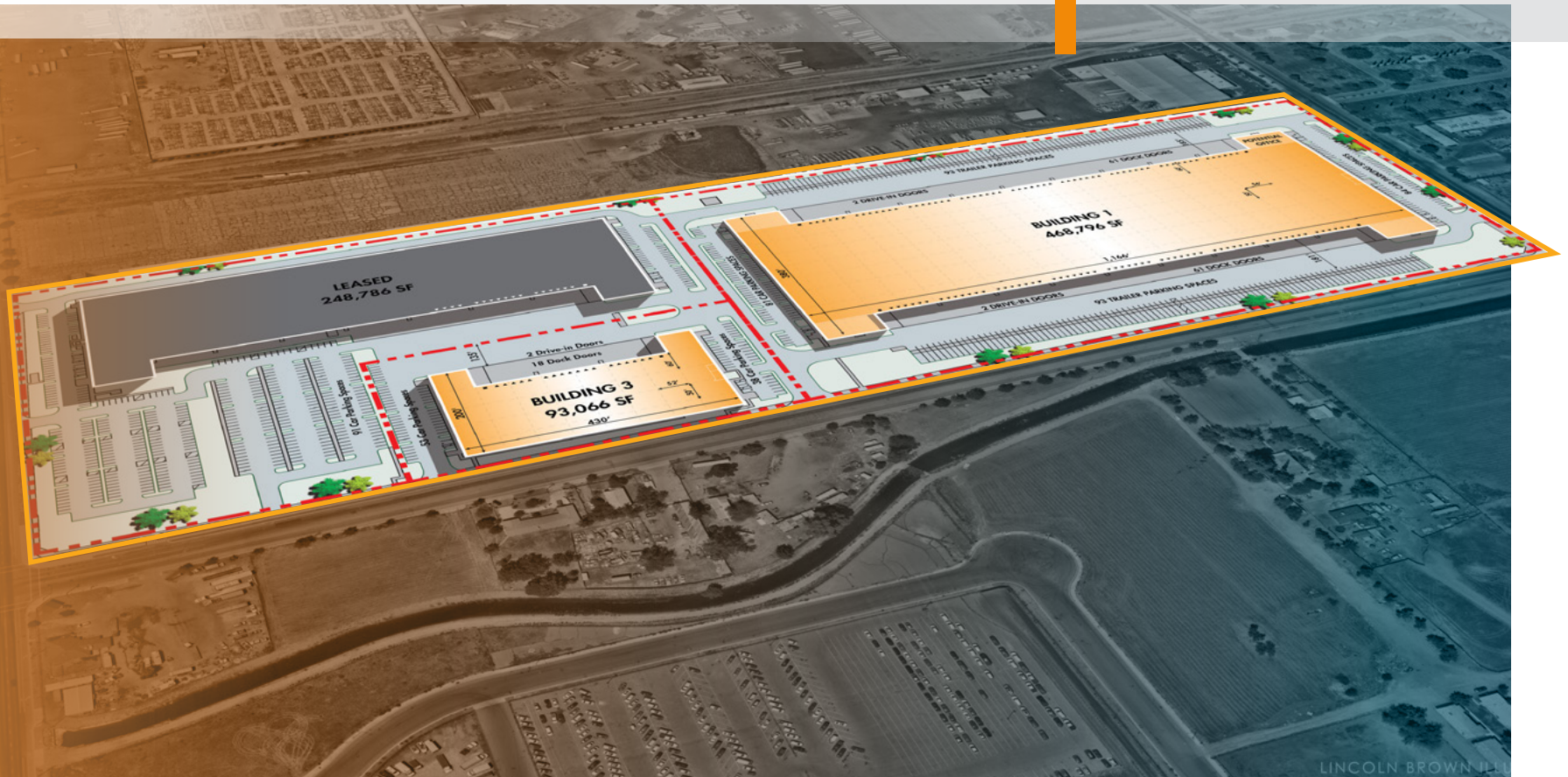


3-BUILDING PARK CENTER

SCANNELL BUSINESS PARK

2740

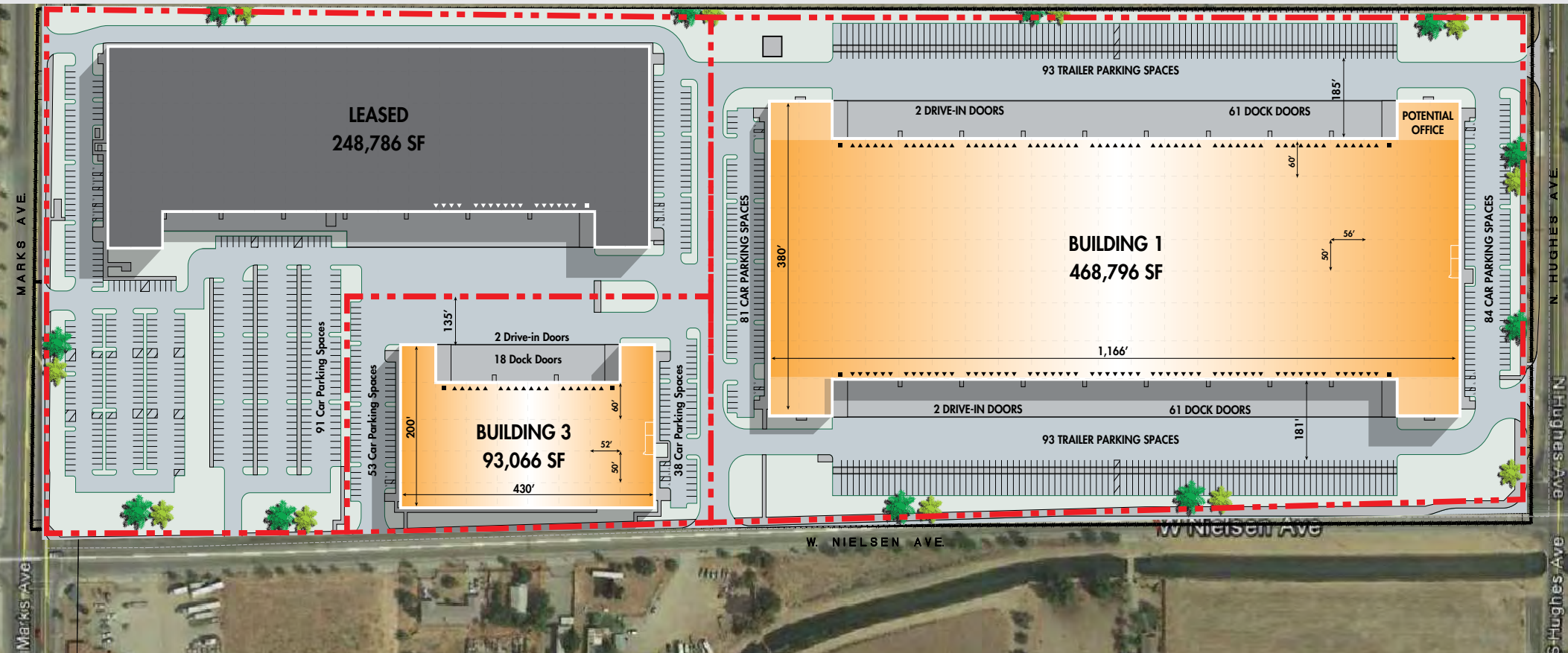
W. NEILSEN AVENUE
FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

CBRE

SCANNELL BUSINESS PARK



3-BUILDING PARK CENTER

Building 1

±468,796 SF

Building 2-LEASED

±248,796 SF

Building 3

±93,066 SF

BUILDING 1

Building Size: ±468,796 SF

Office: TBD

Clear Height: 36'

Column Spacing: 50' x 56'

