

±125,000 SF Food Processing & Warehouse Space For Sublease



2904 S. Angus Avenue, Fresno, California

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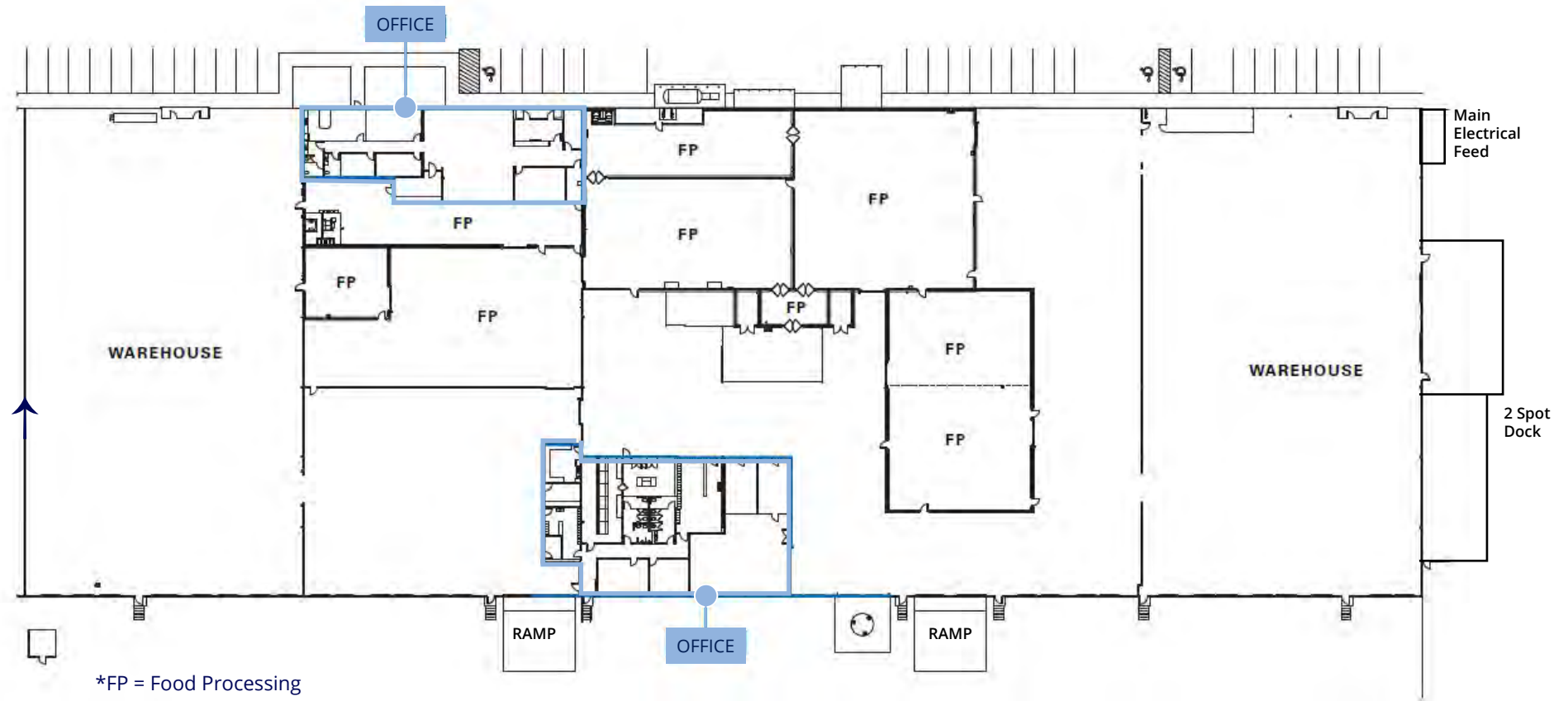
Property Summary

THE INFORMATION

Available Size:	±125,000 SF
Executive Office:	±4,025 SF
Plant Office:	±4,000 SF (Includes office, restrooms, locker rooms, kitchen & breakroom)
Sublease Rate:	\$0.65 PSF, per month, NNN
NNNs:	\$0.20 PSF, per month
Master Lease:	Expires May 31, 2033
Zoning:	Heavy Industrial (City of Fresno)
Year Built:	1990
Construction:	Concrete Tilt-up
Column Spacing:	59.5' x 35.5'
Ground Level Doors:	4 doors ramped 2 doors ground level
Dock High Doors:	36 with intermittent levelers, shelters, and locks
Electrical:	120/208 & 277/480 panels, 3-phase
HVAC:	Throughout food processing rooms and office areas
Floor Drains:	Intermittent throughout with concentration in the food processing rooms
Power Exhaust Fans:	Intermittent throughout with concentration in the warehouse areas.
Fire Sprinklers:	Wet System
Clear Height:	Warehouse: 25' Food Processing: 18'



