

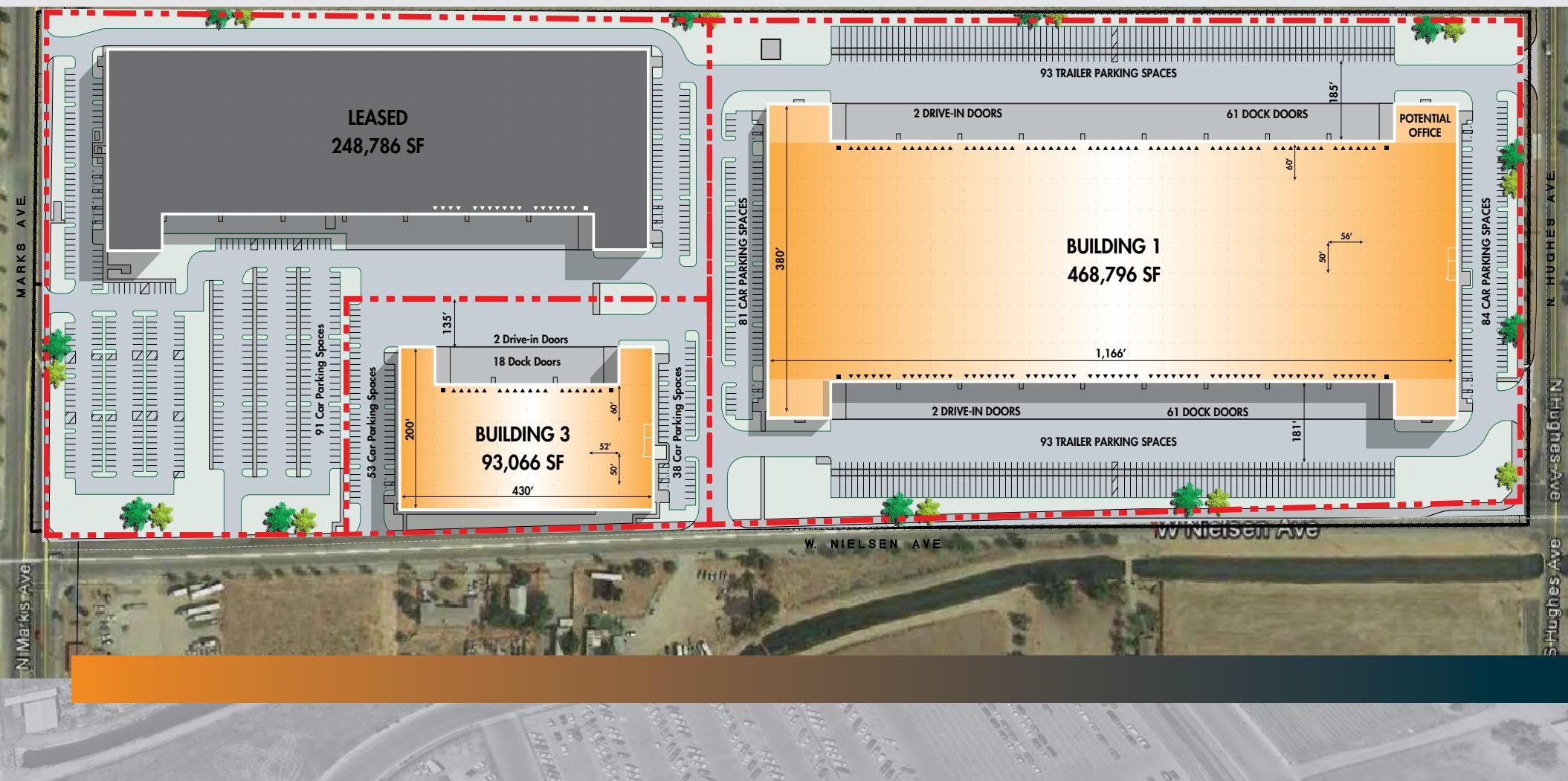
3-BUILDING PARK CENTER

# SCANNELL BUSINESS PARK

**2740**  
W. NEILSEN AVENUE  
FRESNO, CA



# 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:  $\pm 468,796$  SF

Office: TBD

Clear Height: 36'

