

AVAILABLE FOR SALE OR LEASE

FULLY-ENTITLED, CLASS "A" LOGISTICS BUILDING

# 3441 S. WILLOW AVENUE

FRESNO, CA



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**NEWMARK**  
PEARSON COMMERCIAL

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LOCATION DESCRIPTION

The property is located at the northwest corner of Willow and Muscat Avenues, in Fresno’s largest and most accessible industrial submarket. Situated on Willow Avenue between North and Central Avenues, it provides convenient access to Highway 99 through the nearby Central Avenue and North Avenue interchanges.



DEVELOPMENT STATUS AND TEAM

- Completed Construction Drawings
- Entitlement approved by the County of Fresno
- Architect: Ware Malcomb
- Civil Engineer: Yamabe & Horn Engineering, Inc.

PRICING INFORMATION



**Contact Agent**  
LEASE RATE & SALES PRICE



PROPERTY  
INFORMATION

Fully-entitled, 248,640± SF, Class “A” warehouse on 13.65± acres available for sale or lease. Developer will build-to-lease, build-to-sell or sell the entitled, permit-ready project pre-construction. The project, which is located in Fresno, CA, is a planned Class “A” building designed to accommodate single or multiple tenants.

The building is 0.5 to 1.25± miles from the Highway 99 and Central Avenue interchange, making it a prime location in Fresno’s most desirable industrial area.

PERMIT - READY



Full set of construction drawings are completed and approved by the County of Fresno.



VALUE OF ENTITLEMENT



- Developer spent over two years obtaining project approval from the County of Fresno
- All entitlement risk has been eliminated
- Not subject to AB98 or other new warehouse regulations
- Costs associated with carry are negligible

