

AVAILABLE FOR LEASE
ELM AVENUE INDUSTRIAL PARK

2855 S. ELM AVENUE

FRESNO, CA

SUITE 800
90,976± SF (DIVISIBLE)

SUITE 500
81,275± SF

NEWMARK
PEARSON COMMERCIAL

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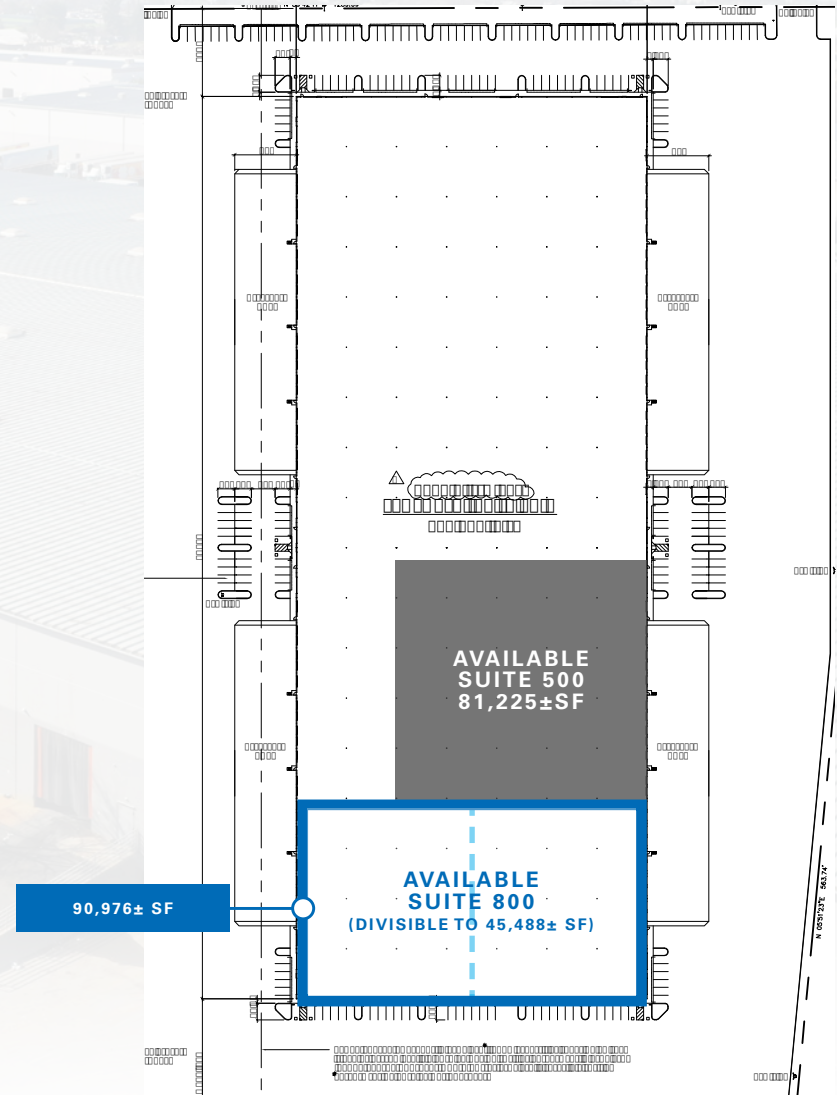
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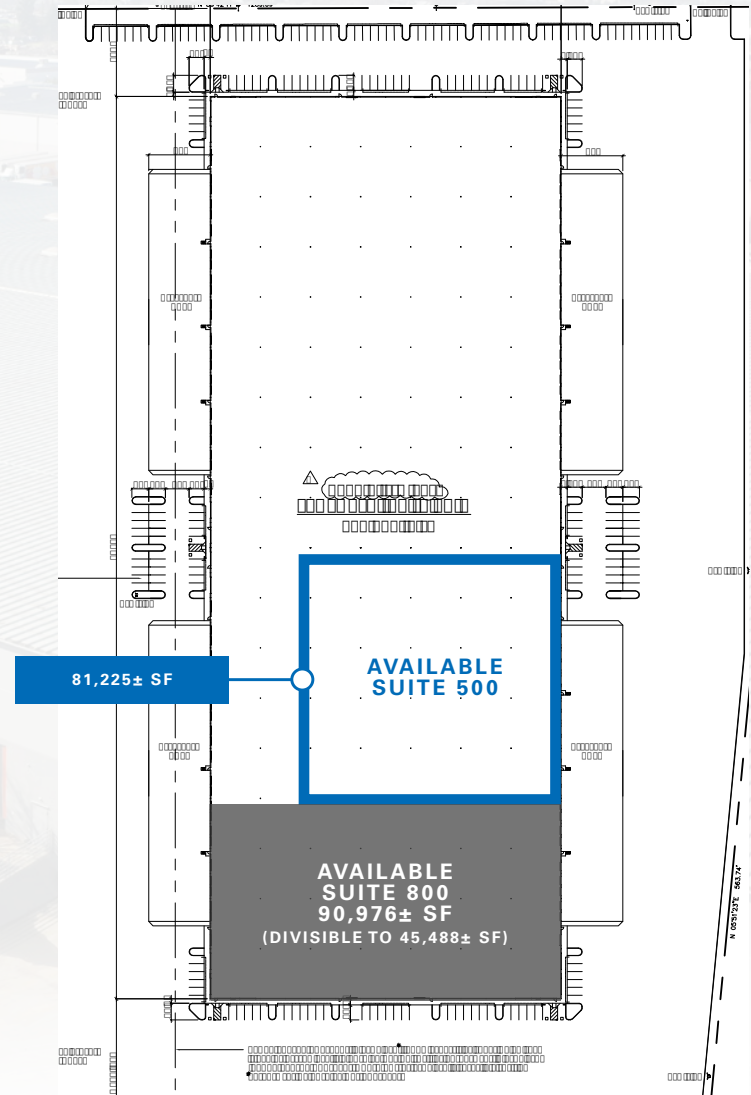
Property Information - Suite 800

