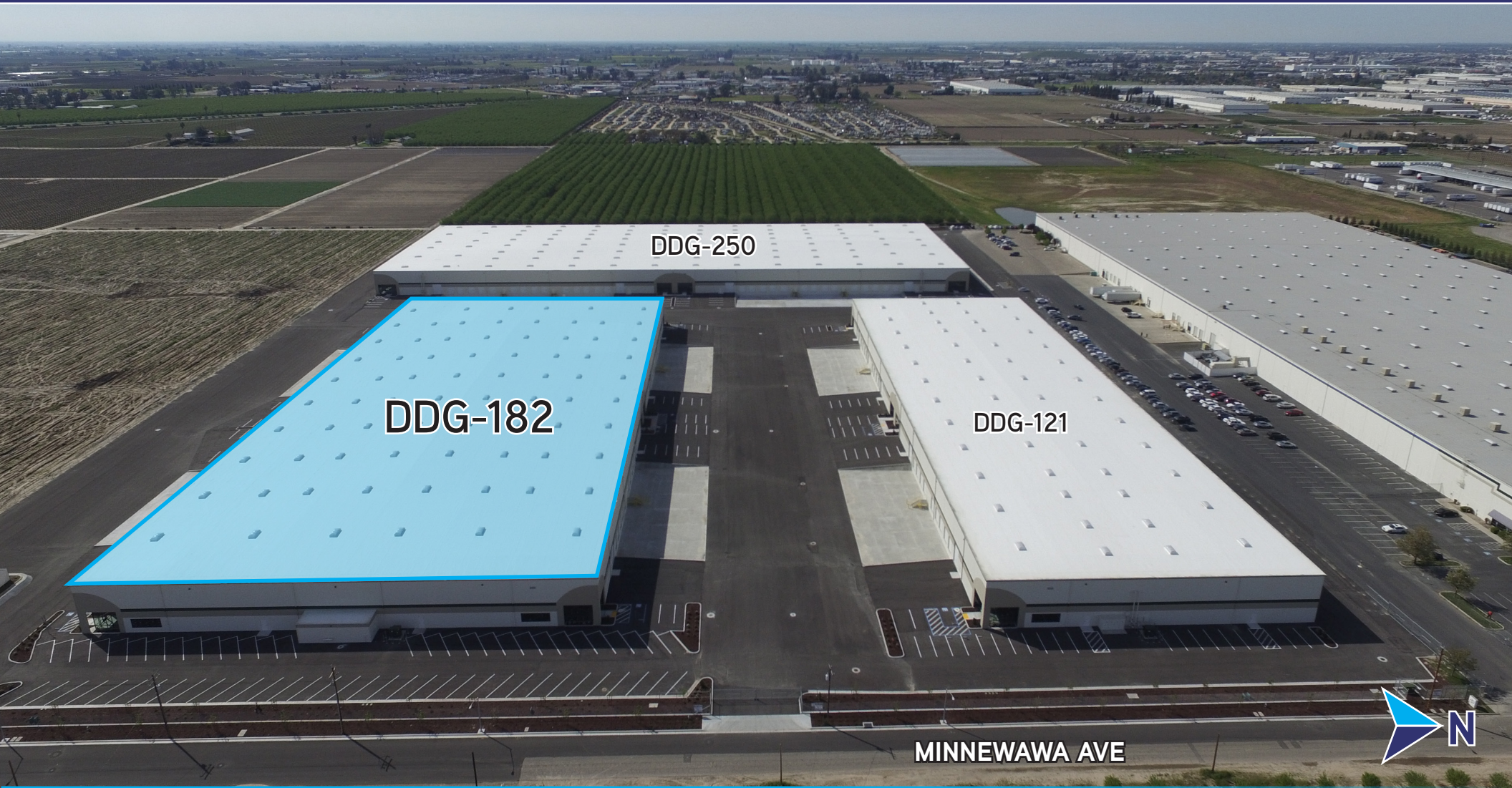


FOR LEASE • DDG-182 Building

4485 S. Minnewawa Avenue, Fresno, CA



