

3146 S. CHESTNUT AVENUE, FRESNO, CA

MISSION CRITICAL | SINGLE TENANT NNN | NEW 15 YEAR TERM
± 527,500 SQUARE FOOT INDUSTRIAL COMPLEX



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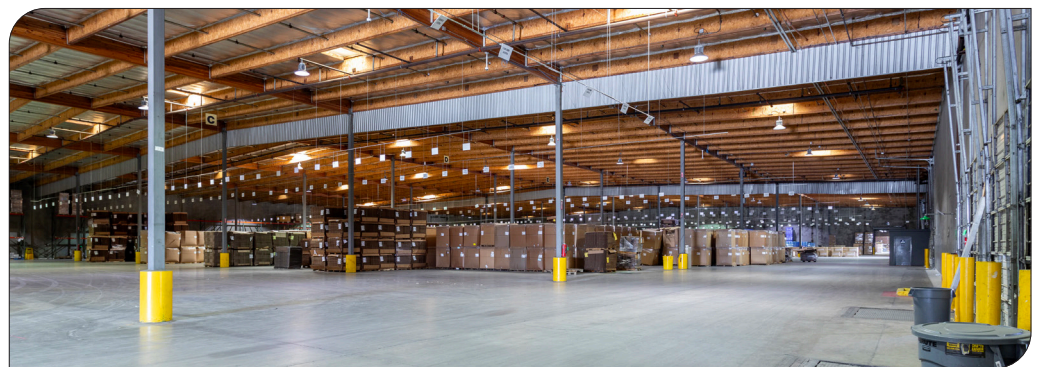
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EXECUTIVE SUMMARY

3146 S. Chestnut Ave is located in Fresno, CA with easy access to Hwy 99, Hwy 41 and within 10 minutes drive to the Fresno Yosemite International Airport. This facility totals over 527,500 SF of industrial warehouse across 4 buildings with active rail on site. The interior loading bays and large elevated rail loading dock optimizes in-bound and outbound for both rail and truck. The facility is ideal for large logistics use on a single or multi-tenant basis.



Price:	\$58,778,000
Year One NOI:	\$4,114,500
CAP Rate:	7%
Lease Type:	NNN
Initial Term:	15 years (begins 2/1/2026)
Rent Increases:	3% every 5 years
Lease Extensions:	One 5 year

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PROPERTY SUMMARY



RAIL SERVED



SOLAR



1.8M GALLON
SUMP



44 DOCK
DOORS



UP TO 28'
CLEAR HEIGHTS



M3: ZONED

PROPERTY HIGHLIGHTS

- Excellent proximity to north, south, east and west freeways.
- Well maintained - 100% owner user for the last 30 years.
- Concrete Tilt Construction, insulated roof
- Zoned M3, County of Fresno jurisdiction
- Owned roof-mounted solar, Tier 2.
- Parking: 105 car spaces and 7 spare trailer spaces in addition to the 44 dock high doors.
- Clear height: 24' to 28'
- Dock High Doors: 44 (there is also an open concrete dock of approximately 29,000 square feet that has 5 dock-high positions, as well as a depressed loading ramp with 2 dock-high positions. There is a rail spur and dock located along the south side of Building A.
- Drive-In Doors: 12
- Rail Service: Sunset Rail Line
- Fire Sprinkler: 100% sprinklered

ADDITIONAL PROPERTY DETAILS

- The water storage tank and pump house located at the southwest edge of the property is identified as APN 331-017-16, and is owned by the Malaga Water District.
- Fresno Industrial market is just over 88M SF with industrial rates in the \$8 PSF per year range over the last 3 years with YOY growth in rental rates to current year. Rates have held steady due to a lack of inventory and minimal construction.
- Fresno has over 1M population and the Central Valley, inclusive of Tulare and Kern total over 4.3M in population.



TELEPHONE:
AT&T



GAS:
PG&E



SEWER:
MALAGA
WATER DISTRICT



WATER:
MALAGA
WATER DISTRICT



ELECTRIC:
PG&E

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CONFIDENTIALITY AGREEMENT



This Confidentiality and Access Agreement ("Agreement") is entered into by the undersigned party ("Potential Purchaser") and governs the use and disclosure of certain materials and information concerning the offering for sale of the property located at 3146 S. Chestnut Avenue, Fresno, CA (the "Property"). Lee & Associates Central California, Inc. ("Lee & Associates"), as the exclusive representative of 3146 South Chestnut Partners, LLC (the "Owner"), has been authorized to distribute confidential materials related to the Property, including brochures, financial summaries, and other documentation (collectively, "Informational Materials").

By signing below, the Potential Purchaser agrees as follows:

All Informational Materials provided by Lee & Associates remain the property of the Owner and Lee & Associates. These materials are to be used solely by the Potential Purchaser for the purpose of evaluating a possible purchase of the Property. No copies, reproductions, or distributions of the Informational Materials may be made without prior written consent of Lee & Associates, and all materials must be returned or destroyed upon request or upon termination of negotiations.

The Informational Materials may be disclosed to the Potential Purchaser's partners, legal counsel, employees, and institutional lenders ("Related Parties"), strictly for the purpose of evaluating the Property. The Potential Purchaser agrees to:

- Inform all Related Parties of the confidential nature of these materials;
- Ensure that Related Parties maintain this confidentiality and use the materials only for the purpose described herein;
- Be responsible for any breach of this Agreement by Related Parties.

The Potential Purchaser acknowledges that Lee & Associates and the Owner make no representations or warranties regarding the completeness or accuracy of the Informational Materials. Much of the information was provided by third parties and has not been independently verified.

The Potential Purchaser agrees to indemnify and hold harmless Lee & Associates, the Owner, and their respective affiliates, representatives, and successors from any losses, liabilities, costs, or expenses (including attorney's fees) resulting from any breach of this Agreement by the Potential Purchaser or its Related Parties.

The Property may be withdrawn from the market, sold, repriced, or otherwise altered at the sole discretion of the Owner, without notice. Offers may be rejected for any reason, including inadequate terms or buyer qualifications.

To ensure proper broker registration, the Potential Purchaser must confirm Lee & Associates Central California, Inc. as its cooperating broker in writing prior to receiving Informational Materials. There is no cooperating brokerage fee offered to outside brokers, finders and or buyer's brokers. Any fees paid to buyer's consultants, brokers, finders or any advisor(s) shall be paid by the Buyer, if any. Lee & Associates will be compensated by Seller per its separate written agreement.

This Agreement shall be governed by the laws of the State of California.

This Agreement shall remain in effect for one (1) year from the date of execution below, except as to any obligations arising prior to termination.

If you are in agreement with the foregoing, please complete the fields below and return an executed copy of this Agreement to:

BROKER

Lee & Associates Central California, Inc.
Attn: Chad Brock
5401 Business Park South, Suite 122
cbrock@lee-associates.com
661.205.8011

PROSPECTIVE PURCHASER ACKNOWLEDGED AND AGREED:

Company: _____
Address: _____
City, State, Zip: _____
Phone: _____ Email: _____

Signed by: _____
Print Name: _____
Title: _____
Date: _____



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