Availability: Warehouse Space: Office Space:	90,976± SF <i>(Divisible to 45,488± SF)</i> 89,376± SF 1,600± SF
Lease Rate:	<i>Please Contact Listing Agents</i>
Column Spacing:	57' x 57'
Lights:	T5
Concrete Walls:	8" ±
Concrete Slab:	6±" Reinforced Concrete 4,000 PSI Laser Screed
Clear Height:	28" Minimum
Roof Construction:	Standing Seam Metal Roof with R-10 Insulation
Skylights:	4 per Bay
Truck Court:	218'± East Side of Building 200'± West Side of Building
Dock Construction:	70'± Apron 6"± Reinforced Concrete
Dock High Doors:	15 Existing Dock High Doors 3 Knockout Panels
Ground Level Doors:	2
Dock Height:	48" ±
Fire Sprinkler System:	ESFR

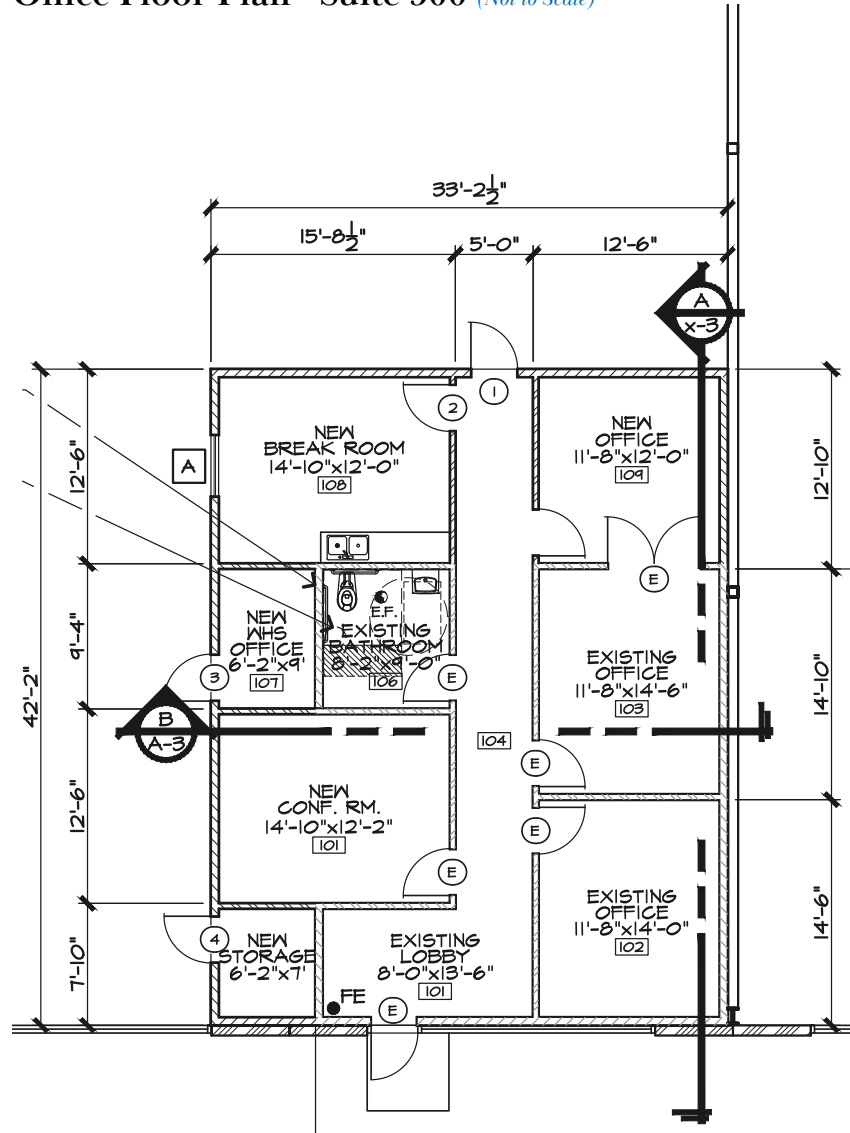