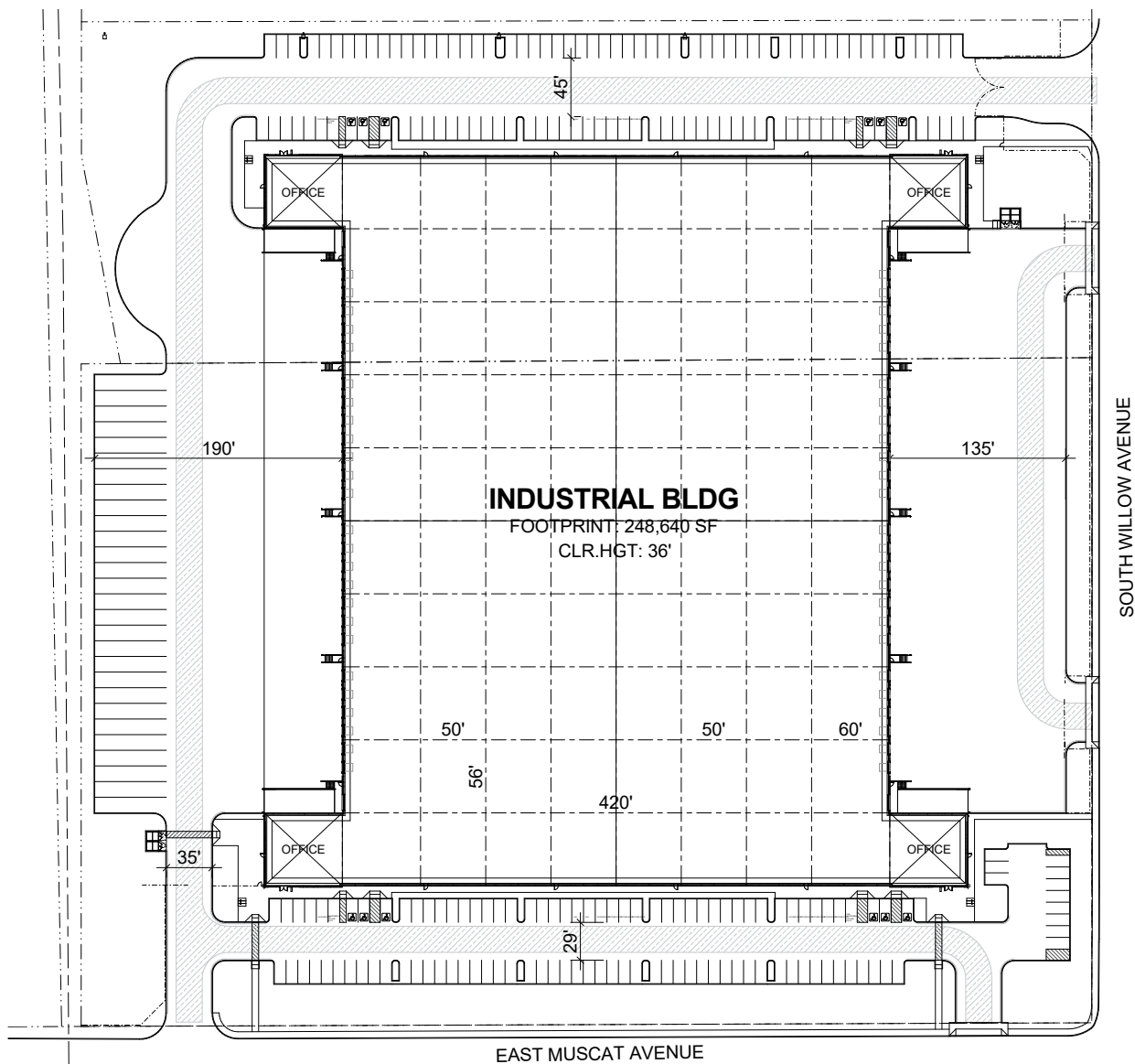
SUSTAINABLE FUNCTIONAL FEATURES



- Building complies with California Green Building Code
- Car and van EV infrastructure in-place
- Low water usage landscaping
- Roof designed to support solar system
- Developer is willing to work with tenants to provide additional sustainable infrastructure



BUILDING  
INFORMATION



WAREHOUSE SPECIFICATIONS

**248,640± SF**  
BUILDING SIZE

**Build-to-Suit**  
OFFICE SPACE

**Shell Space**  
EXISTING BUILDOUT

**36'**  
CEILING HEIGHT

**4**  
DRIVE IN BAYS

**50**  
DOCK HIGH DOORS

**50'x 56'**  
COLUMN SPACING

**4,000 AMPs**  
OF 480V POWER

**210 Stalls**  
PARKING

**ESFR**  
SPRINKLERS

**M3**  
ZONING

BUILDING HIGHLIGHTS

- Class “A” logistics building
- 36’ clear height
- 50 dock positions
- 28 on-site trailer parking stalls
- Single or multiple tenants
- Fully entitled by County of Fresno

