



5778 W. Barstow Ave.  
Fresno, California

### Industrial Building | Land for Lease | Build-to-Suit

An approximate 53 acre site offering Highway 99 visibility along with flexibility. Warehouse space with heavy power available, as well as office space and land for build-to-suit development. Golden State Boulevard is in the process of being realigned to travel directly east of the property, and a Veterans Avenue highway exit is under construction. Power/gas and sewer/water is provided by P.G.& E. and City of Fresno, respectively. The property offers Industrial Light (IL) zoning per the City of Fresno.

**Buk Wagner, SIOR**  
Senior Vice President | Principal  
+1 559 256 2451  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)  
DRE #01296746

**Charlie Schuh, CCIM**  
Senior Vice President | Principal  
+1 559 221 7393  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)  
DRE #01992259

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# Site Aerial

## East Building

Building Size: ±42,000 SF  
Canopy: ±10,000 SF  
Lease Rate: Contact Broker

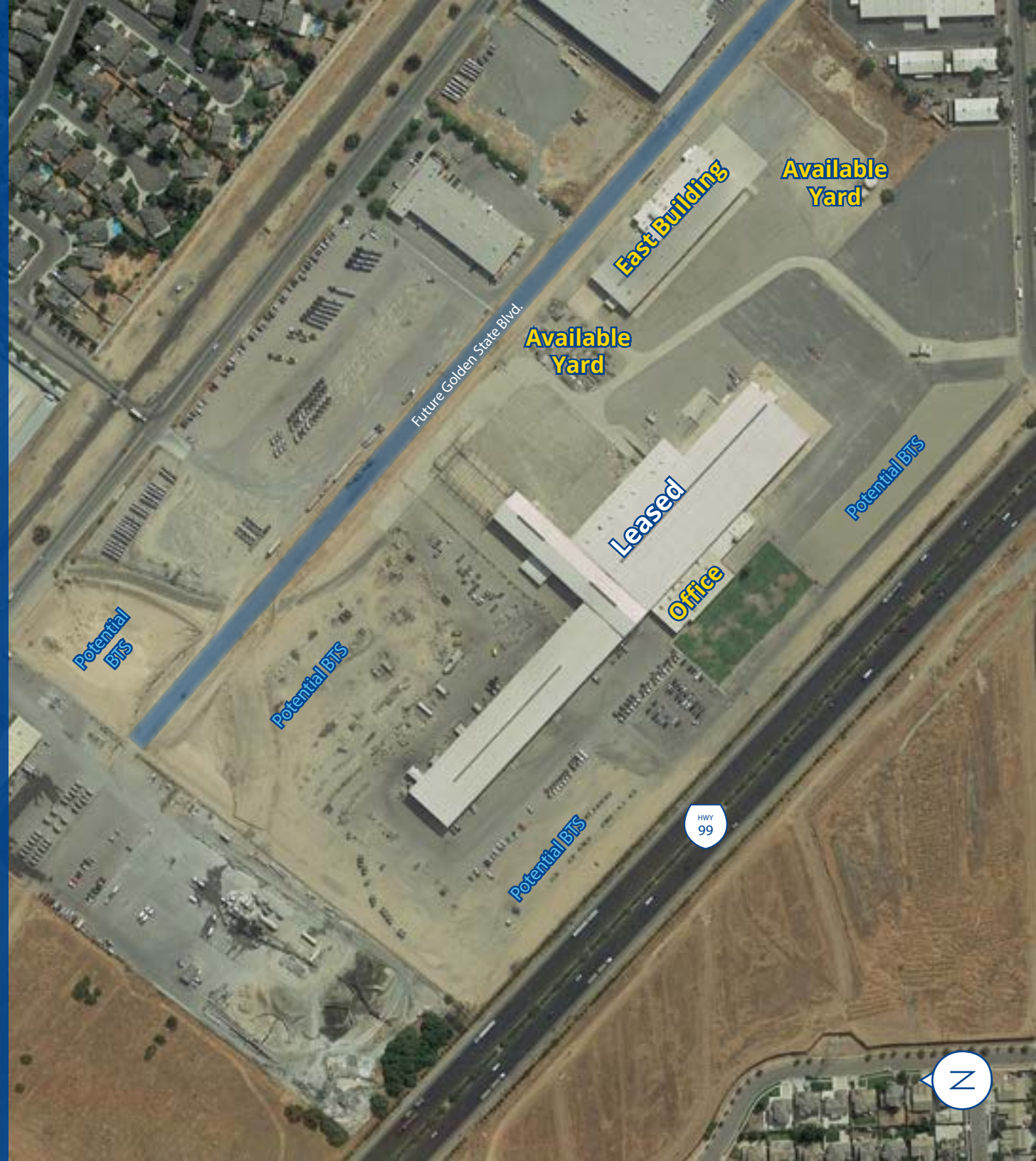
## Office

Size: ±6,000 SF (Demisable)  
Lease Rate: Contact Broker

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Buk Wagner, SIOR  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)

Charlie Schuh, CCIM  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)



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# East Building

### Building Summary

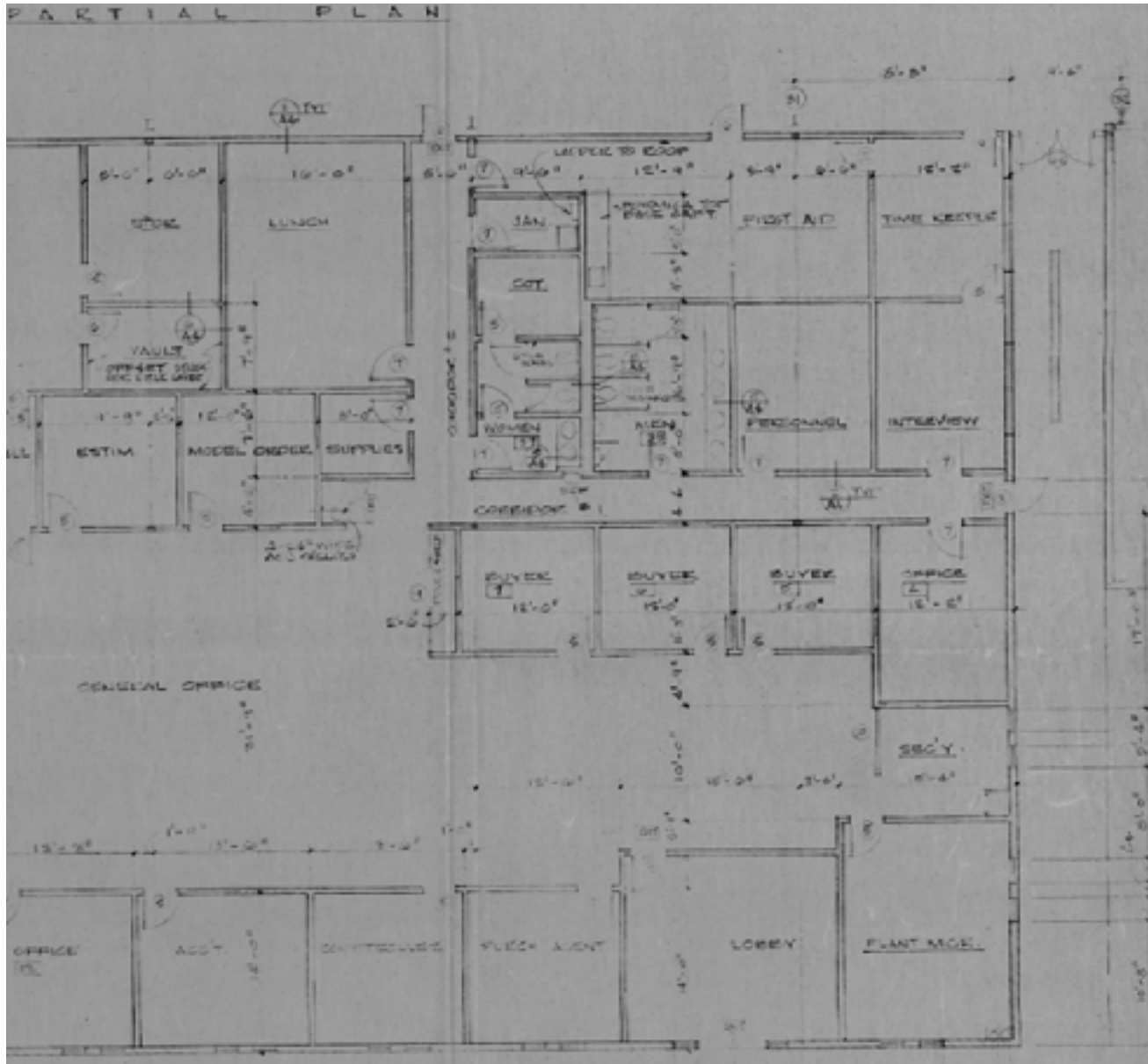
- Size: ±42,000 SF
- Canopy: ±10,000 SF
- Office: BTS
- Lease Rate: Contact Broker
- Clear Height: 20' - 22'
- Power: Heavy power available
- Roll-Up Doors: (13) 16' x 16'; (1) 12' x 14'
- Restrooms: 2 (large)
- Sprinklers: Yes
- Yard: Available
- Comments: Highway 99 visibility. Substantial yard available. Heavy power, ideal for manufacturing uses.



