

FOR LEASE | NEW CLASS "A" INDUSTRIAL
North Island Waterpark Drive, Fresno, CA



SHAW & HWY 99 BUSINESS PARK



- Rare NW Fresno Concrete Tilt-Up Distribution Space
- Units Available from $\pm 6,270$ SF - $\pm 37,620$ SF
- Class "A" Warehouse Space
- Dock High & Ground Level Loading
- ESFR Fire Sprinklers
- 24' Minimum Clear Height
- Build-to-Suit Office
- Highway 99 Visibility
- Immediate Access to Highway 99 via Shaw Ave.

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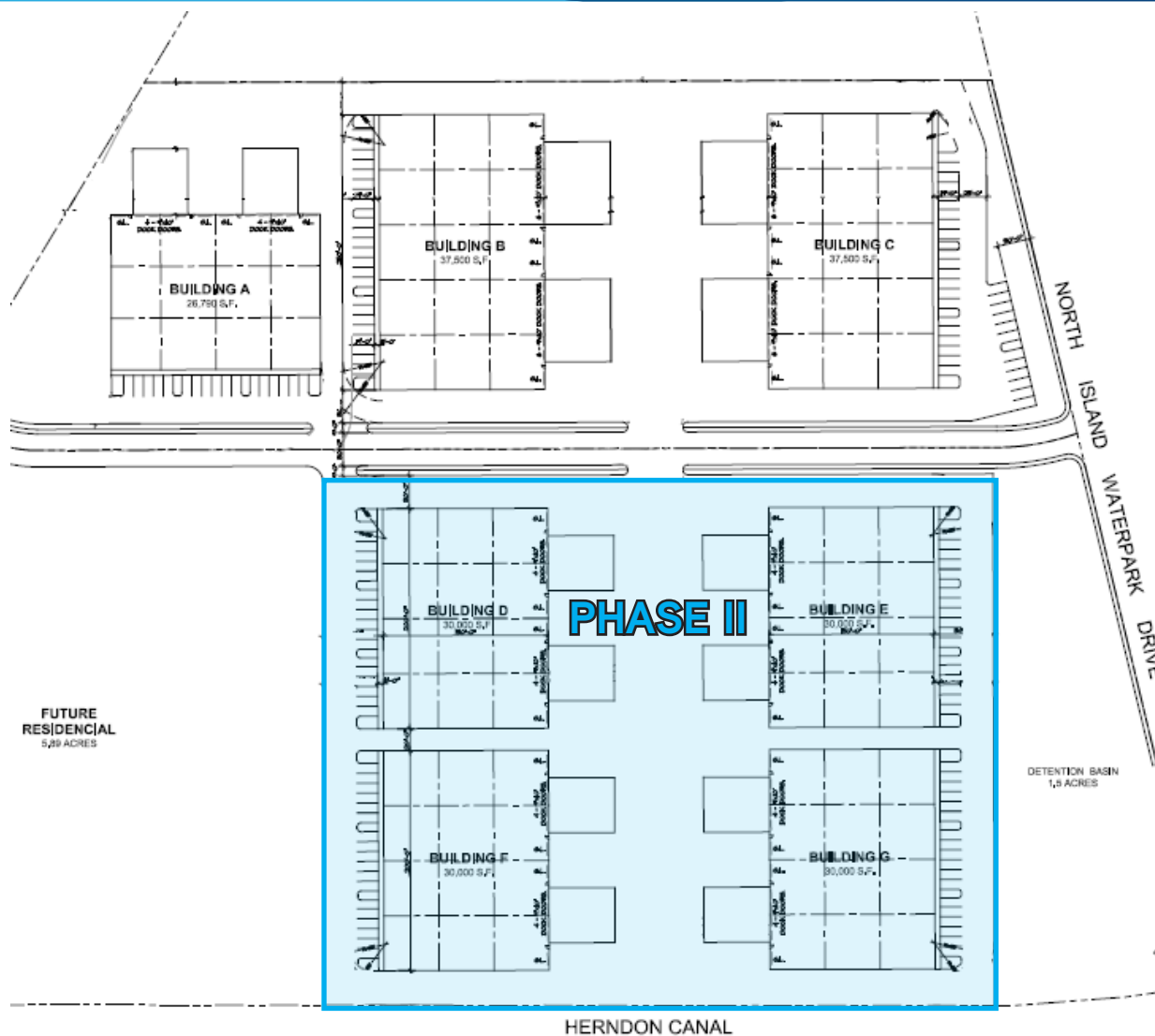
AERIAL