Property Information - Suite 500

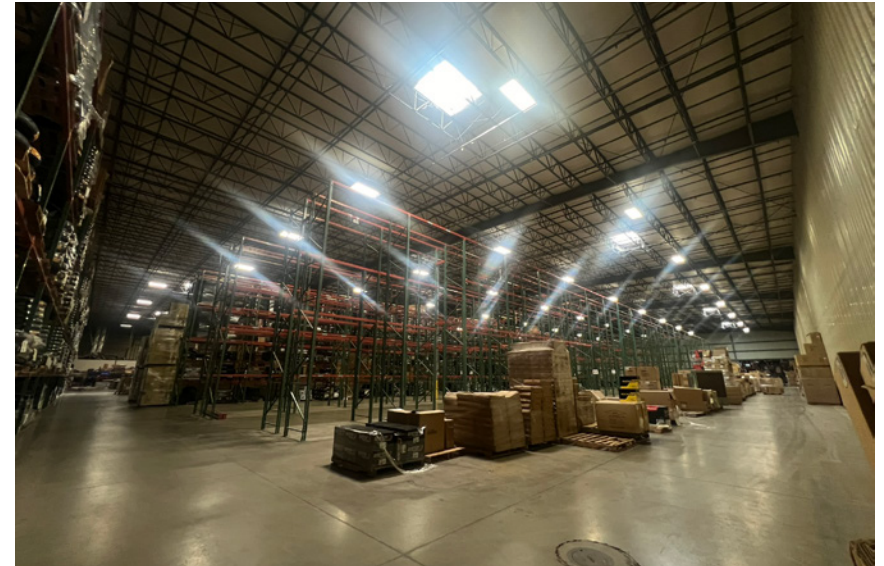
Availability:	81,225± SF
<i>Warehouse Space:</i>	79,825± SF
<i>Office Space:</i>	1,400± SF
Lease Rate:	<i>Please Contact Listing Agents</i>
Column Spacing:	57' x 57'
Lights:	T5
Concrete Walls:	8" ±
Concrete Slab:	6±" Reinforced Concrete 4,000 PSI Laser Screed
Clear Height:	28" Minimum
Roof Construction:	Standing Seam Metal Roof with R-10 Insulation
Skylights:	4 per Bay
Truck Court:	218'± East Side of Building
Dock Construction:	70'± Apron 6" ± Reinforced Concrete
Dock High Doors:	9 Existing Dock High Doors 3 Knockout Panels
Ground Level Doors:	1
Dock Height:	48" ±
Fire Sprinkler System:	ESFR