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# Office



## Building Summary

- Size: ±6,000 SF
- Lease Rate: Contact Broker
- Comments: Can be demised



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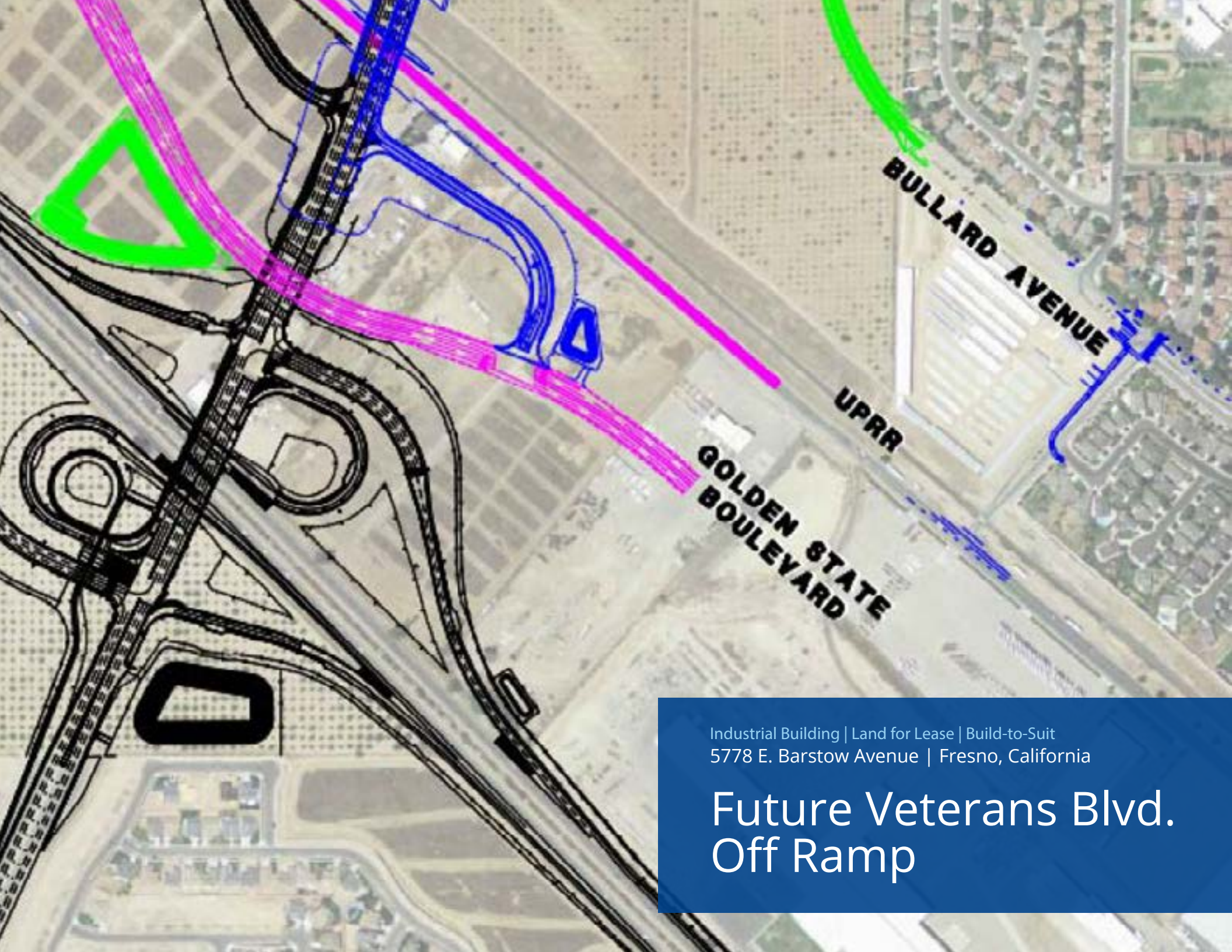
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# Development



