 SF
DIMENSIONS:	168' x 312'
BAY SIZE:	56' x 312' = 17,472 SF
COLUMN SPACING:	56' x 52'
CONCRETE SLAB:	6" laser screed
CLEAR HEIGHT:	30' minimum clear height
ROOF CONSTRUCTION:	Panelized Wood System
ROOFING:	New .60 mil TPO
SKY LIGHTS:	4' x 8' -- 6 per bay
CROSS DOCK:	145' truck court on both north and south side of building
DOCK APRON:	60' Reinforced 6" concrete dock apron \pm 1% inward slope.
CROSS DOCK:	Seventeen (17) dock high doors.
TRUCK DOORS:	Nine (9) 9' x 10' dock high doors on the North side. Eight (8) 9' x 10' on the south side of building. One (1) 12' x 14' grade level door.
DOCK LEVELERS:	(5) Edge of Dock Levelers on South side dock doors and (5) Dock Levelers on North side docks.
POWER EXHAUST	Four (4) 20,000 CFM roof mounted power exhaust vents
FIRE SYSTEM:	ESFR K14
WAREHOUSE LIGHTING:	LED Fixtures
OFFICE:	Approx. 2,641 SF (6) private offices, conference, reception, break room and (4) restrooms.
ADDRESS:	3371 East Central Avenue, Fresno, California

For further information, please contact
Marcus Pignotti
(559) 225.6363, ext. 8