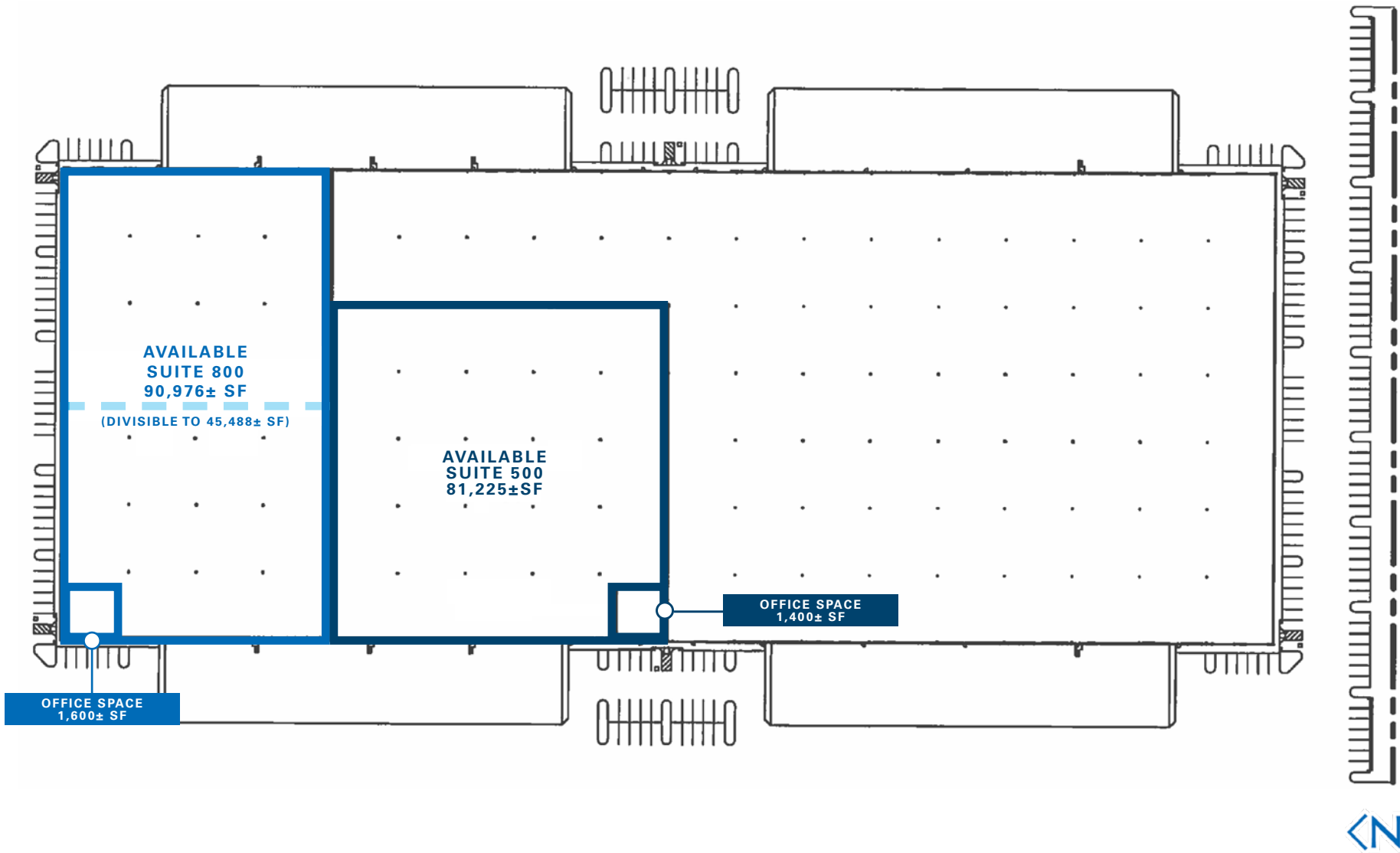
Office Floor Plan - Suite 500 (Not to Scale)

