

AVAILABLE FOR LEASE

Elm Avenue Industrial Park Phase III



PROPERTY INFORMATION

- ◆ **Ready for occupancy**
- ◆ **26,647± SF divisible**
- ◆ **New class 'A' warehouse space**
- ◆ **Dock high & ground level loading**
- ◆ **ESFR fire sprinklers**
- ◆ **28'± minimum clear height**
- ◆ **Office to suit**
- ◆ **Freeway 41 visibility**
- ◆ **Excellent access to all major freeways**

For Additional Information Please Contact:

Nick Audino, SIOR
Senior Vice President - Industrial Division
559.447.6270 - naudino@pearsonrealty.com
CA BRE #01231272

READY FOR OCCUPANCY



2933 South Elm Avenue - Fresno, California

Newmark Grubb
Pearson Commercial

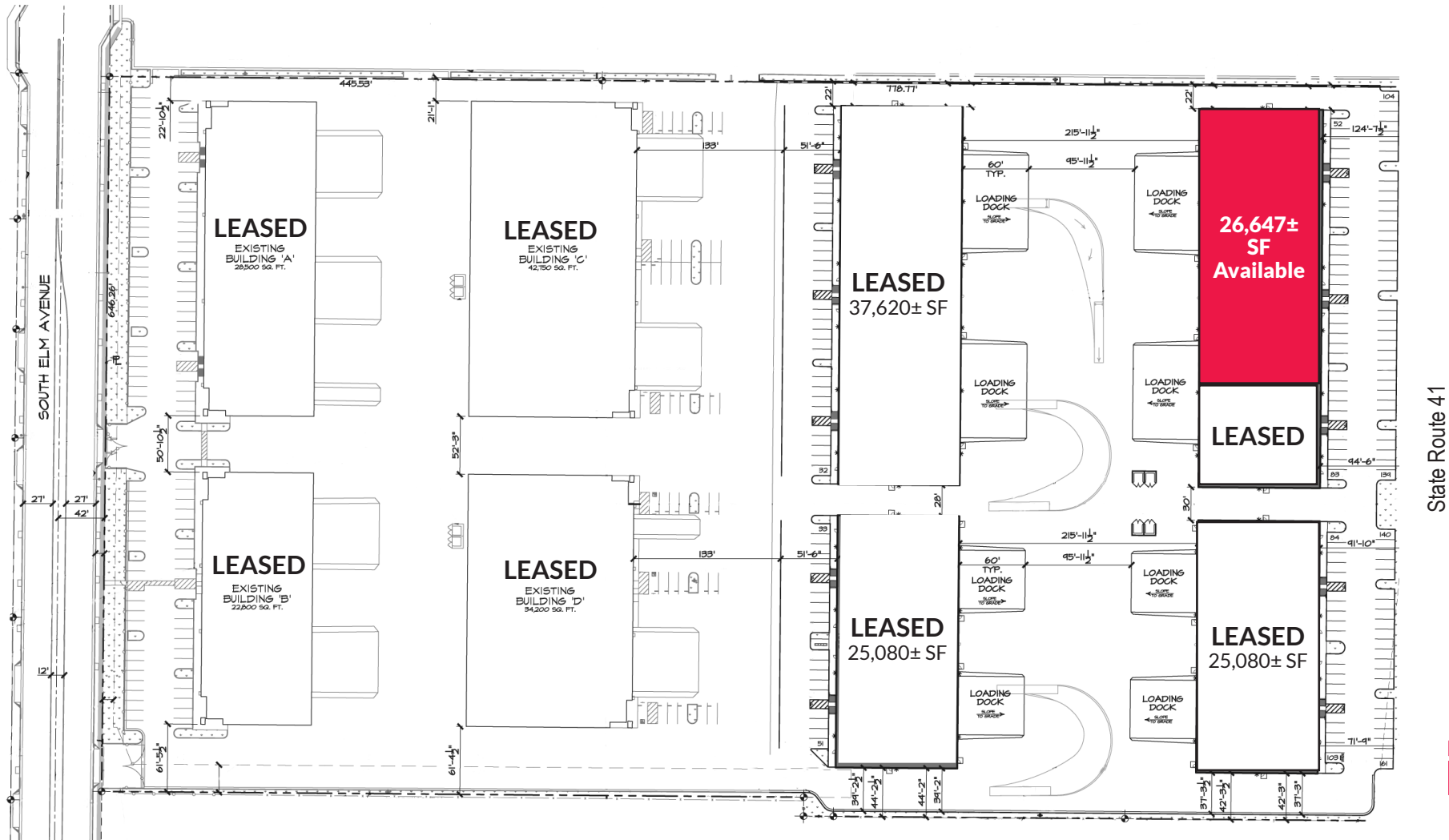
FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