Marcus Pignotti

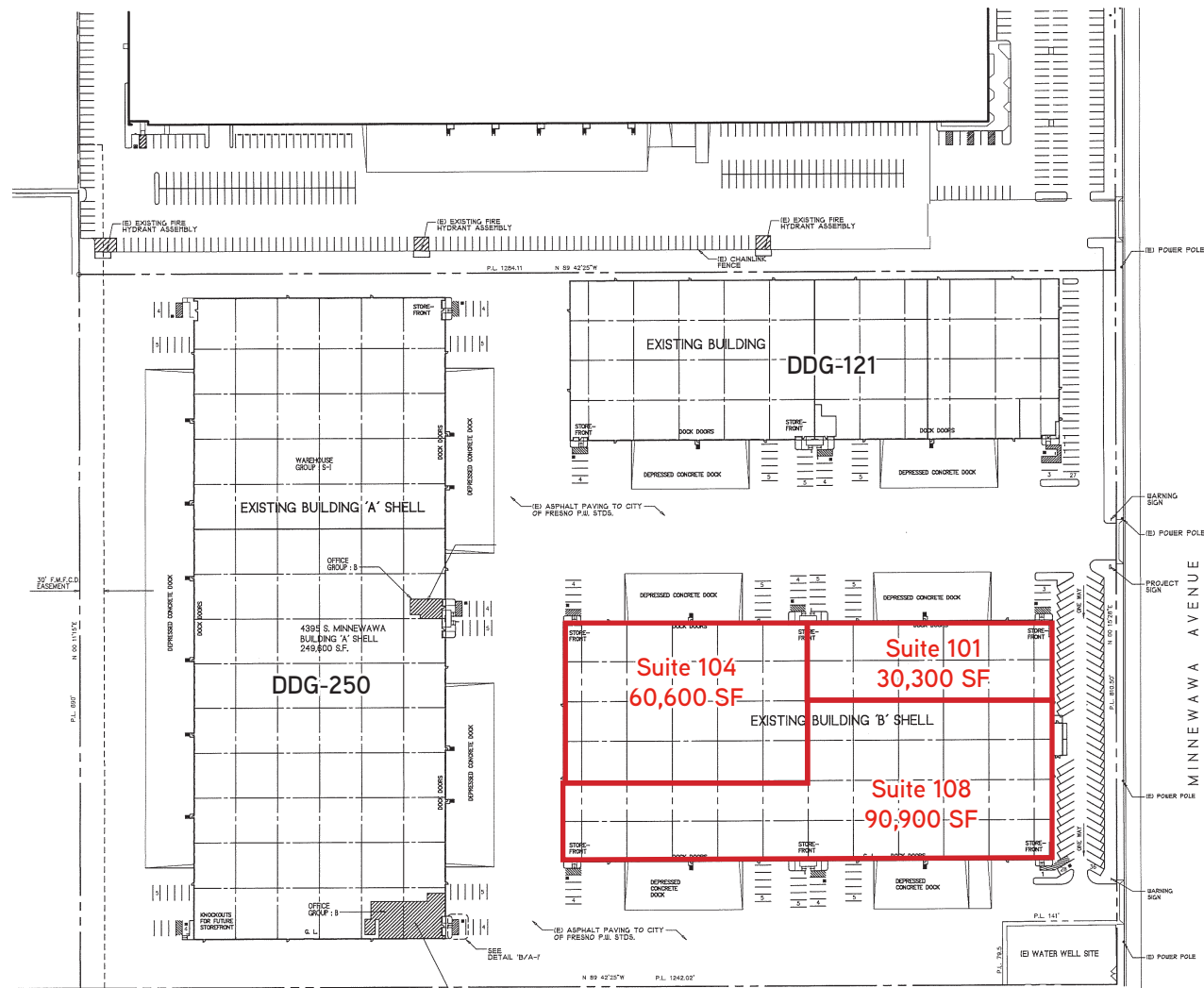
(559) 225-6363
Extension 8

OFFICE:

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

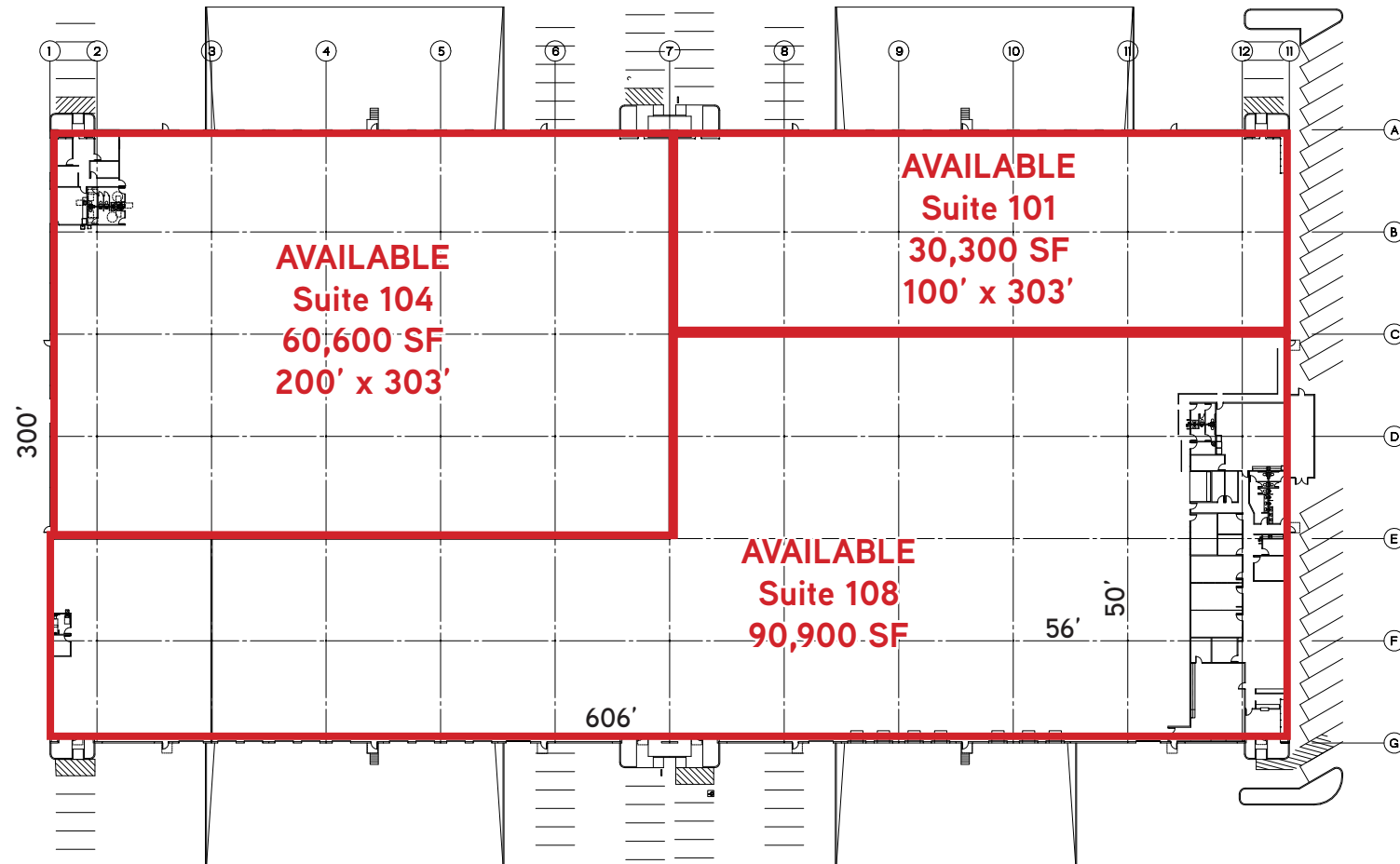
SITE PLAN

4485 S. Minnewawa Avenue, Fresno CA • 181,800 SF



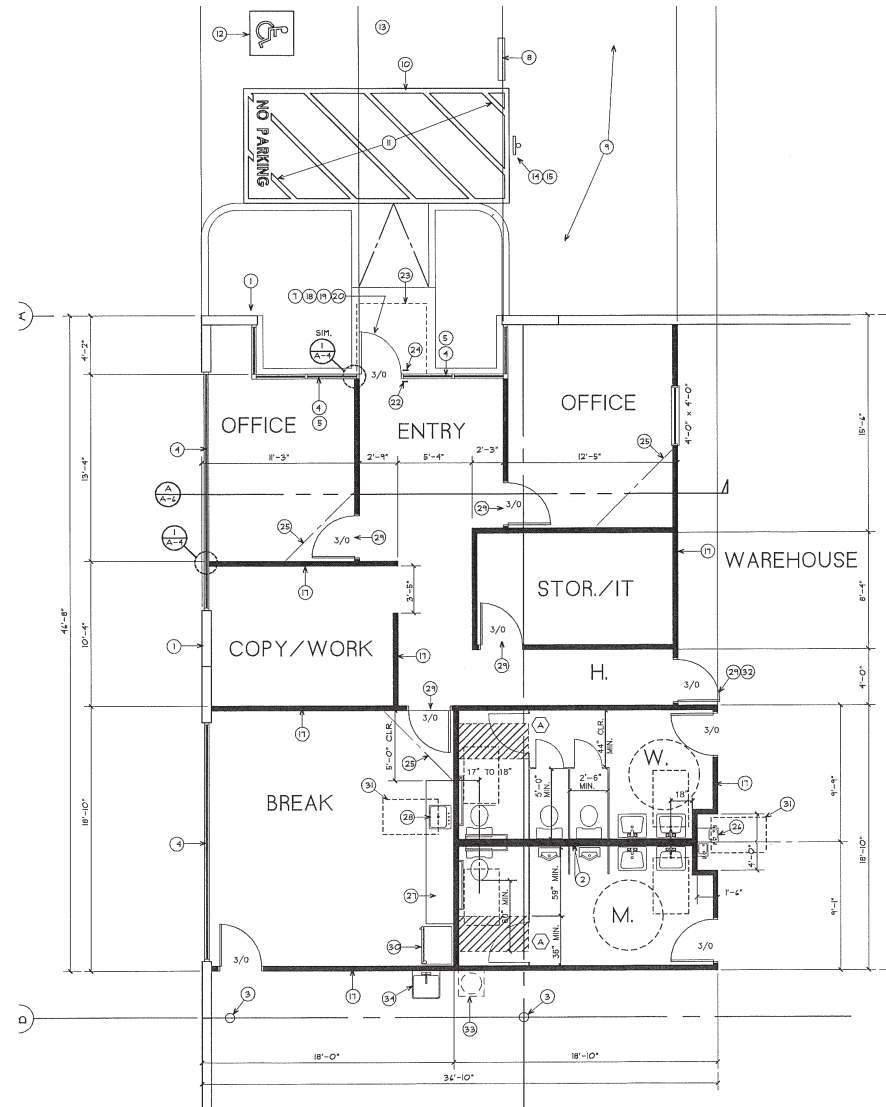
BUILDING 182 PLAN

4485 S. Minnewawa Avenue, Fresno CA • 181,800 SF



4485 S. Minnewawa Avenue, Fresno CA • 1,561 SF

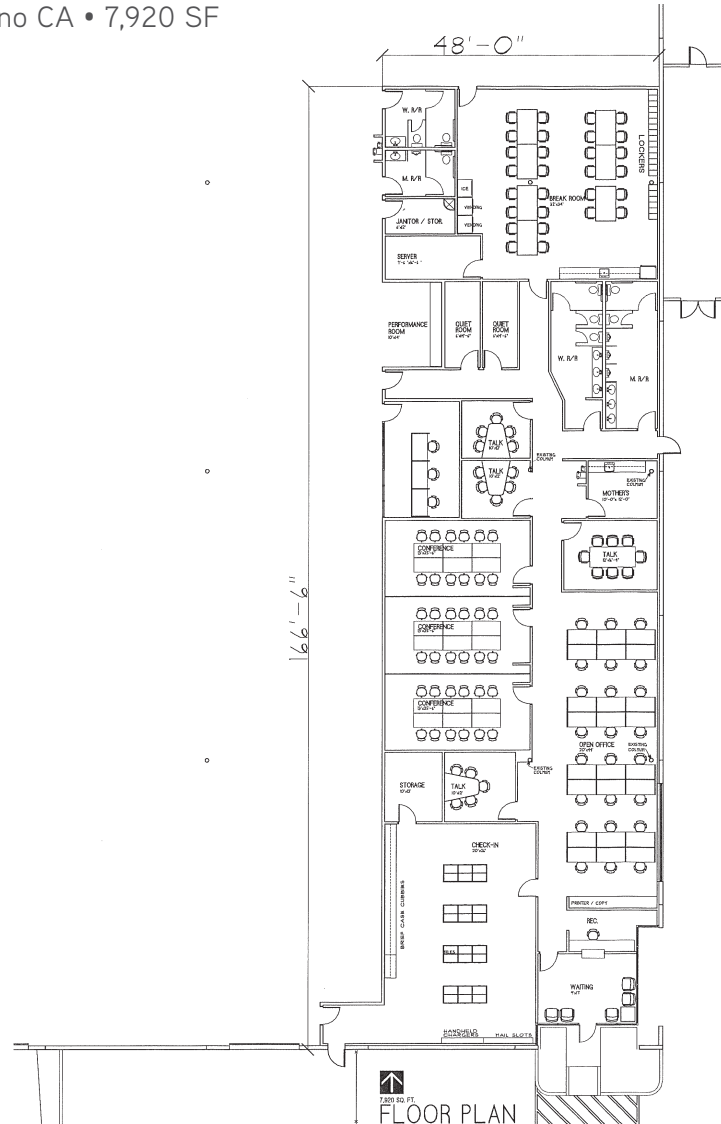
SUITE 104



DDG 182 - SUITE 108 OFFICE PLAN

4485 S. Minnewawa Avenue, Fresno CA • 7,920 SF

SUITE 108



DDG - 182 BUILDING