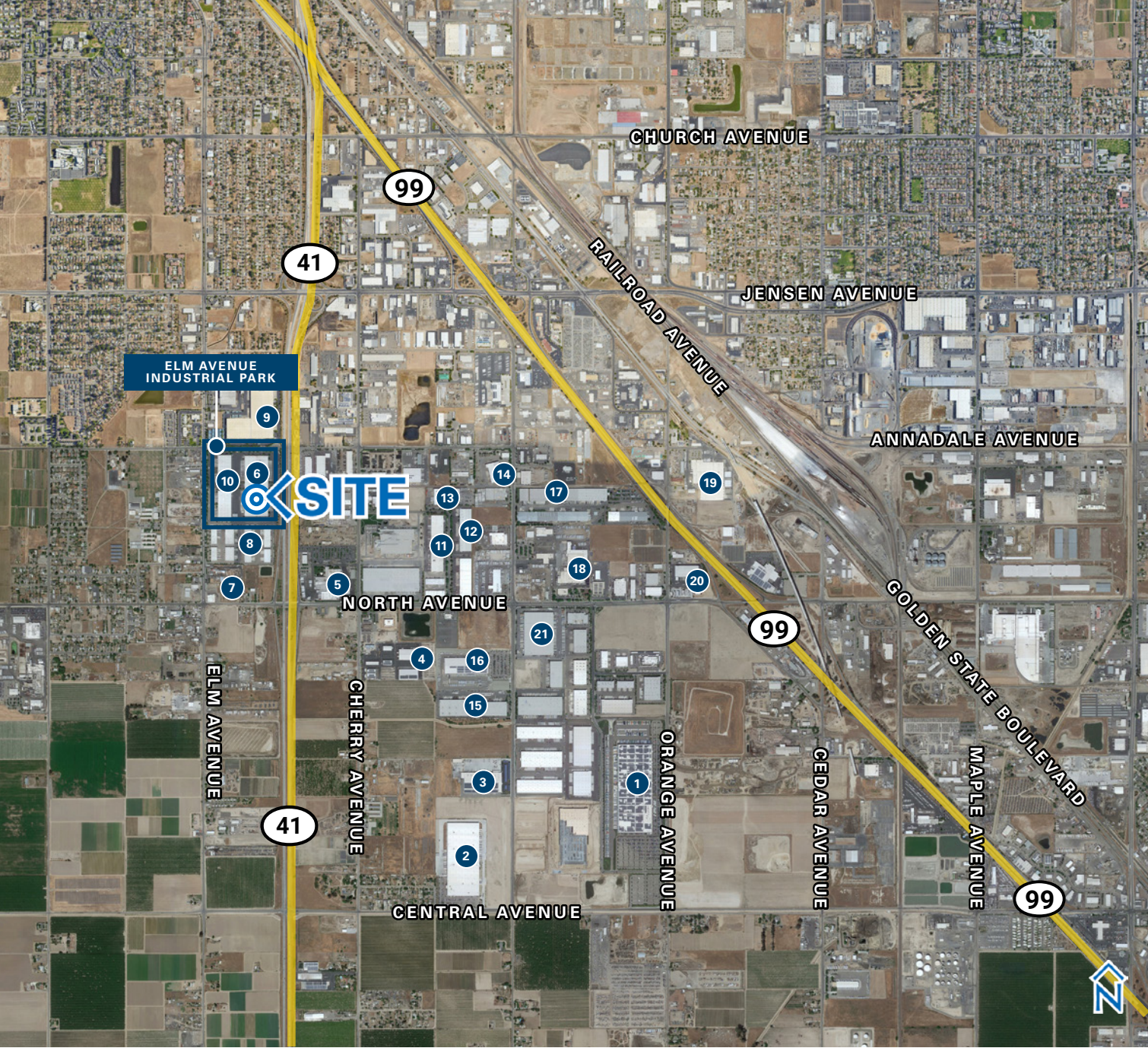


WAREHOUSE PHOTOS



Site Plan (Not to Scale)

