

FOR LEASE • DDG-92 Building

3131 S. Willow Avenue, Suites 101 & 103 , Fresno, CA93725



Marcus Pignotti

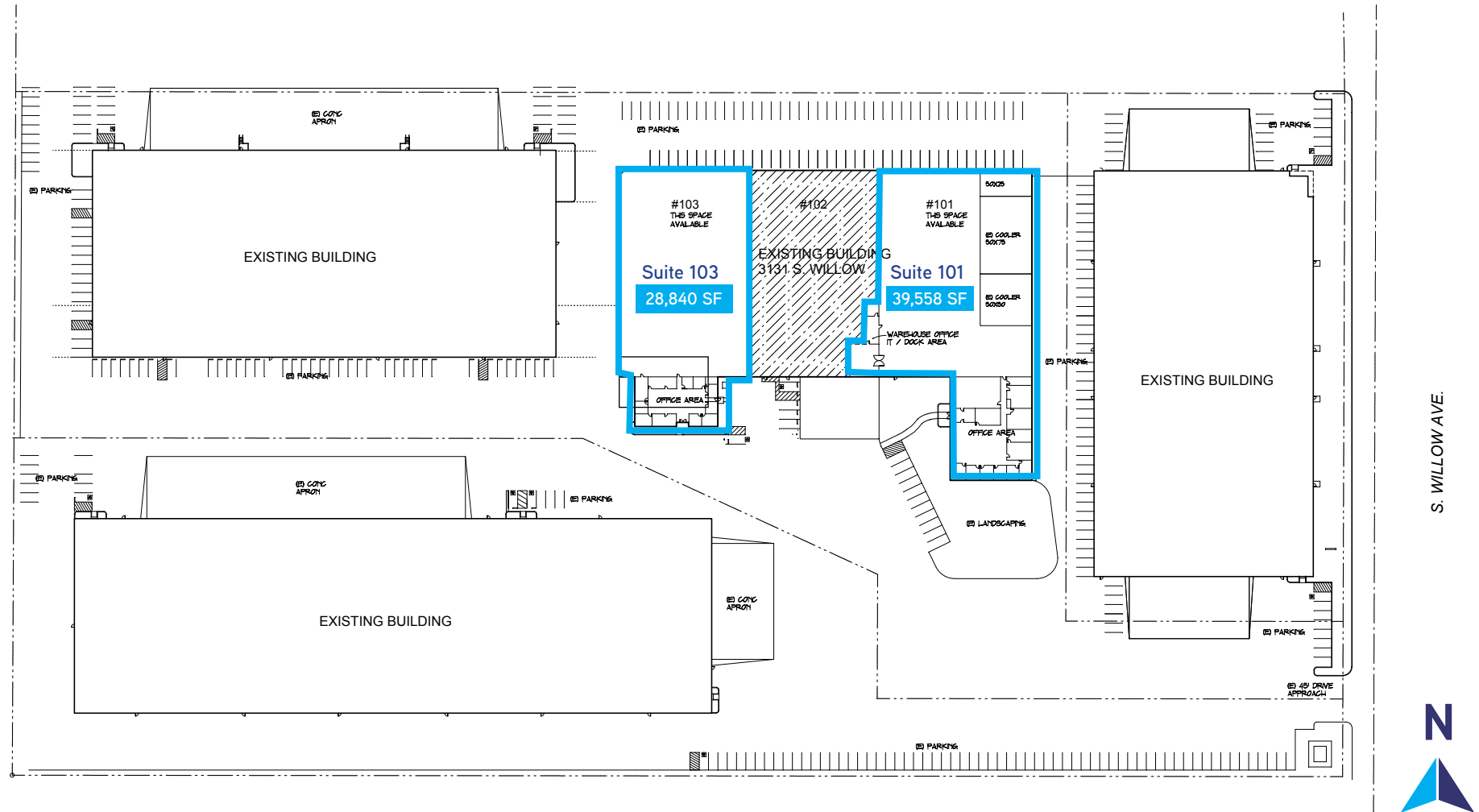
(559) 225-6363
Extension 8

OFFICE:

