

AVAILABLE FOR LEASE
FULLY-ENTITLED CLASS "A" LOGISTICS DEVELOPMENT | 176,942 - 468,866± SF

NWC OF CENTRAL & MINNEWAWA AVENUES

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

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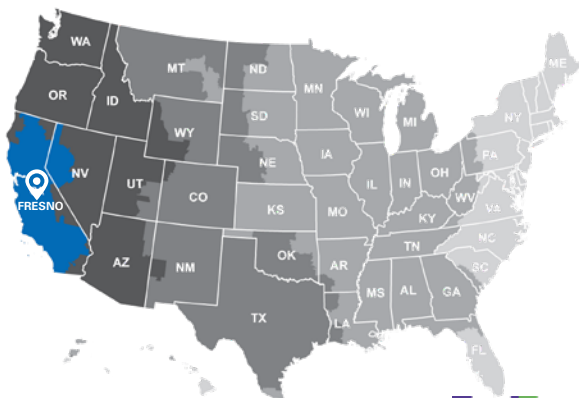
CLASS "A" LOGISTICS WAREHOUSES

Location Benefits

Property is located at the NWC of Central Avenue and Minnewawa Avenue, which is in the largest industrial submarket in the region. Excellent access to HWY 99 via the Central Avenue and Clovis Avenue interchanges.

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, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

FedEx Map



TRANSIT DAYS

1 DAY

2 DAYS

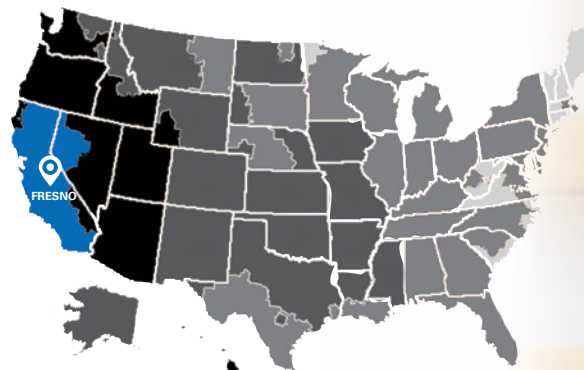
3 DAYS

4 DAYS

5 DAYS



UPS Ground Map



TRANSIT DAYS

1 DAY

2 DAYS

3 DAYS

4 DAYS

5 DAYS



CLASS "A" LOGISTICS WAREHOUSES

Project Overview

Fully-entitled, two-building, logistics development located in Fresno, CA. The project consists of two, Class "A" warehouses at the northwest corner of Central Avenue and Minnewawa Avenue. Building One is 468,866± SF and Building Two is 176,942± SF. Each building features functional design, including 52' x 56' column spacing, ESFR fire suppression, 36' clear height, and the ability to be used by single or multiple tenants.

