

FOR LEASE

403,701± SF CLASS A DISTRIBUTION

SITE PLAN APPROVED WITH COUNTY OF FRESNO

3185 S. Minnewawa Avenue Fresno, CA

For information, please contact:

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**12 MONTH DELIVERY
AFTER LEASE SIGNING**

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

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7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
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t 559-732-7300

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3185 S. MINNEWAWA AVENUE - FRESNO, CA

PROPERTY DETAILS

Building Dimensions: 403,701± SF | 360' x 1,196'

Column Spacing: 52'S x 50'D W/ 60' W Speed Bay

Dock Doors: 40 existing with 10 knock out panels for additional doors

Grade Level: 4

Trailer Stalls: 70

Construction: Concrete tilt-up

FLOOR & WALLS

- 6" thickness, 3000 psi, over 2" of compacted aggregate base rock, reinforced with #4 rebar spaced at 24" o.c. each way
- Polyurethane caulking of panel joints at interior and exterior face of tilt-up
- Fire caulking of panel joints at tilt-up concrete fire walls
- Caulking of floor joints
- 39' minimum inside clear height

DOORS & DOCK EQUIPMENT

- 12' X 14' electric overhead sectional exterior drive-thru doors for at-grade access to building
- 9' X 10' manual vertical lift sectional doors with vision panel for access to trucks at dock
- Man doors and frames- 3' x 7' 16 GA. welded frames with 18 GA. doors
- Dock levelers, 7' x 8; mechanical with 45,000 lb. capacity, 18" lip and 6" think bumpers at each truck loading door
- Dock seals at each truck loading doors
- Pipe bollards at all loading dock and at grade doors

ROOF STRUCTURE

- Panelized hybrid roofing system; gutters and downspouts
- R-30 roof insulation
- TPO single ply roofing membrane

EXTERIOR IMPROVEMENTS

- 60' concrete truck dock aprons
- Security cameras - 18" rodent run around perimeter of building

ELECTRICAL & LIGHTING

- 480V 3 phase electrical service for available space
- LED Lighting
- 110V outlets at every dock door

MISCELLANEOUS IMPROVEMENTS

- Interior walls painted white
- Interior 18" rodent run painted on the floor
- Columns painted safety yellow

FIRE PROTECTION SYSTEM

- Wet-pipe ESFR automatic sprinkler systems
- Electric motor driven pressure booster pump for ESFR systems
- Wall and column mounted ABC chemical fire extinguishers
- Central station monitoring of fire protection system

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Site Rendering



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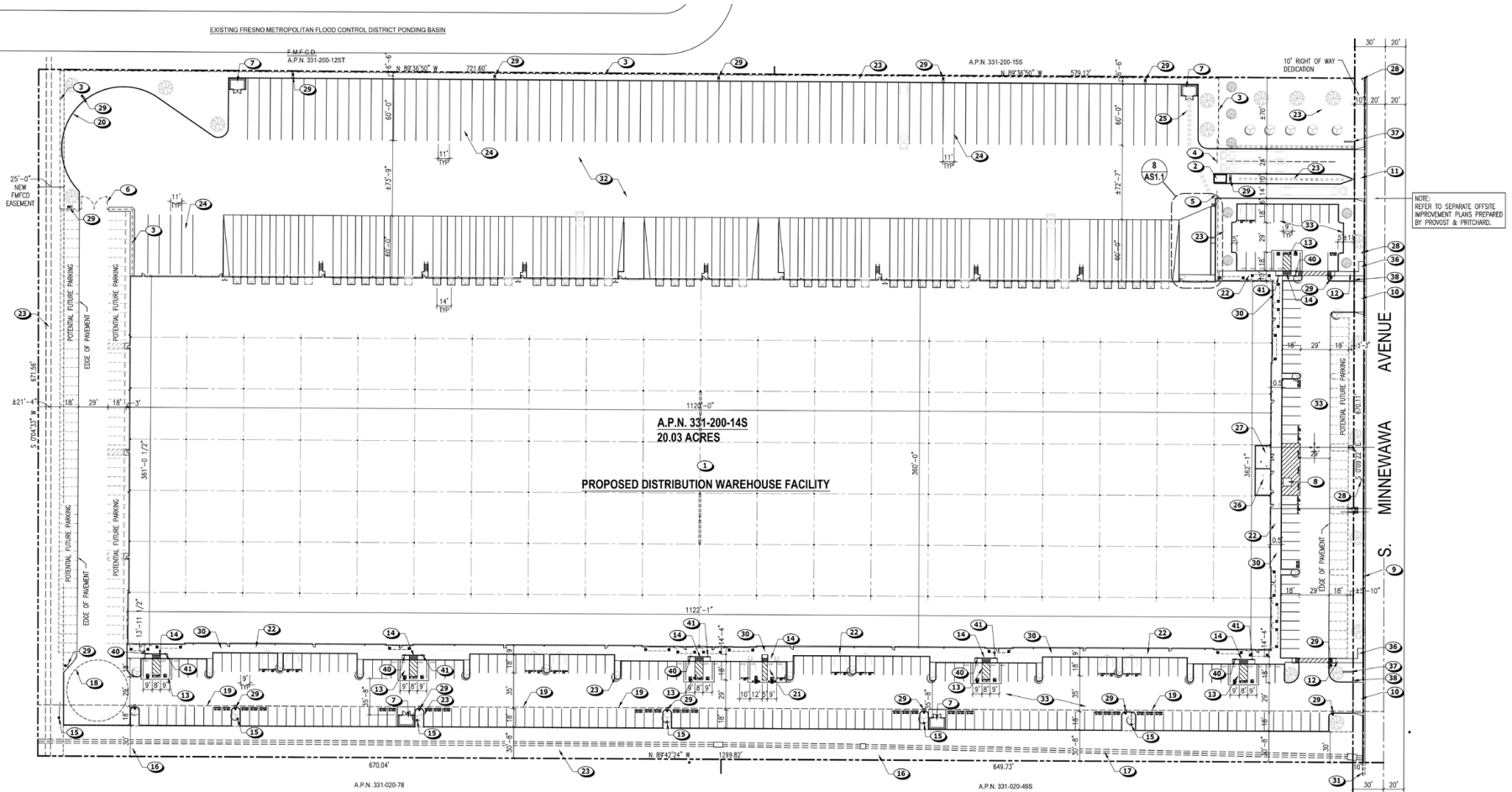
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Architectural Site Plan