www.ngpearson.com
Independently Owned and Operated

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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*NOT TO SCALE - ALL DIMENSIONS ARE APPROXIMATE.

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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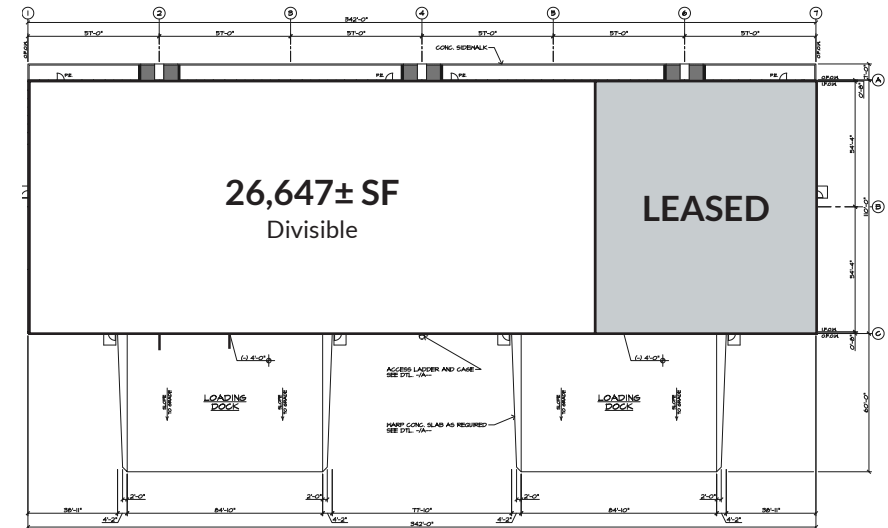
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2933 S. Elm Avenue - 26,647± SF Divisible



Address:	2933 S. Elm Avenue, Fresno, CA 93706
Asking Rent:	Quote upon request
Available Space:	26,647± SF divisible
Office Area:	To suit
Column Spacing:	57' x 55'
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:	Yes
Dock Construction:	70' apron; 6" reinforced concrete
Dock High Doors:	8 Dock High Doors
Ground Level Doors:	3 Ground level doors
Dock Height:	48"
Fire Sprinkler System:	ESFR
Electrical:	Three-phase power available

FLOOR PLAN



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AREA MAP | NEARBY INDUSTRIAL USERS

- | | |
|--|---|
| 1 Kraft Foods | 12 CA Medical Records |
| 2 Empire Today, Reed & Graham, World Pac | Storage, Toter, Inc. |
| 3 CHEP, Mission Foods | 13 Mission Foods |
| 4 Marcone Appliance, PODS | 14 Foster Farms |
| 5 CMC Rebar | 15 Valley Iron |
| 6 Electronic Recyclers | 16 Newstar Logistics, Glaxo Smith-Kline |
| 7 Lifestyle Furniture, Home Design Furniture, Commercial Tire, Preferred Wire Products | 17 Zurn, Plastic Industries |
| 8 Pepsi Cola | 18 San Joaquin Supply, Dapper Tire, Fresno Oxygen |
| 9 Corporate Express | 19 Sunset Recyclers |
| 10 C & S Logistics | 20 IFCO, WDS, Western Power Sports |
| 11 Sony Music | 21 Eastbay Tire |
| | 22 Sally Beauty |

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