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SITE PLAN



Available Space

BLDG A: 26,790 SF

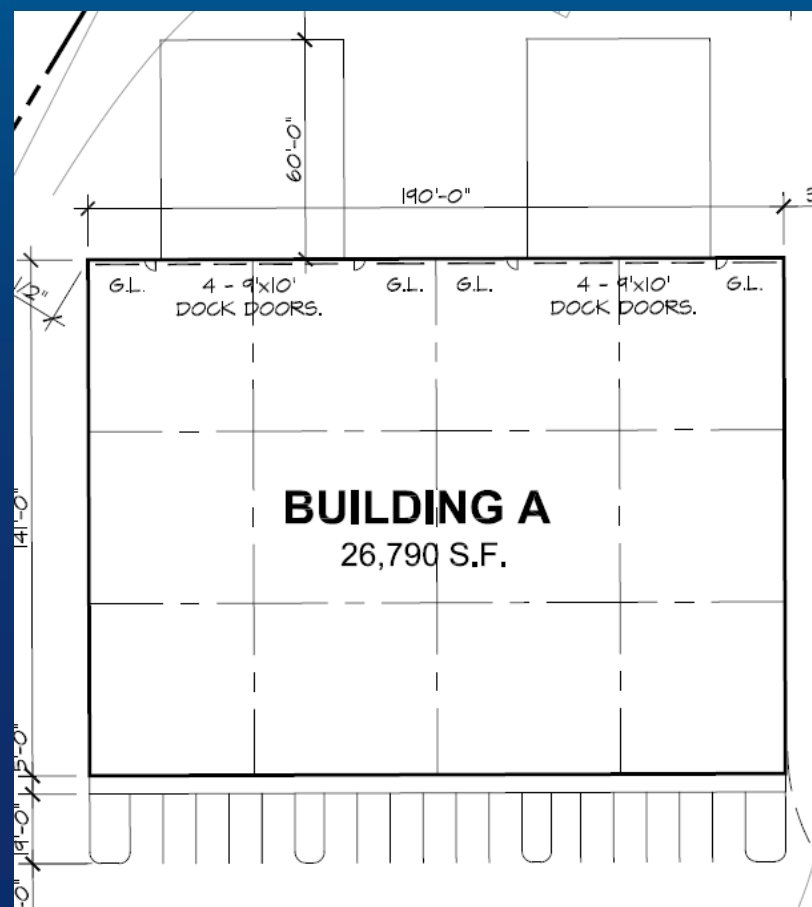
BLDG B: 37,500 SF

BLDG C: 37,500 SF

PROPERTY SUMMARY | BUILDING A

Building A: $\pm 6,345$ SF - $\pm 26,790$ SF

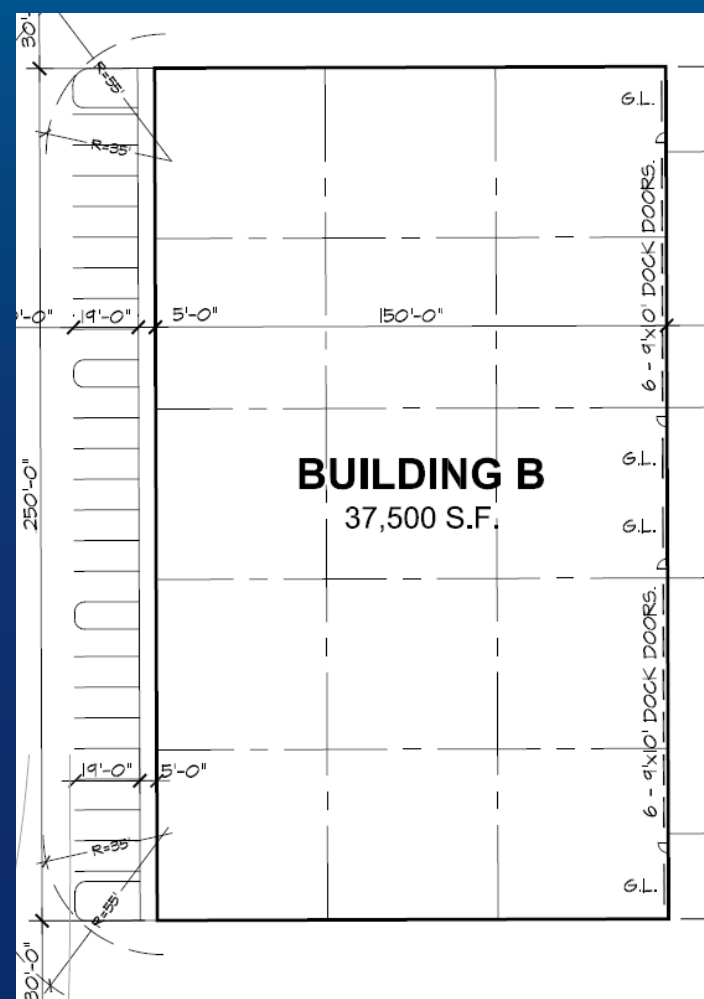
- › Asking Rent: Contact Brokers
- › Available Space: $\pm 26,790$ SF divisible by $\pm 6,345$ SF
- › Office Area: To suit
- › Column Spacing: $50' \times 47'$
- › Clear Height: 24' minimum
- › Skylights: Yes
- › Dock High Doors: 8 Dock High Doors ($9' \times 10'$)
- › Ground Level Doors: 4 Ground Level Doors ($12' \times 14'$)
- › Dock Height: 48" (Standard)
- › Fire Sprinkler System: ESFR