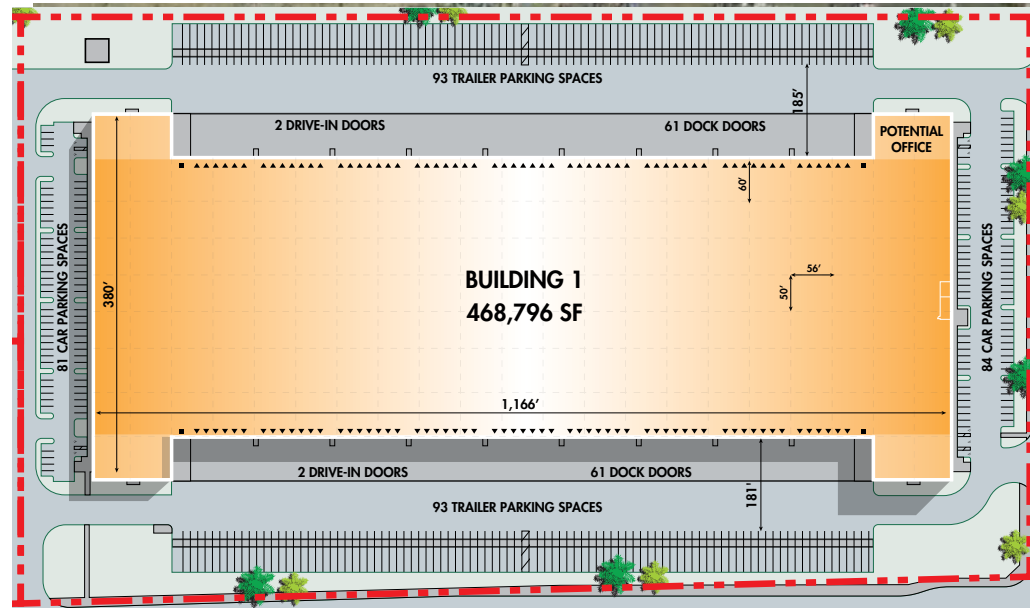
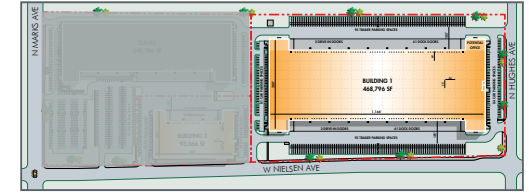
Dock Doors: 122

Drive-in Doors: 4

Parking Stalls: 165

Trailer Parking Stalls: 186

SCANNELL BUSINESS PARK



BUILDING 2 LEASED!

Building Size: ±248,786 SF

Office: TBD

Clear Height: 32'

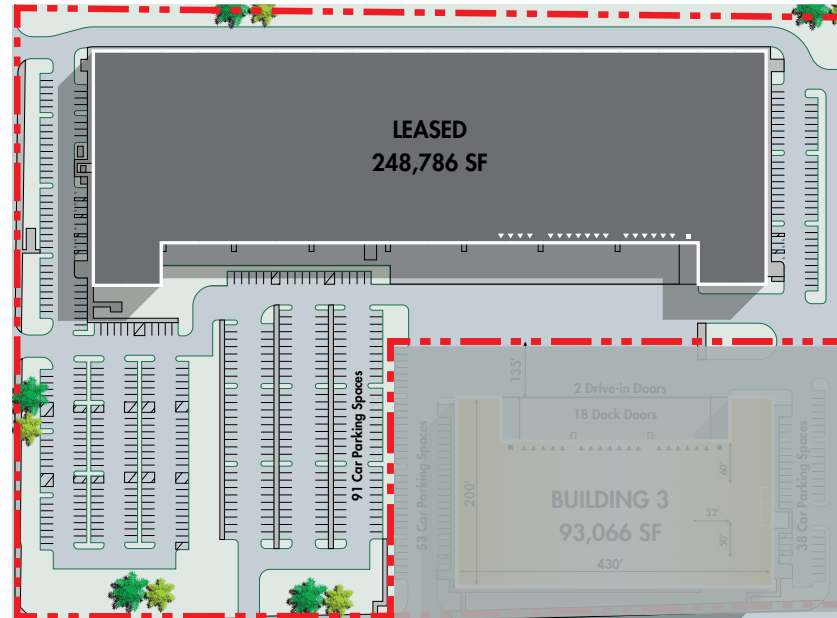
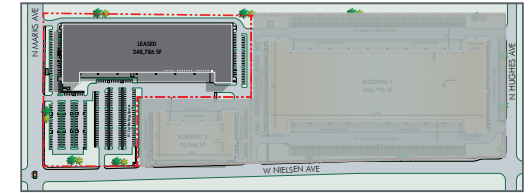
Column Spacing: 56' x 52'