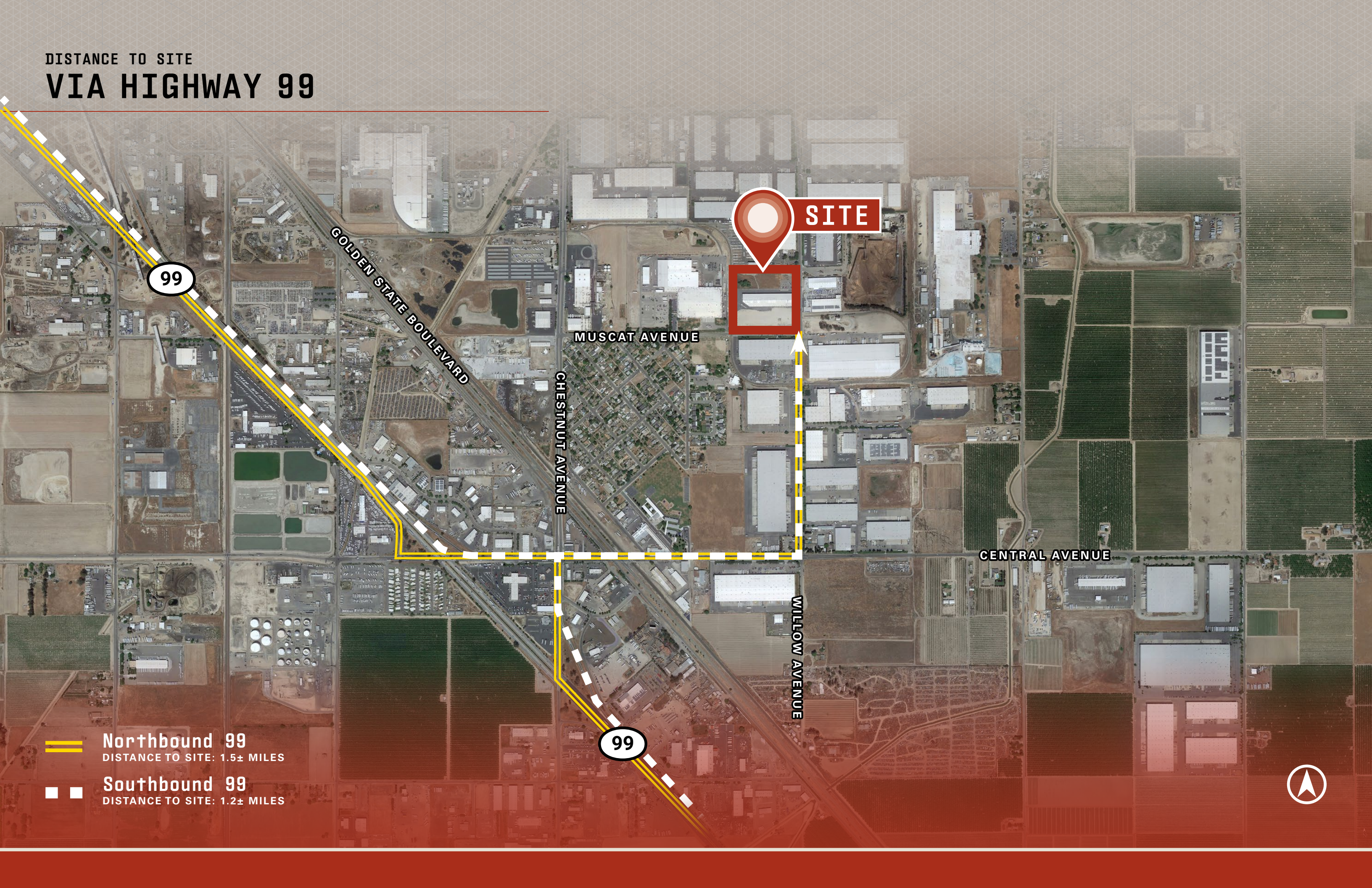
BUILDING FEATURES



The building features 50 dock positions, four grade-level/drive-in doors, 36’ clear height, ESFR, 4,000 AMPS/480V electrical service, 28 trailer parking stalls, 210 car parking stalls and three access points.



DISTANCE TO SITE  
VIA HIGHWAY 99



- == Northbound 99  
DISTANCE TO SITE: 1.5± MILES
- - Southbound 99  
DISTANCE TO SITE: 1.2± MILES





FRESNO COUNTY

# AREA BENEFITS

Fresno is one of the fastest growing communities in the Nation. It has received favorable reviews in the Los Angeles Times, San Francisco Chronicle, Wall Street Journal, and Forbes Magazine.


Located 158 miles southeast of San Francisco and 252 miles north of Los Angeles, Fresno County is the richest and most productive agricultural region in the United States with annual agricultural sales in excess of \$6 billion for over 250 commodities.





## TOP OPERATING BUSINESSES


- Amazon**  
E-COMMERCE GIANT
- Ulta Beauty**  
B-TO-B AND CONSUMER FULFILLMENT
- Pepsi Bottling**  
BEVERAGE DISTRIBUTION AND BOTTLING
- Ferguson Enterprises**  
CONSTRUCTION-RELATED SEGMENTS
- Kraft Foods**  
SNACK AND DRINK
- Sun Maid Raisins**  
GROWER PACKER AND SHIPPER