- › Electrical: 1000-1200 AMP (Building)/3-phase
- › Construction Type: Concrete Tilt-Up



PROPERTY SUMMARY | BUILDING B

Building B: $\pm 9,375$ SF - $\pm 37,500$ SF

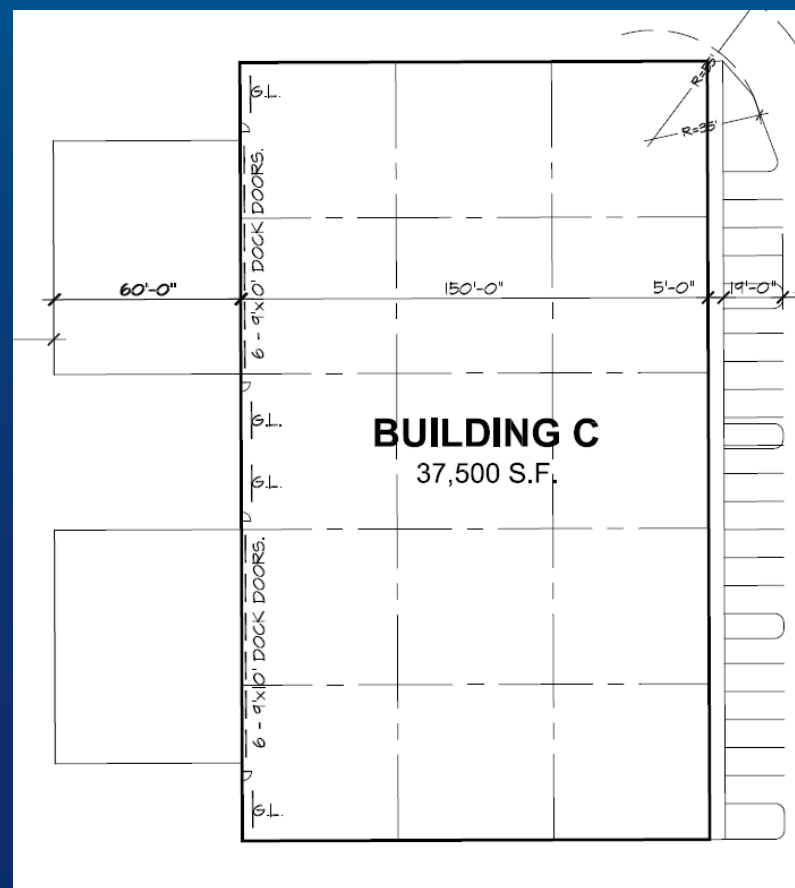
- › Asking Rent: Contact Brokers
- › Available Space: $\pm 37,500$ SF divisible by $\pm 9,375$ SF
- › Office Area: To suit
- › Column Spacing: 62.5' x 50'
- › Clear Height: 24' minimum
- › Skylights: Yes
- › Dock High Doors: 12 Dock High Doors (9' x 10')
- › Ground Level Doors: 4 Ground Level Doors (12' x 14')
- › Dock Height: 48" (Standard)
- › Fire Sprinkler System: ESFR
- › Electrical: 1000-1200 AMP (Building)/3-phase
- › Construction Type: Concrete Tilt-Up