Column Spacing: 50' x 56'

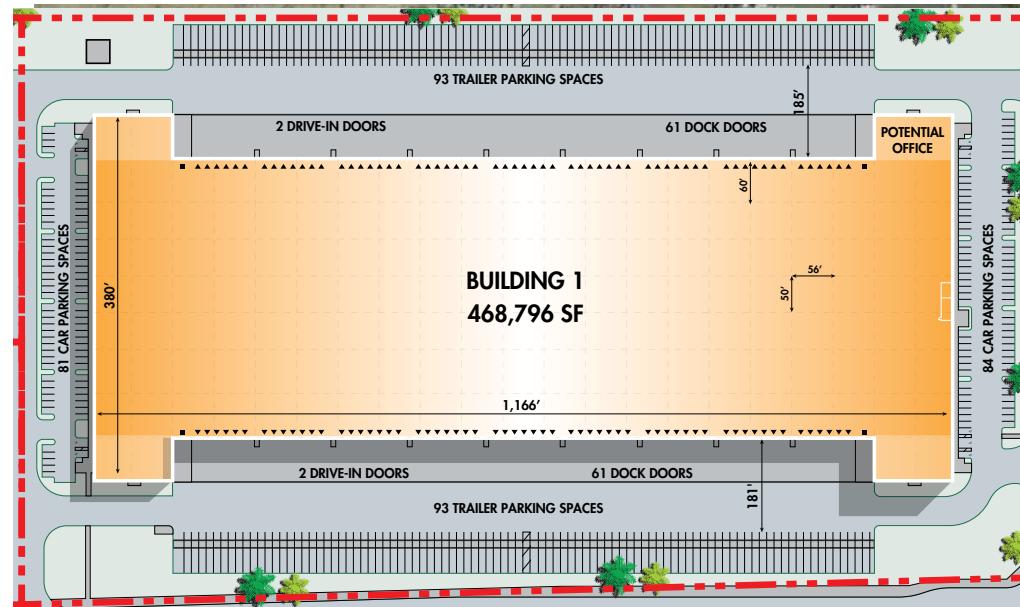
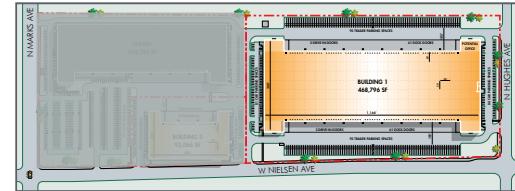
Dock Doors: 122

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'

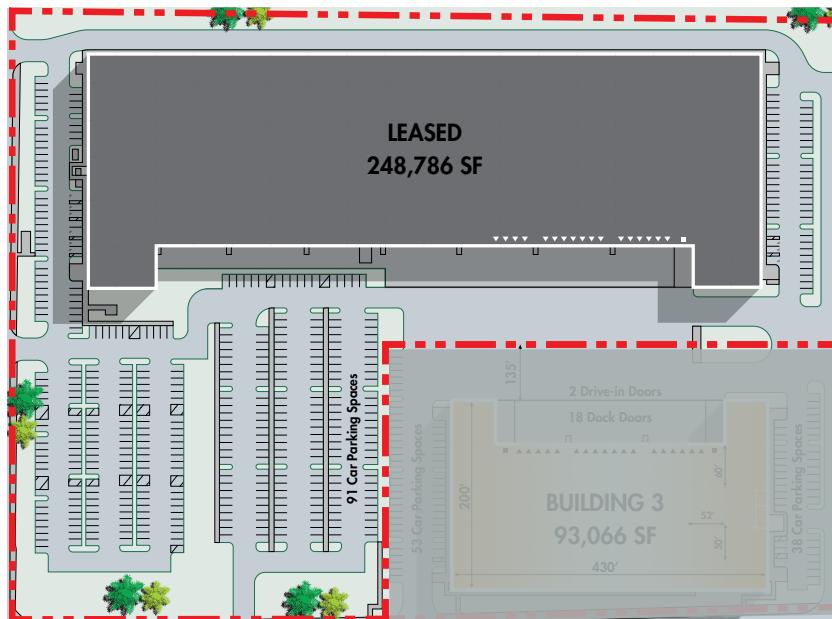
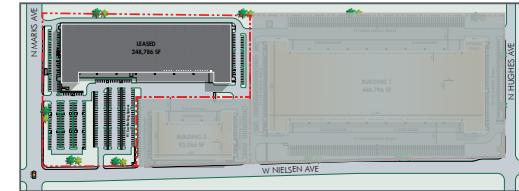
Column Spacing: 56' x 52'