Building Floor Plan



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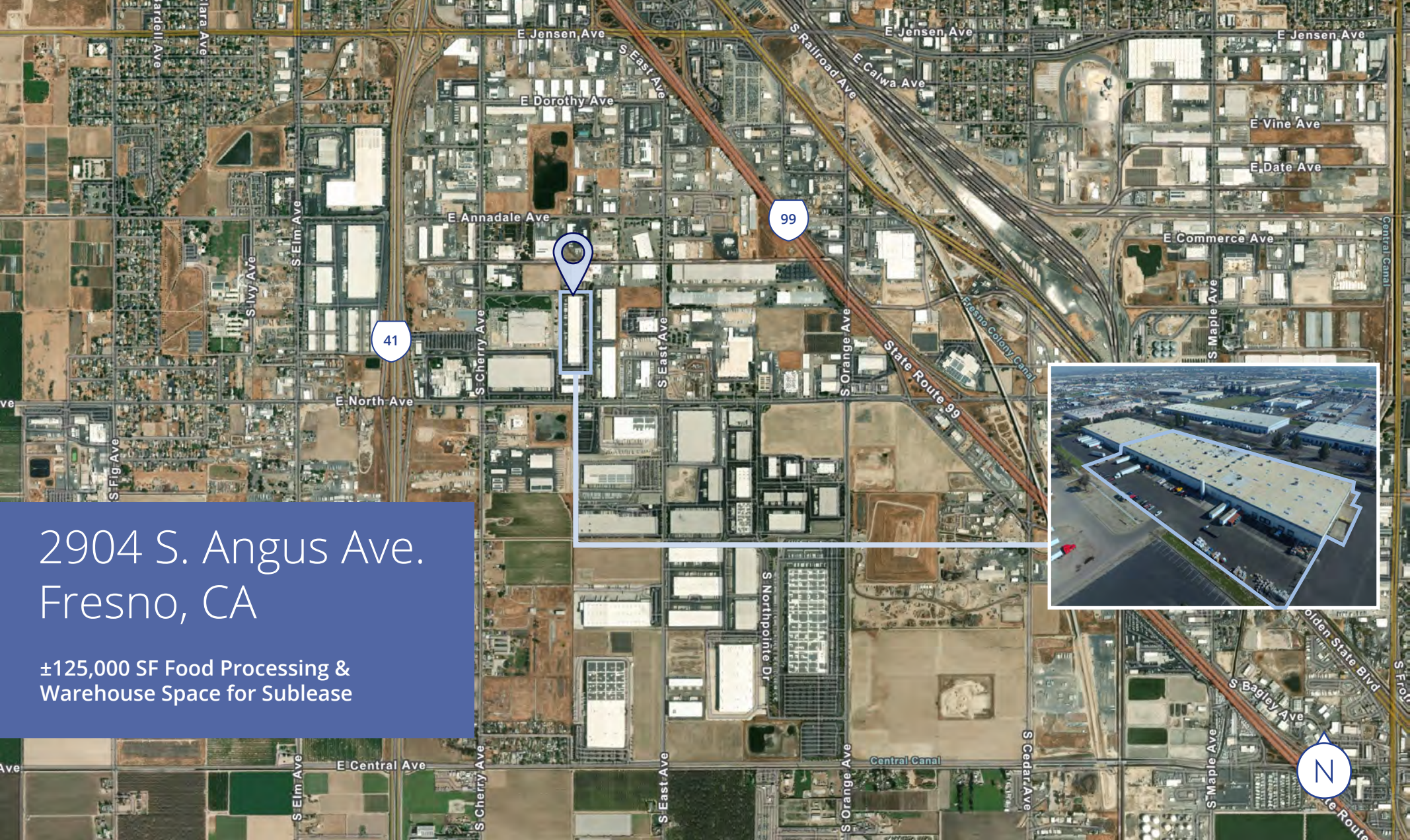
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