Dock Doors: 46

Loading Doors: 4

Parking Stalls: 109

SCANNELL BUSINESS PARK



BUILDING 3

Building Size: ±93,066 SF

Office: TBD

Clear Height: 32'

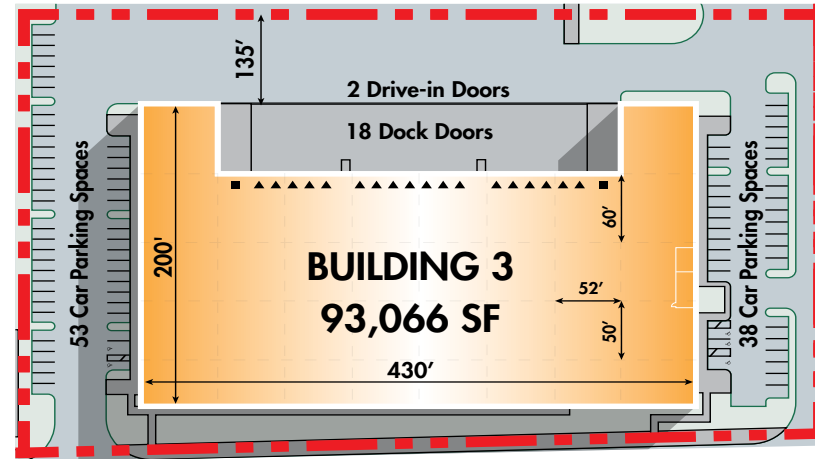
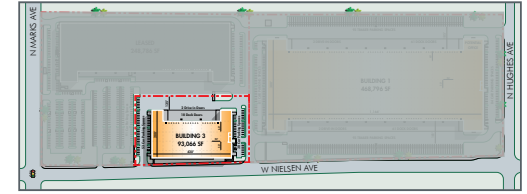
Column Spacing: 52' x 50'