Dock Doors: 46

Loading Doors: 4

Parking Stalls: 109

# SCANNELL BUSINESS PARK



# BUILDING 3

Building Size: ±93,066 SF

Office: TBD

Clear Height: 32'

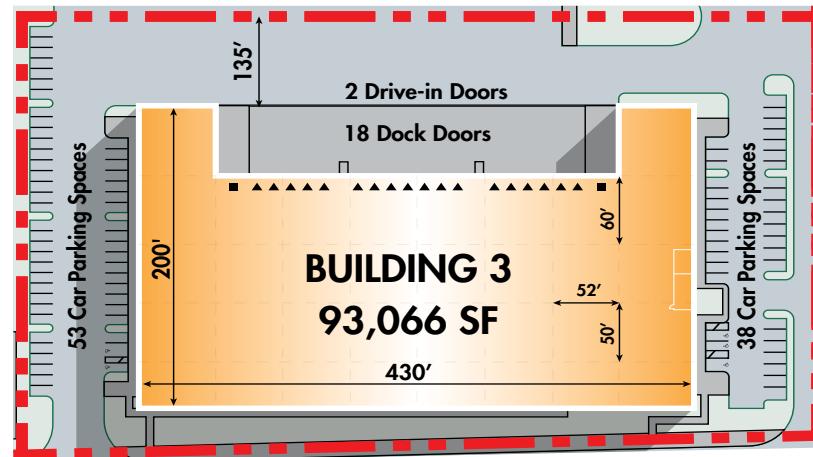
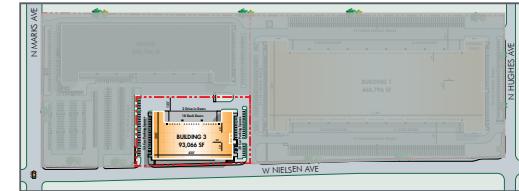
Column Spacing: 52' x 50'