7519 N. Ingram Avenue, Suite 104
Fresno, California 93711

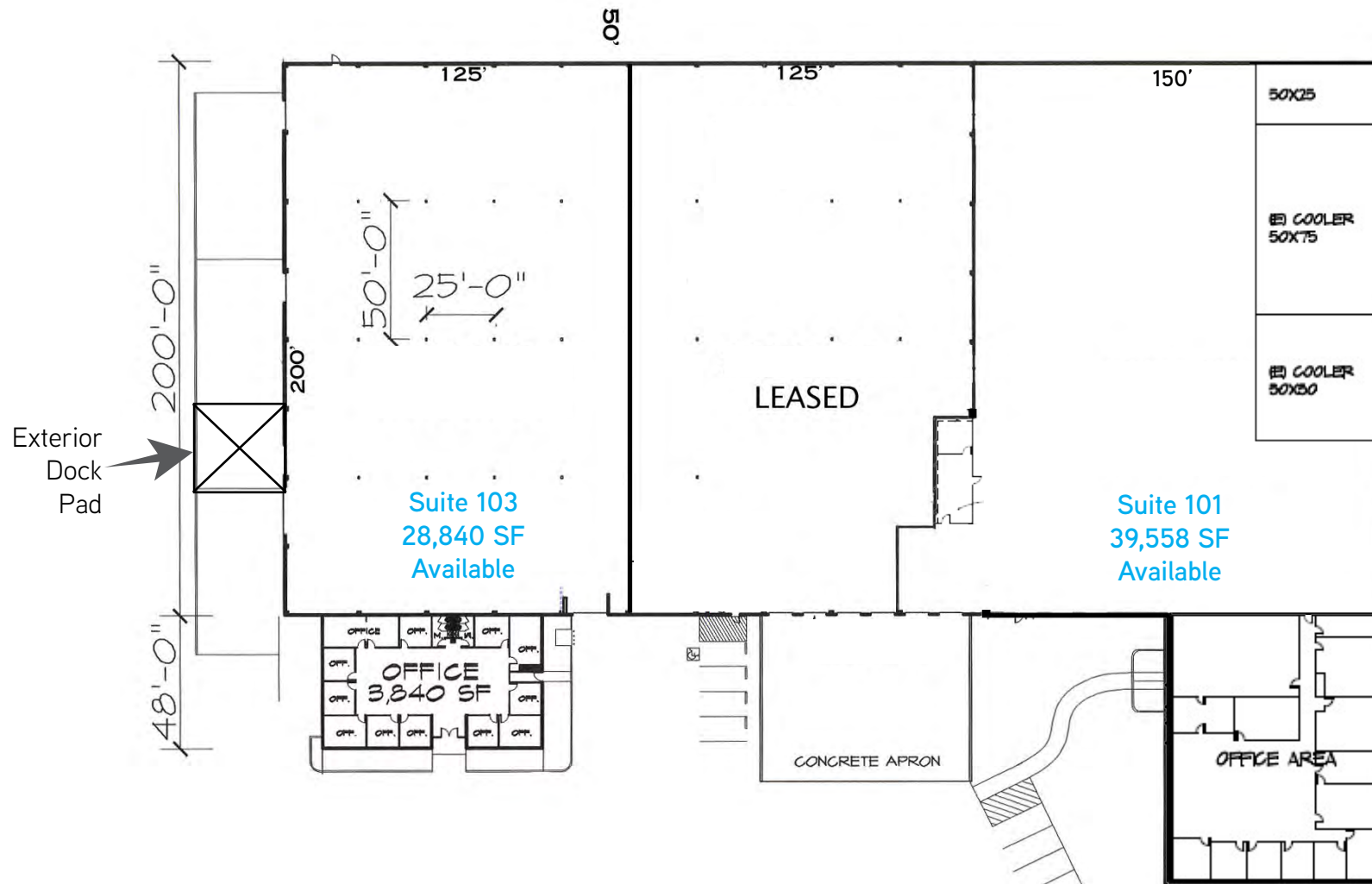
EXISTING SITE PLAN

3131 S. Willow Avenue, Suites 101 & 103, Fresno, CA



EXISTING FLOOR PLANS

3131 S. Willow Avenue, Suites 101 & 103, Fresno, CA



SUITE 101

Available:	±39,558 SF
Clear Height:	22' minimum
Roofing:	4 ply
Zoning:	M3
Dock Apron:	60' concrete
Truck Doors:	Two (2) dock high doors
Dock Equipment:	Two (2) dock levelers
Grade Door:	One (1) 10' x 10' power grade level door
Column Spacing:	25' x 50'
Office:	±8,000 SF
Temp Controlled Warehouse:	Insulated and temp controlled warehouse to ±78 degrees
Coolers:	Two (2) walk-in coolers approx. 6,250 SF 16' and 25' clear Approx. 42 degrees
Back-Up Generator:	1,200 amp diesel back-up generator with transfer switch

SUITE 103

Available:	±28,840 SF
Clear Height:	22' minimum
Roofing:	4 ply
Zoning:	M3
Exterior Truck Pad:	Four (4) dock high positions
Dock Equipment:	Two (2) edge of dock levelers
Grade Door:	One (1) 12' x 14' power grade level door
Skylights:	Nine (9) 4' x 8' skylights
Column Spacing:	25' x 50'
Office:	±3,840 SF

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