PROPERTY SUMMARY | BUILDING C

Building C: $\pm 9,375$ SF - $\pm 37,500$ SF

- › Asking Rent: Contact Brokers
- › Available Space: $\pm 37,500$ SF divisible by $\pm 9,375$ SF
- › Office Area: To suit
- › Column Spacing: 62.5' x 50'
- › Clear Height: 24' minimum
- › Skylights: Yes
- › Dock High Doors: 12 Dock High Doors (9' x 10')
- › Ground Level Doors: 4 Ground Level Doors (12' x 14')
- › Dock Height: 48" (Standard)
- › Fire Sprinkler System: ESFR
- › Electrical: 1000-1200 AMP (Building)/3-phase
- › Construction Type: Concrete Tilt-Up



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DISTRIBUTION DRIVE TIME MAP

Transportation & Logistics



CITIES:	Stockton	126 miles
	San Jose	150 miles
	Oakland	176 miles
	San Francisco	185 miles
	Sacramento	171 miles
	Reno	299 miles
	Los Angeles	220 miles
	Las Vegas	382 miles
	Portland	748 miles
	Phoenix	592 miles
	Seattle	924 miles

PORTS:	Port of Stockton	128 miles
	Port of West Sacramento	172 miles
	Port of Oakland	171 miles
	Port of San Francisco	185 miles
	Port of LA & Long Beach	239 miles
	Port of Seattle	923 miles

AIRPORTS:	Oakland International	170 miles
	San Jose International	153 miles
	San Francisco International	188 miles
	Sacramento International	181 miles
	Los Angeles International	224 miles

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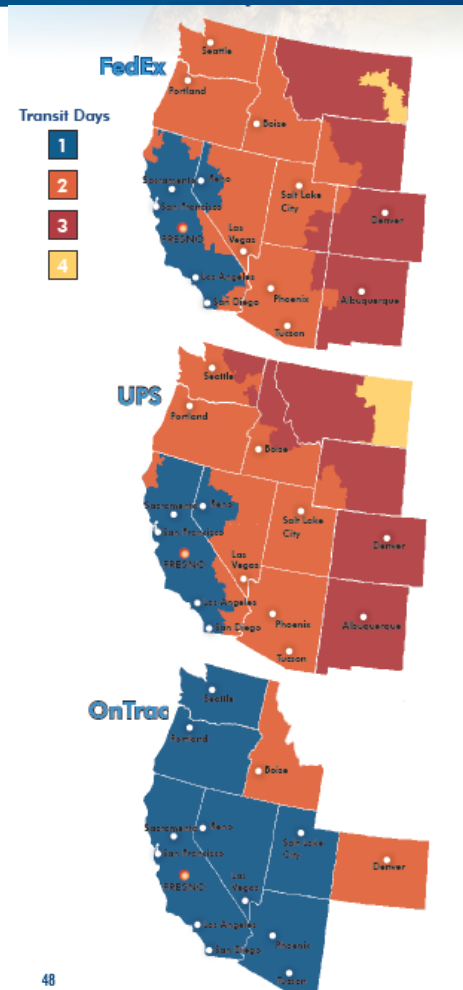
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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM FRESNO

Reach over 38 million customers with guaranteed next-day ground service, without the additional cost of expedited shipping.

Due to Fresno's unique location in the middle of the state, FedEx, UPS and OnTrac, can reach all of California's major market within 1 day with their standard ground shipping, guaranteed. OnTrac even has the ability to reach the entire west coast with their standard ground shipping service.



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