Dock Doors: 18

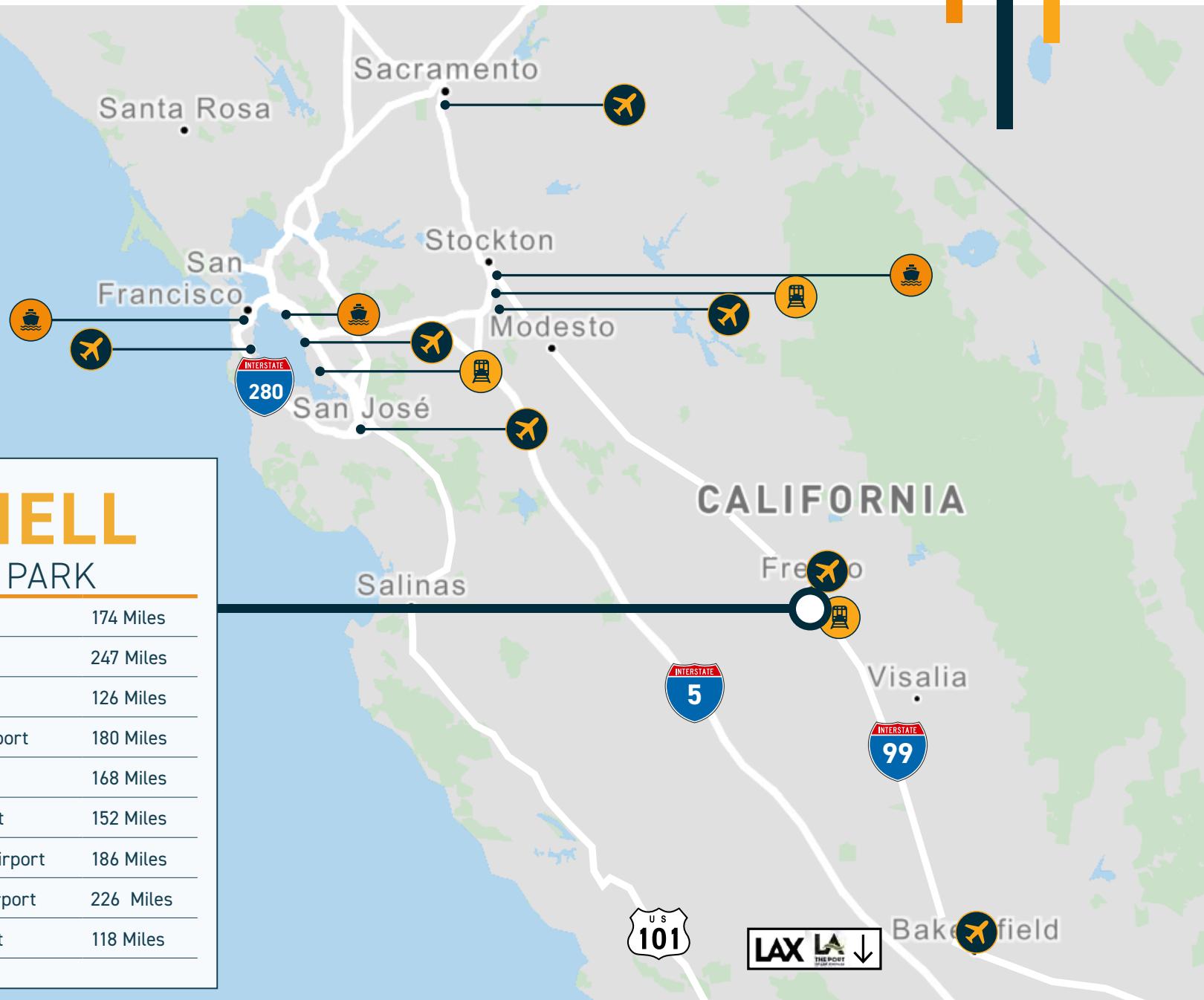
Drive-in Doors: 2

Parking Stalls: 91

# SCANNELL BUSINESS PARK

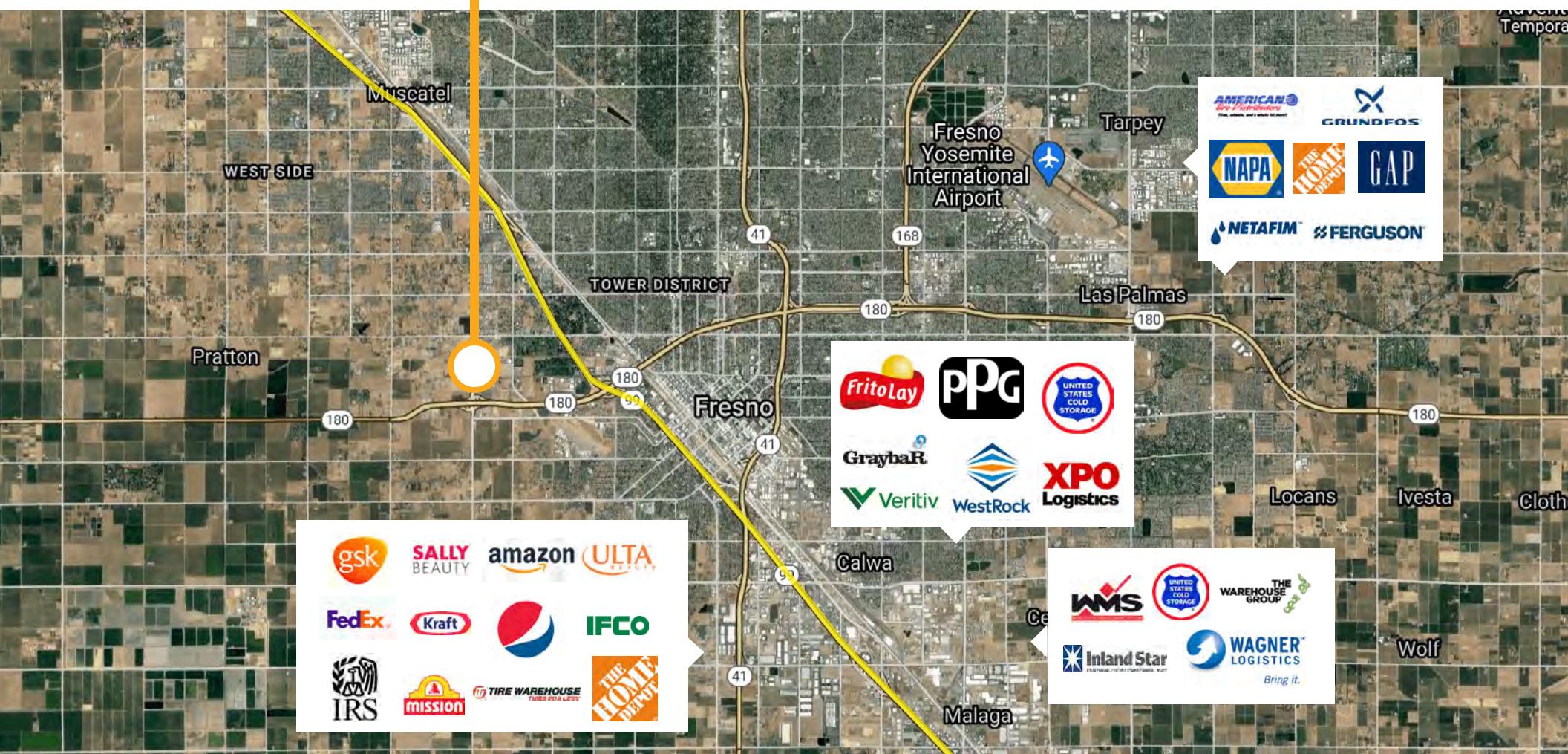


# REGIONAL MARKET ACCESS



# SCANNELL BUSINESS PARK

HIGH PROFILE OCCUPIERS IN FRESNO  