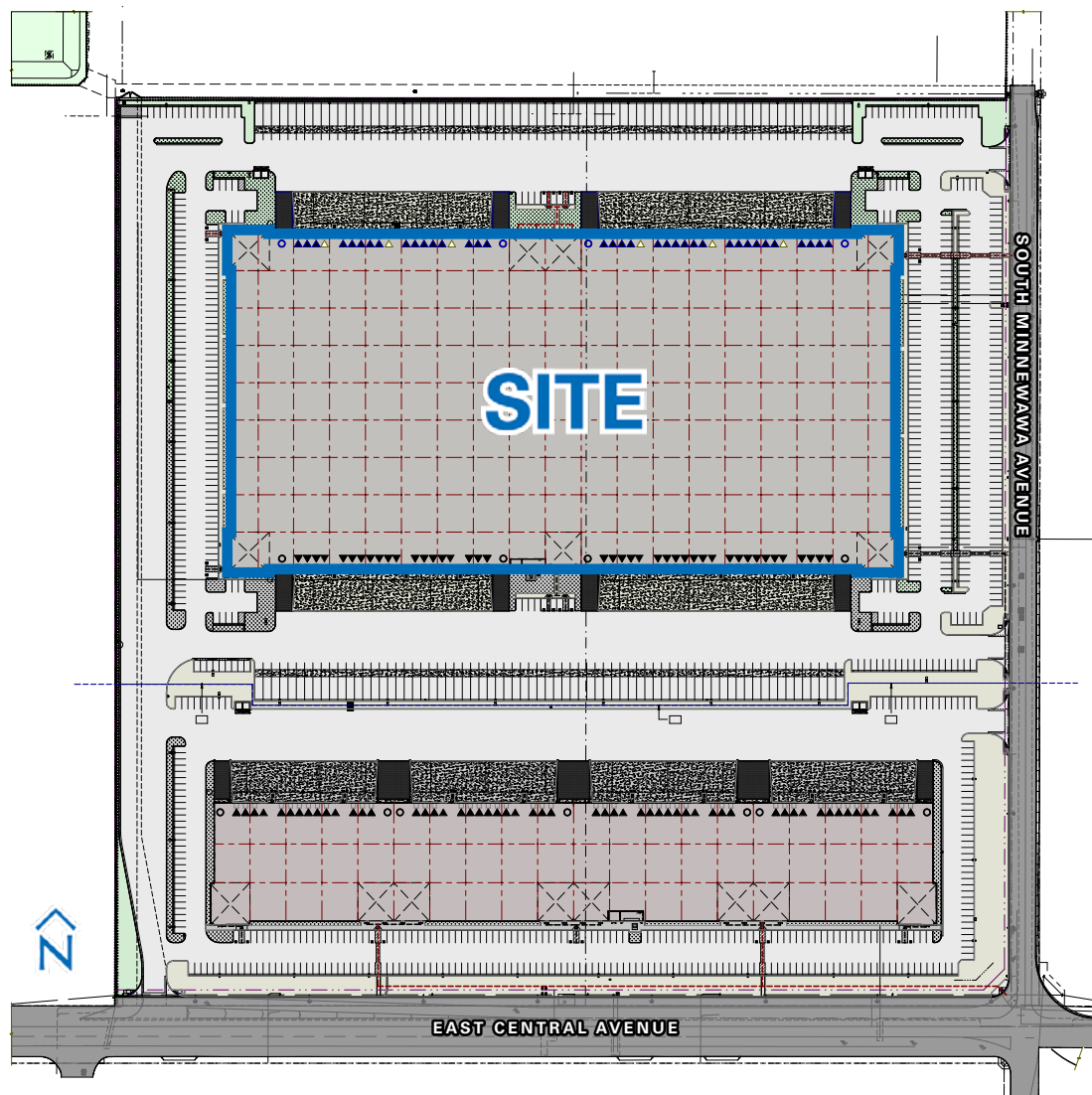
The project is located in the County of Fresno, which is a business-friendly jurisdiction and benefits from the region's largest labor force. The development is zoned M-3 (*Heavy Industrial*).

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.



