

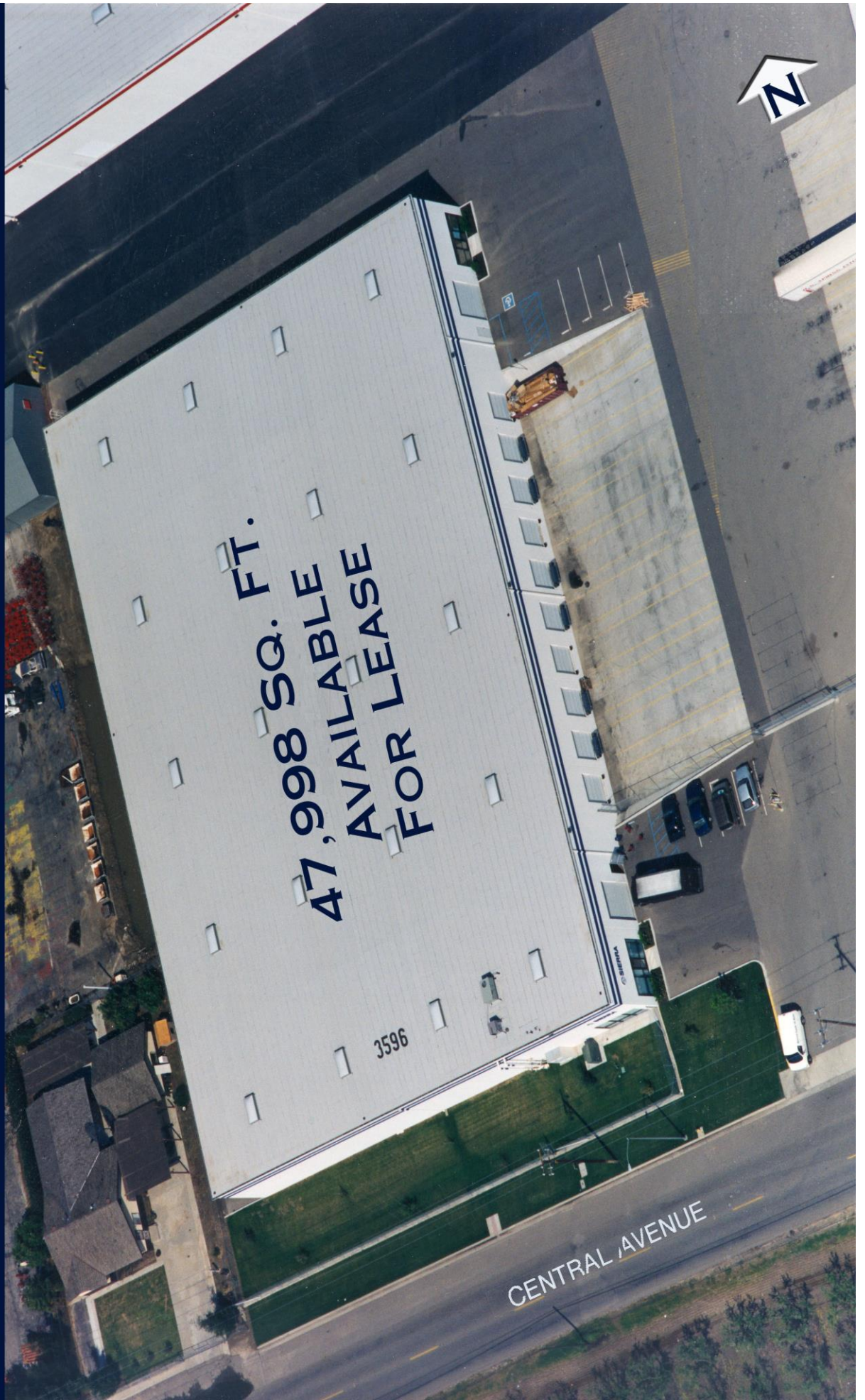
WILLOW AVENUE INDUSTRIAL PARK



**Diversified
Development
Group**

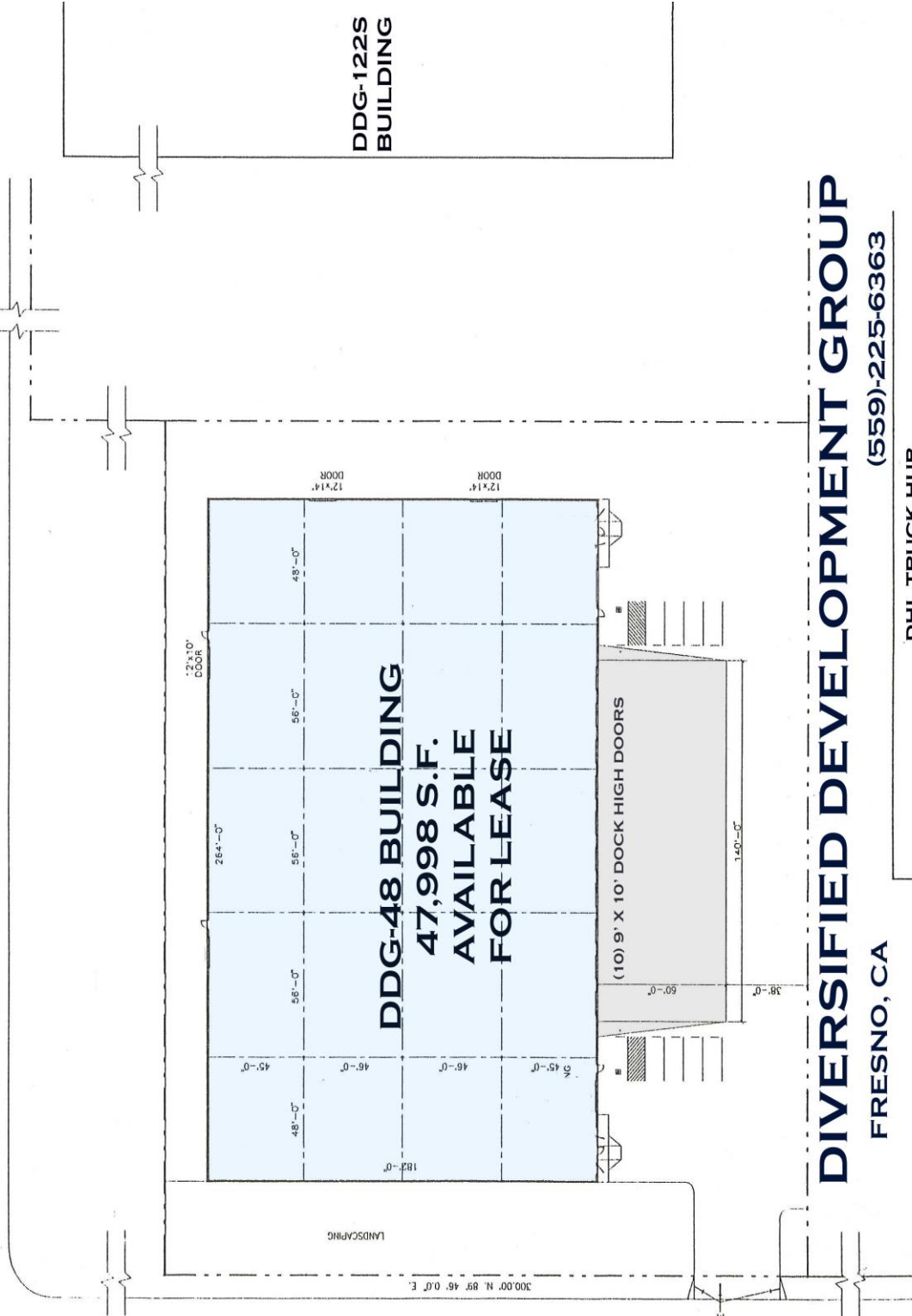
DDG 48

**Fresno, CA
(559) 225-6363**



South Willow Avenue

Central Avenue



DIVERSIFIED DEVELOPMENT GROUP

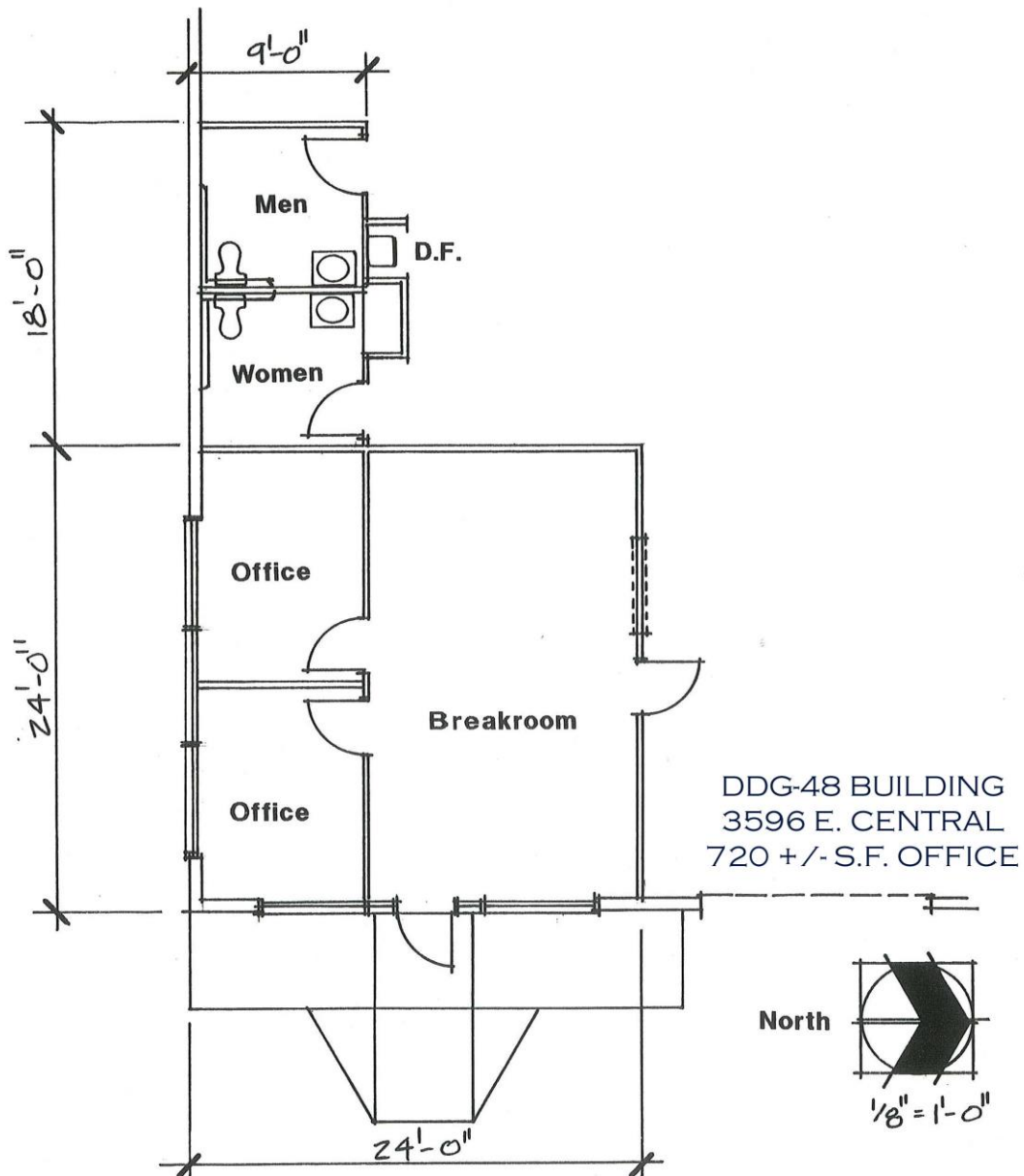
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DHL TRUCK HUB

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EXECUTIVE SUMMARY

BUILDING SIZE:	47,998 square feet
LOCATION:	3596 E. Central Avenue, Fresno, CA 93725