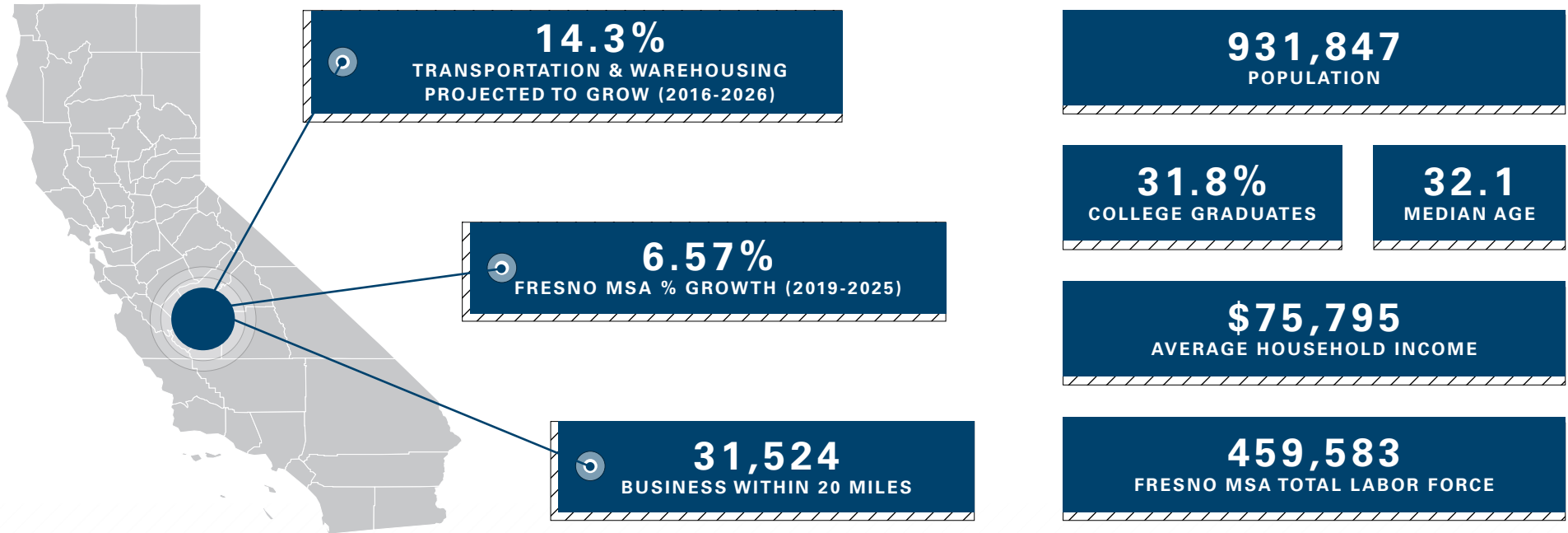




NEARBY INDUSTRIAL USERS

1. Amazon Fulfillment Center - FA
2. Ulta Beauty Warehouse
3. Valley Wide Beverage
4. Valley Iron
5. Foster Farms
6. IFCO, PODS Moving & Storage, Western Power Sports
7. AC Pallets
8. Barney Butter, Keystone Fresno Cross Dock, Raymond West
9. Newstar Packaging & Logistics, Bubble Fiesta Rentals, Glaxosmithkline
10. Barnes Welding Supply, Dapper Tire Co, Keurig Dr. Pepper
11. Baker Distributing, Caronut
12. Iron Mountain
13. Mission Foods
14. CMC Rebar
15. Electronic Recyclers International
16. FedEx Ground
17. NDS (National Diversified Sales, Inc.)
18. Pepsi Cola
19. Yergat Packing
20. Eastbay Tire
21. Kraft Foods Distribution Center