CLASS "A" LOGISTICS WAREHOUSES

Building One Site Plan



468,866_±

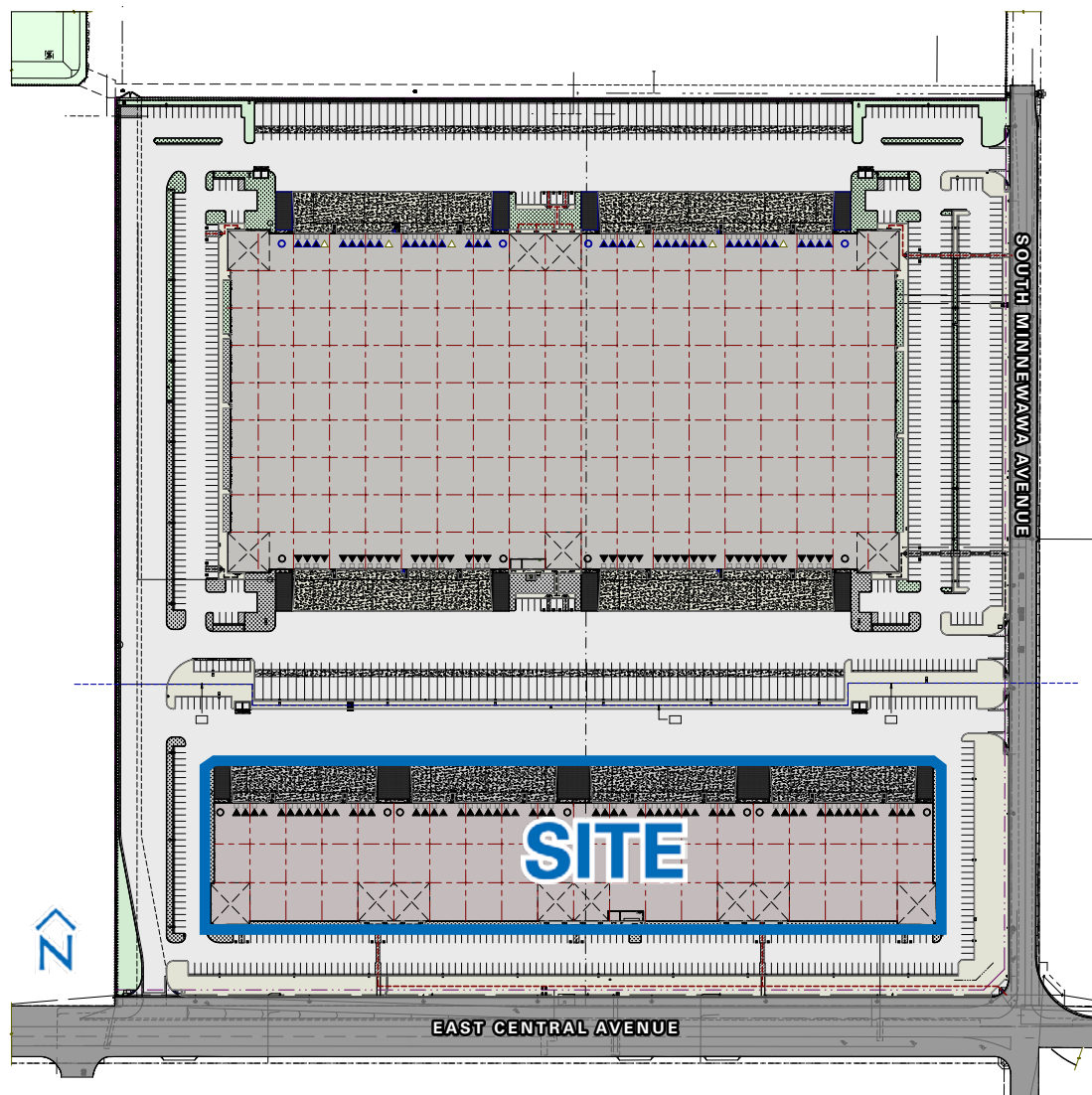
TOTAL SQUARE FEET OF AVAILABLE SPACE

Building One

Address:	3775 S. Minnewawa Avenue
Location:	Fresno, CA 93725
Building Size:	468,866 _± SF
Zoning:	M-3 (<i>Heavy Industrial</i>)
Ceiling Height:	36'
Dock Doors:	Up to 84
Drive-In Doors:	8
Trailer Parking:	143 stalls (12'x55')
Auto Parking:	462 stalls
Column Spacing:	52' x 54'
Truck Court:	75'
Fire Sprinkler:	ESFR
Lighting:	To-suit and Skylights
Office Area:	To-suit
Construction Type:	Concrete tilt wall
Power:	4,000 AMPs / 480 V / 3-phase
Entitlements:	Project is entitled and approved by the County of Fresno
Lease Rate:	Please contact Ethan Smith

CLASS "A" LOGISTICS WAREHOUSES

Building Two Site Plan



176,942[±]