ZONING:	M-3, Heavy Industrial
DIMENSIONS:	182' x 264'
BAY SIZE:	56' x 182' and 48' x 182'
CONCRETE WALLS:	8" to 10"
CONCRETE SLAB:	6", laser screed.
CLEAR HEIGHT:	24' minimum clear height.
ROOF CONSTRUCTION:	Panelized Wood System, 5/8" OSB
ROOFING:	4-ply built up system -- Heat reflective white
SKY LIGHTS:	4' x 8' -- 4 per module = 20 total
TRUCK COURT:	60' wide, 6" reinforced concrete dock aprons ± 1% slope.
TRUCK DOCKS DRAINAGE:	The truck docks have a gravity drainage system.
TRUCK DOORS:	10 - 9' x 10' dock high doors and 6 - 12' x 14'/10' ground level doors.
DOOR HEIGHT ABOVE DOCK:	48"
FIRE SYSTEM:	.50 gpm/2000 square feet
WAREHOUSE LIGHTING:	T-5 lighting fixtures
WAREHOUSE COOLING:	Four (4) 18,000 cfm Evaporative Coolers Two (2) 48" roof mounted exhaust fans
ELECTRICAL:	800 Amps 120/208v 3 phase 4 wire Main Service
OFFICE:	768 square feet, includes open area/reception, 2 private offices, and 2 restrooms.

For further information, please contact
Marcus Pignotti
(559) 225-6363, ext. 8