## CITY OF FRESNO STATISTICS

- 

**1,008,654**  
POPULATION
- 

**23.9%**  
COLLEGE GRADUATES
- 

**32.1**  
MEDIAN AGE
- 

**\$71,434**  
AVG. HH INCOME
- 

**460,700**  
FRESNO MSA  
TOTAL LABOR FORCE

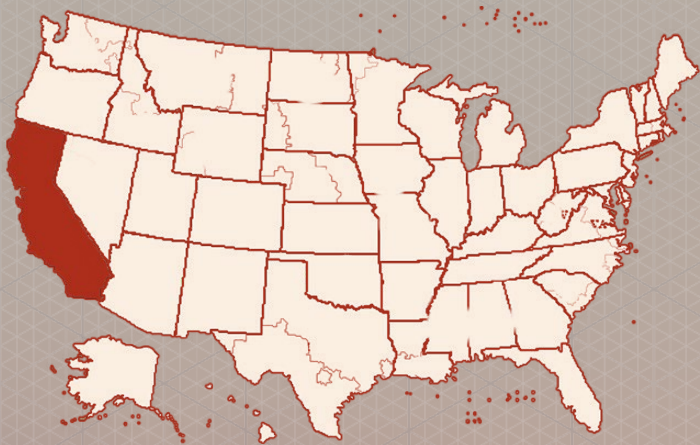
Source: Fresno EDC



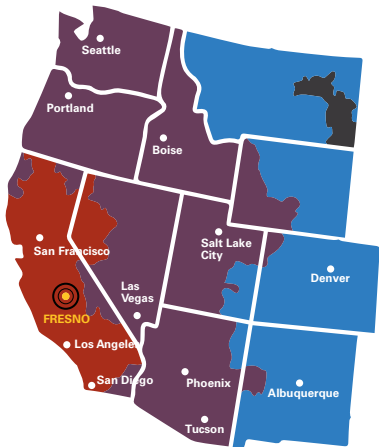
# GROUND SHIPPING BENEFITS

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



UPS



FedEx



OnTrac



1  
DAY



2  
DAYS



3  
DAYS



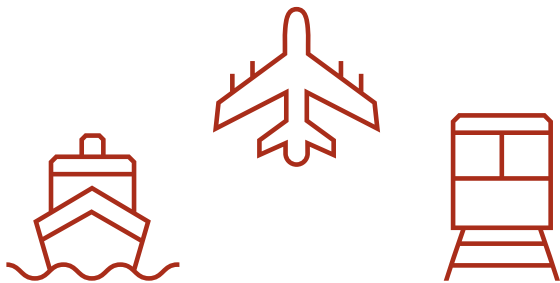
4  
DAYS



NA

## TRANSIT ADVANTAGES

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

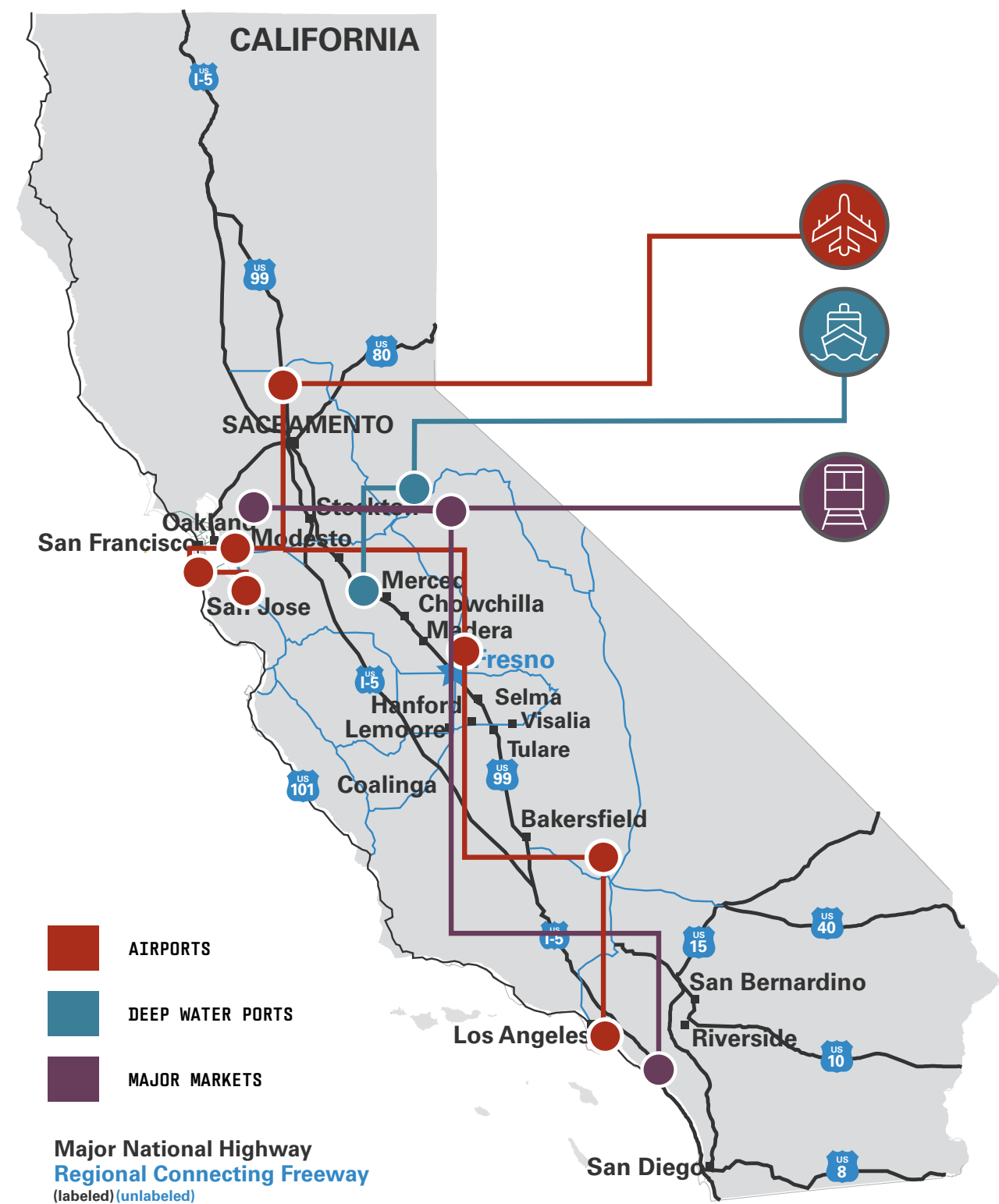


FedEx Ground offers overnight delivery via ground service to over 98% of California's population. Additionally, over 60,000,000 people in the western US are reachable within two-days by ground service.

OnTrac is the first transcontinental carrier of choice for last-mile e-commerce deliveries that helps shippers build a competitive advantage through faster delivery times, lower costs, coast-to-coast coverage, and reliable on-time performance.



REGIONAL  
MARKET ACCESS



MARKET	DISTANCE FROM FRESNO
Fresno International Airport	44 Miles
Bakersfield- Meadows Field Airport	70 Miles
Union Pacific Intermodal	158 Miles
BNSF Intermodal	160 Miles
Port of Stockton	163 Miles
San Jose International Airport	189 Miles
LAX International Airport	190 Miles
Oakland International Airport	204 Miles
Port of Long Beach	210 Miles
Port of Oakland	212 Miles
Sacramento International Airport	215 Miles
San Francisco International Airport	222 Miles

DEEP WATER PORTS	DISTANCE TO MAJOR MARKETS
<div><div>– Stockton:</div><div>116</div></div> <div><div>– Oakland:</div><div>165</div></div> <div><div>– Los Angeles / Long Beach:</div><div>241</div></div>	<div><div>– Silicon Valley:</div><div>140</div></div> <div><div>– Sacramento:</div><div>145</div></div> <div><div>– Los Angeles:</div><div>192</div></div> <div><div>– Reno:</div><div>285</div></div> <div><div>– San Diego:</div><div>315</div></div> <div><div>– Las Vegas:</div><div>385</div></div> <div><div>– Phoenix:</div><div>580</div></div> <div><div>– Portland:</div><div>46</div></div> <div><div>– Salt Lake City:</div><div>816</div></div> <div><div>– Seattle:</div><div>920</div></div>