TOTAL SQUARE FEET OF AVAILABLE SPACE

Building Two

Address:	3820 S. Minnewawa Avenue
Location:	Fresno, CA 93725
Building Size:	176,942± SF
Zoning:	M-3 (<i>Heavy Industrial</i>)
Ceiling Height:	32'
Dock Doors:	Up to 56
Drive-In Doors:	7
Auto Parking:	321 stalls
Column Spacing:	52' x 56'
Truck Court:	75'
Fire Sprinkler:	ESFR
Lighting:	To-suit
Office Area:	To-suit
Construction Type:	Concrete tilt wall
Power:	2,500 AMPs / 480V / 3-phase
Entitlements:	Project is entitled and approved by the County of Fresno
Lease Rate:	Please contact Ethan Smith

CLASS "A" LOGISTICS WAREHOUSES

DEVELOPMENT SUMMARY:

- **Total Acreage:** 40±
- 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*)

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)

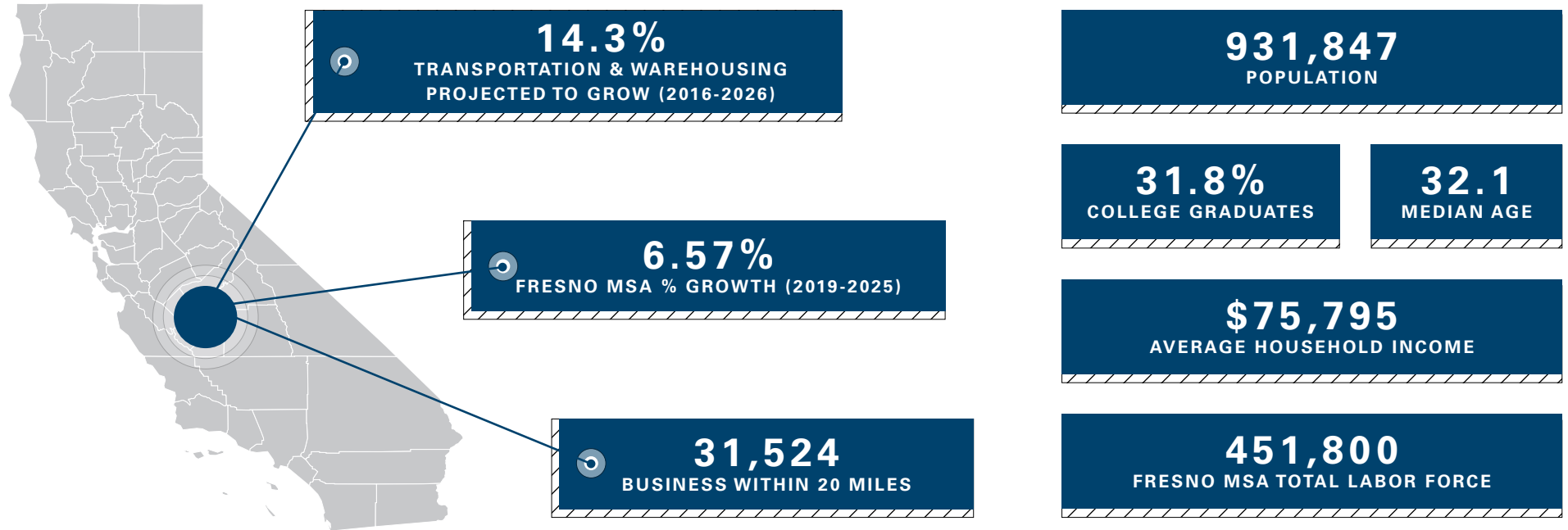
The County of Fresno Department of Social Services (DSS) is committed to developing employment opportunities for County residents through a number of strategies including the County's New Employment Opportunities Program (NEO). DSS can offer employers who hire DSS Welfare-to-Work clients assistance with 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

Source:



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

PG&E ECONOMIC DEVELOPMENT RATE (EDR) <i>(Offers 25% enhanced rate reduction on monthly electricity cost)</i>	ACCESS TO 40 MILLION CUSTOMERS <i>(Guaranteed one day ground shipping)</i>
TRANSPORTATION AND WAREHOUSING <i>(27% increase over the last 5 years)</i>	MANUFACTURING 47,297 JOBS <i>(3.3% increase over the last 5 years)</i>
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>	

CLASS "A" LOGISTICS WAREHOUSES

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 | |