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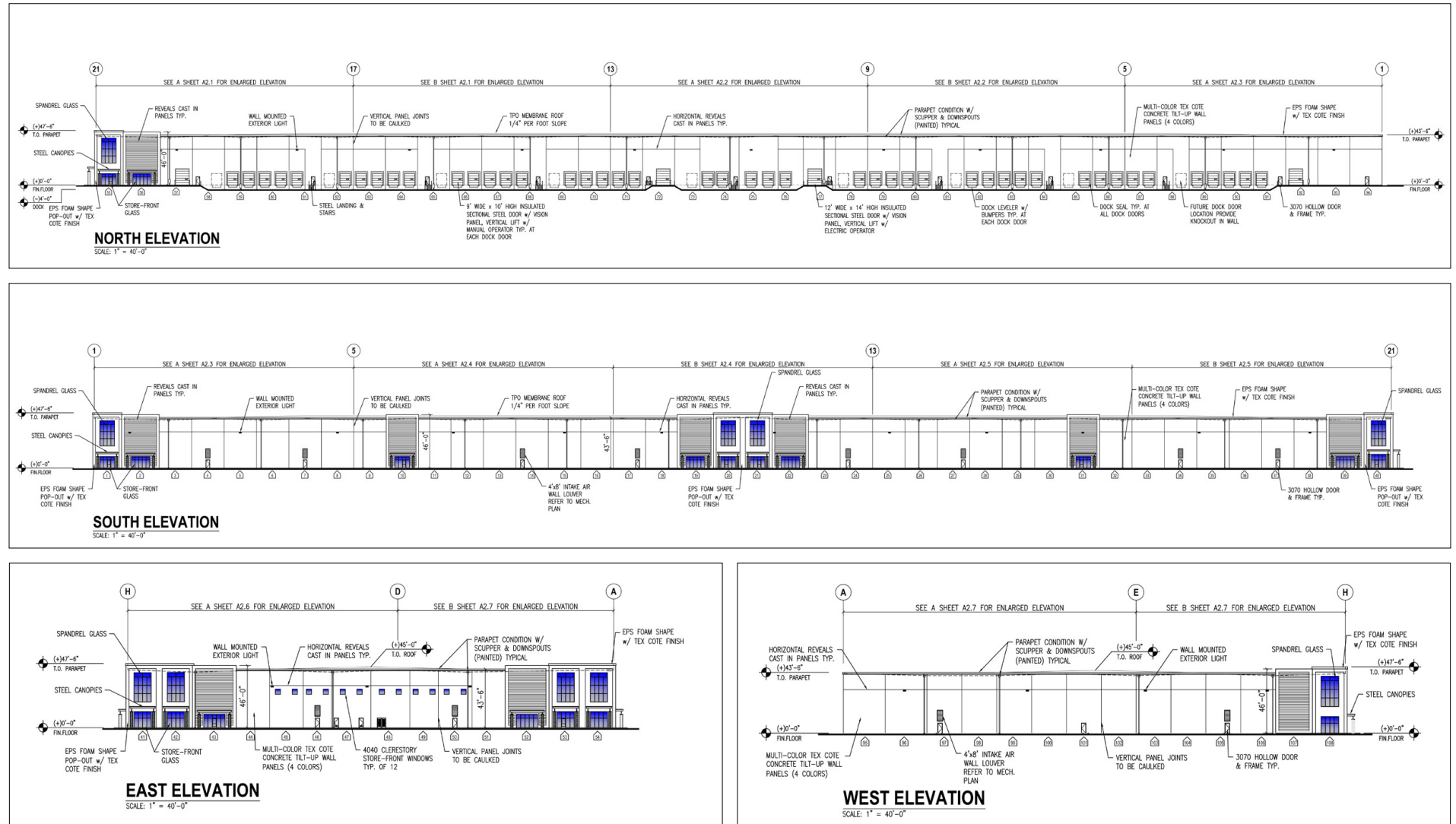
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Site Elevations