LOCAL  
COMMUTING

Commuting in Fresno, California, is shaped by its robust road network and transportation options. The city is well-served by major highways, such as Interstate 5 and Highway 99, which connect commuters to the Central Valley and beyond. The Fresno Area Express (FAX) bus system provides local service, but most people rely on personal vehicles for daily travel. Fresno is also connected to other major California cities via the Amtrak San Joaquin’s rail line. For air travel, the Fresno Yosemite International Airport offers domestic flights. While cycling infrastructure is expanding, driving remains the primary mode of transportation for most residents.



TRANSIT SERVICES



Class I freight railroads BNSF Railway Company (BNSF) and Union Pacific Railroad (UP) serve Fresno County, along with short-line operator San Joaquin Valley Railroad (SJVRR). Passenger rail service is provided by Amtrak San Joaquin.



Fresno is served by Highway 99, the main north/south freeway that connects the major population centers of the California Central Valley. State Route 168, the Sierra Freeway, heads east to the city of Clovis and Huntington Lake. Highway 41 stretches from Paso Robles on the West Coast to Yosemite and passes through Fresno.



As the San Joaquin Valley’s gateway to the world, Fresno-Yosemite International Airport serves over 1.6 million passengers annually and supports service from seven commercial airlines, providing air travel opportunities through 13 non-stop destinations and beyond. The airport is also home to the California Air National Guard’s 144th Fighter Wing, and provides aviation facilities to numerous business and government agencies. In June 2018, United Airlines launched their daily nonstop air service between Chicago’s O’Hare International Airport and Fresno.



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