DIRECT HIGHWAY 180 ACCESS



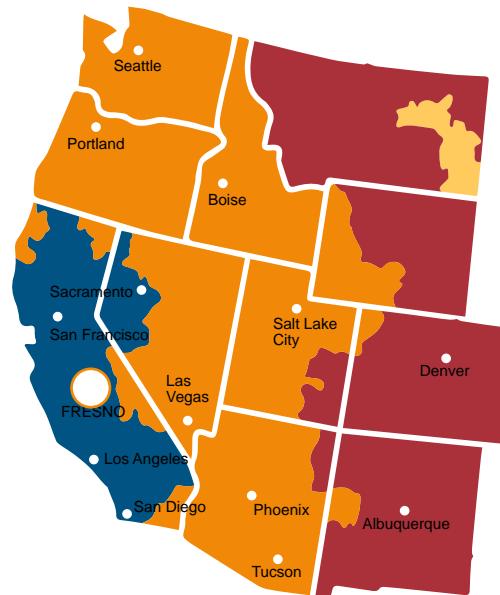
# GROUND PACKAGE DELIVERY TRANSIT DAYS FROM FRESNO



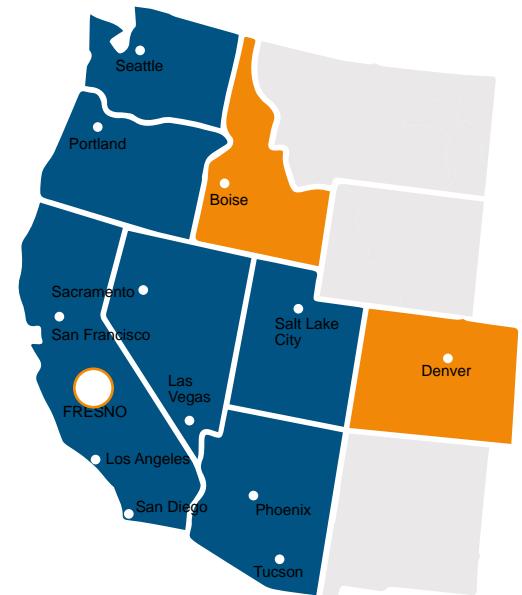
UPS



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



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