Specifications

BUILDING SIZE:	±181,800 SF	SKYLIGHTS:	4' x 8' -- 6 per bay
AVAILABLE:	June 1, 2026 (DO NOT DISTURB EXISTING TENANTS)	CROSS DOCK:	225' truck court on the north side of Building. 155' from edge-of-dock to fence on the south side
SUITES:	Suite 101 - ±30,300 SF Suite 104 - ±60,600 SF Suite 108 - ±90,900 SF	DOCK CONSTRUCTION:	60' reinforced 6" concrete dock apron, ±1% slope
PARCEL SIZE:	9.25 acres	DOCK DOORS:	<i>North Elevation:</i> (18) 9' x 10' dock high doors and (5) 12' x 14' grade level doors <i>South Elevation:</i> (16) 9' x 10' dock high doors and (4) 12' x 14' grade level door
BUILDING DIMENSIONS:	300' x 606'	FIRE SYSTEM:	ESFR K17
COLUMN SPACING:	56' x 50'	OFFICE:	Suite 104 - ±1,561 SF Suite 108 - ±7,920 SF
CONCRETE SLAB:	6" laser screed	ADDRESS:	4485 S. Minnewawa Avenue Fresno, California 93725
CLEAR HEIGHT:	30' Minimum Clear Height		
ROOF CONSTRUCTION:	Panelized Wood System		
ROOFING:	.60 mil TPO		

DDG-182 Building