## Comments

- Owner will consider office, retail or industrial. Will build-to-suit. Contact brokers for details.



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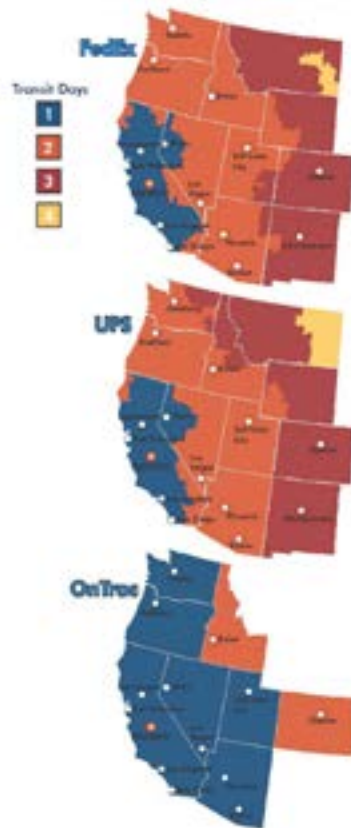
## Future Veterans Blvd. Off Ramp

# Ground Package Delivery Transit Days

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.

## Ground Package Delivery Transit Days from Fresno



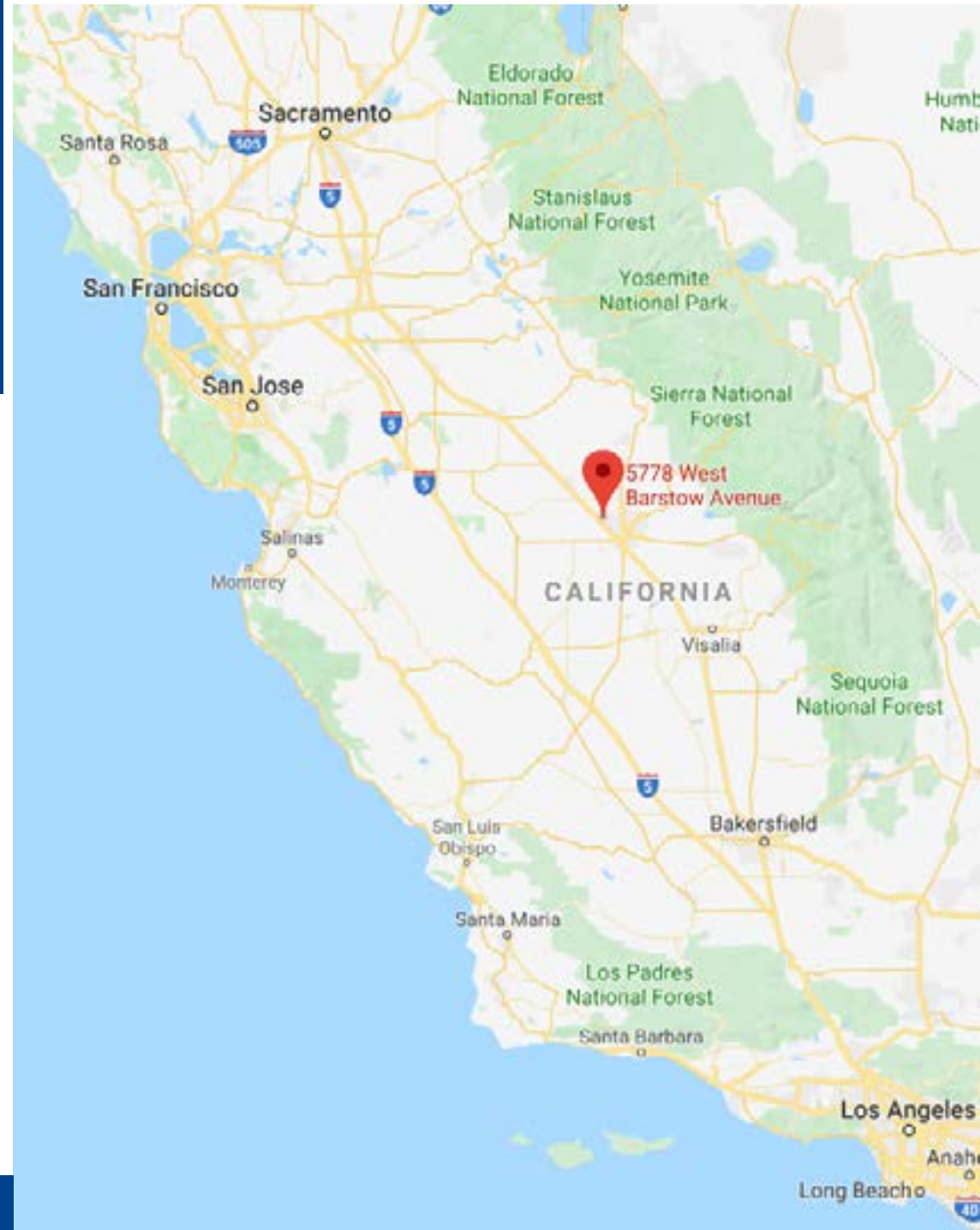
Buk Wagner, SIOR  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)

Charlie Schuh, CCIM  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)



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## Location Map



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# Distribution Map



## Transportation & Logistics

<b>Cities:</b>	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

<b>Ports:</b>	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

<b>Airports:</b>	Oakland International	170 miles
	San Jose International	153 miles
	San Francisco International	188 miles
	Sacramento International	181 miles
	Los Angeles International	224 miles



7485 N. Palm Avenue, #110  
 Fresno, California 93711  
 P: +1 559 221 1271  
 F: +1559 222 8744  
 colliers.com

**Buk Wagner, SIOR**  
 Senior Vice President | Principal  
 +1 559 256 2451  
 buk.wagner@colliers.com  
 DRE #01296746

**Charlie Schuh, CCIM**  
 Senior Vice President | Principal  
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 charlie.schuh@colliers.com  
 DRE #01992259

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