Dock Doors: 18

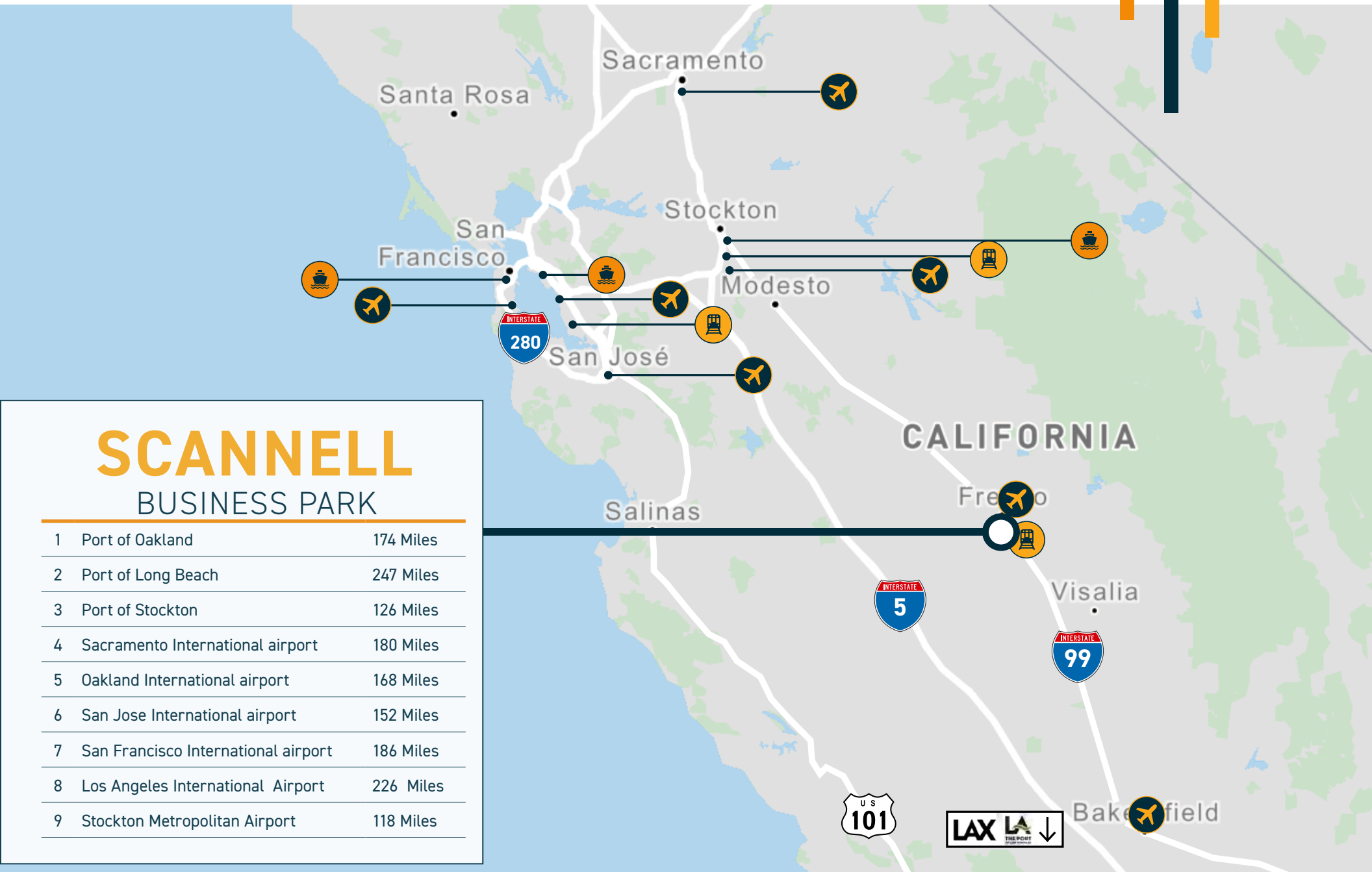
Drive-in Doors: 2

Parking Stalls: 91

SCANNELL BUSINESS PARK



REGIONAL MARKET ACCESS



SCANNELL

BUSINESS PARK

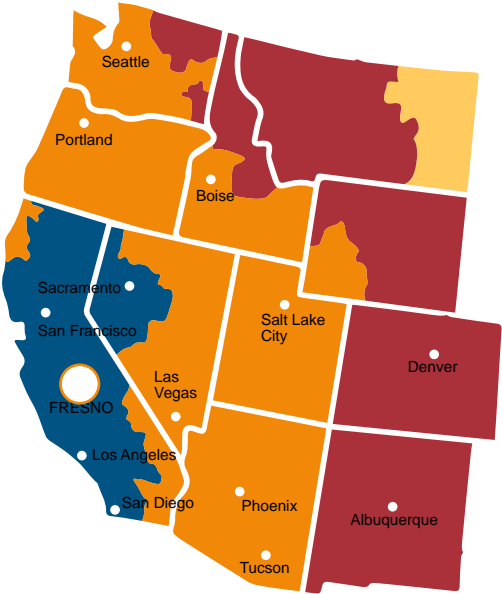
HIGH PROFILE OCCUPIERS IN FRESNO
DIRECT HIGHWAY 180 ACCESS



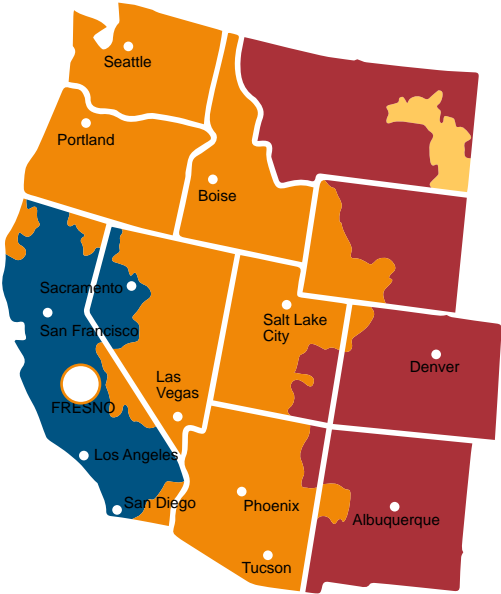
GROUND PACKAGE DELIVERY TRANSIT DAYS FROM FRESNO



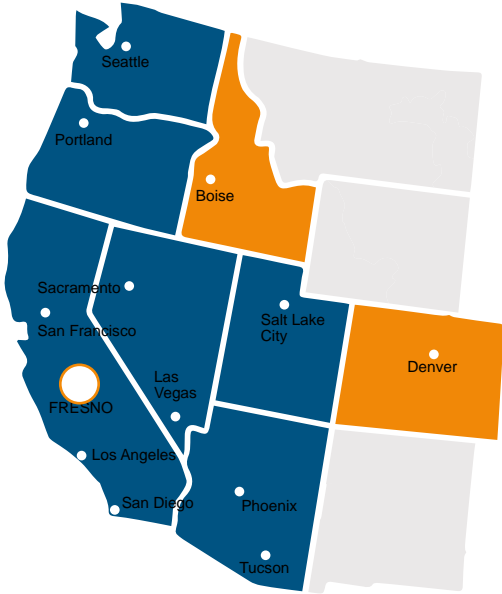
UPS



FedEx



OnTrac



- **ACCESS TO 40 MILLION CUSTOMERS** WITH GUARANTEED ONE DAY SHIPPING
- **NEW EMPLOYMENT OPPORTUNITIES** EMPLOYMENT PROGRAM (NEO) WAGE REIMBURSEMENT
 - » WEEK 1-13 - 100%
 - » WEEK 14-26 - 75%
 - » WEEK 27-39 - 50%
 - » WEEK 40-52 - 25%
- **MANUFACTURING**
47,297 JOBS - 3.3% INCREASE OVER THE LAST 5 YEARS
- **TRANSPORTATION AND WAREHOUSING**
 - » 27% INCREASE OVER THE LAST 5 YEARS
- **PG&E ECONOMIC DEVELOPMENT RATE (EDR)**
OFFERS 25% ENHANCED RATE REDUCTION ON MONTHLY ELECTRICITY COST.



FRESNO

31,524

BUSINESSES WITHIN 20 MILES

6.57%

FRESNO MSA % GROWTH
(2019-2025)

14.3%

TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2016-2026)

28.4%

OF EMPLOYEES WORK IN
"BLUE COLLAR" JOBS

CITY OF FRESNO DEMOGRAPHICS