Fresno Area Statistics



FRESNO AREA ADVANTAGES

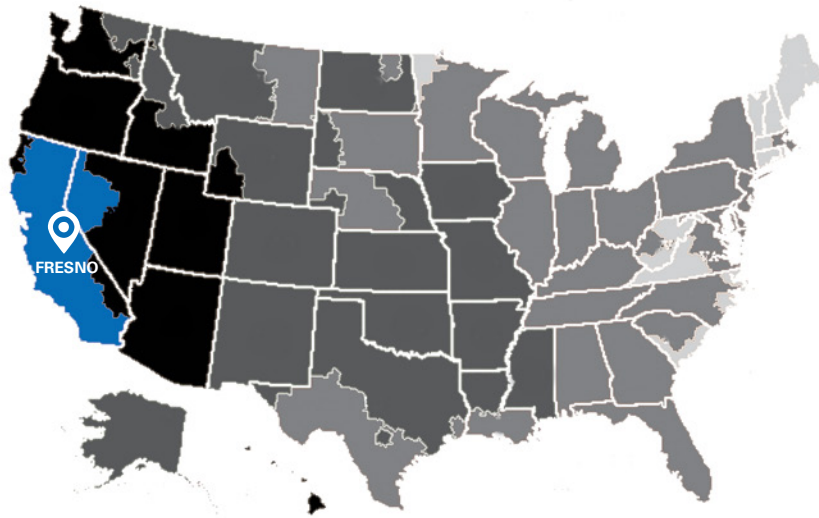
- Fresno Yosemite International Airport
- Fresno State University (26,000 Students)
- 1 hour away from Yosemite, the Central Coast and other California locations

PG&E ECONOMIC DEVELOPMENT RATE (EDR) <i>(Offers 25% enhanced rate reduction on monthly electricity cost)</i>	ACCESS TO 40 MILLION CUSTOMERS <i>(Guaranteed one day ground shipping)</i>
TRANSPORTATION AND WAREHOUSING <i>(27% increase over the last 5 years)</i>	MANUFACTURING 47,297 JOBS <i>(3.3% increase over the last 5 years)</i>
NEW EMPLOYMENT OPPORTUNITIES <i>Employment Program (NEO) Wage Reimbursement</i> Week 1-13 (100%) Week 14-26 (75%) Week 27-39 (50%) Week 40-52 (25%)	

Ground Maps & Location 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 Ground Map

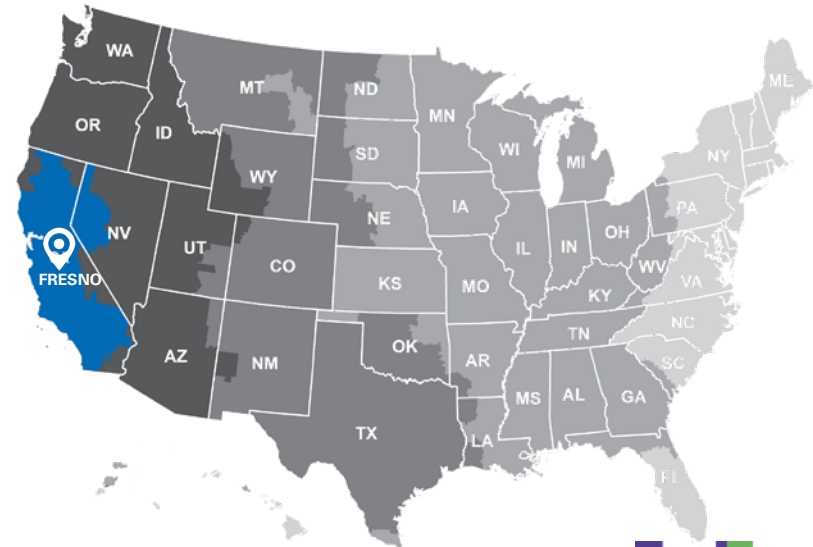


TRANSIT DAYS



1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FedEx Ground Map



TRANSIT DAYS



1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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