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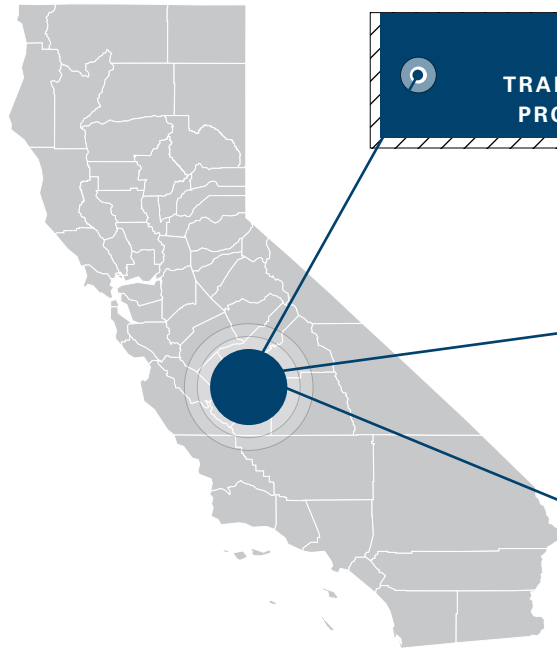
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FRESNO AREA STATISTICS



14.3%

TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2016-2026)



6.57%

FRESNO MSA % GROWTH (2019-2025)



31,524

BUSINESS WITHIN 20 MILES

931,847
POPULATION

31.8%
COLLEGE GRADUATES

32.1
MEDIAN AGE

\$75,795
AVERAGE HOUSEHOLD INCOME

451,800
FRESNO MSA TOTAL LABOR FORCE



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

PG&E ECONOMIC DEVELOPMENT RATE (EDR)

(Offers 25% enhanced rate reduction on monthly electricity cost)

ACCESS TO 40 MILLION CUSTOMERS

(Guaranteed one day ground shipping)

TRANSPORTATION AND WAREHOUSING

(27% increase over the last 5 years)

MANUFACTURING 47,297 JOBS

(3.3% increase over the last 5 years)

NEW EMPLOYMENT OPPORTUNITIES

Employment Program (NEO) Wage Reimbursement

Week 1-13 (100%) | Week 14-26 (75%) | Week 27-39 (50%) | Week 40-52 (25%)

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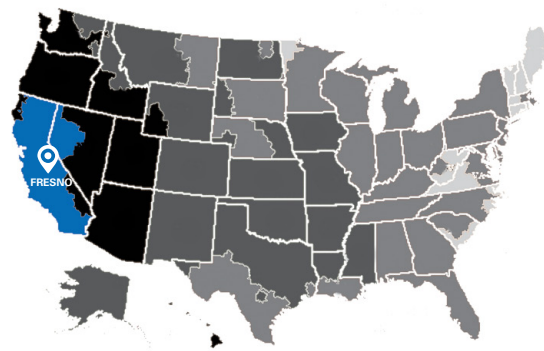
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Distances from Fresno

(Reach Virtually All of California Via Overnight Ground Service)



UPS Ground Map

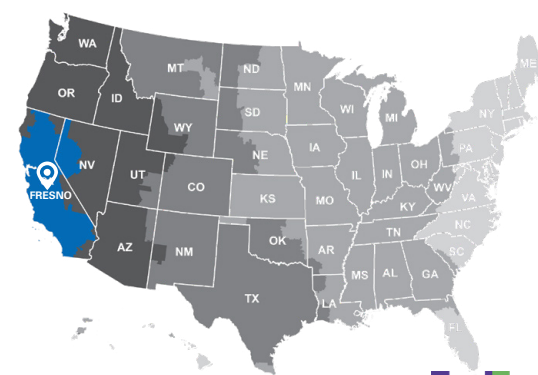


TRANSIT DAYS

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



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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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 & Fullfillment |
| 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 | |

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