931,847
RESIDENTS
WITHIN 20 MILES



\$75,795
AVERAGE
HOUSEHOLD INCOME



31.8%
COLLEGE
GRADUATES



27.8%
MILLENNIALS
IN AREA



32.1
MEDIAN AGE OF
POPULATION



451,800
FRESNO MSA TOTAL
LABOR FORCE



FRESNO AREA ADVANTAGES

- Fresno International Airport
- 7 miles away
- Fresno State University
 - 40,000 Students
- Hour away from Yosemite, the Central Coast and other California locations



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



LINK TO YOUR WEST COAST SUPPLY CHAIN (MILES)

- Distance to Deep Water Ports
 - Stockton - 116
 - Oakland - 165
 - LA/Long Beach - 241

CBRE

Thomas Davis, SIOR
Vice Chairman
Lic. 00880761
+1 209 476-2940
td.davis@cbre.com

Daniel Davis, SIOR, CCIM
Senior Vice President
Lic. 01964386
+1 209 476-2941
dt.davis@cbre.com

Ryan Davis
Senior Associate
Lic. 02167375
+1 925 858 2138
ryan.davis1@cbre.com

NEWMARK

PEARSON COMMERCIAL

Nicholas Audino, SIOR
Senior Vice President
Lic. 01231272
+1 559 284-2396
naudino@pearsonrealty.com

Kyle Riddering
Vice President
Lic. 02094434
+1 559 285 7260
kriddering@pearsonrealty.com

SCANNELL

BUSINESS PARK



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_January2026

