AVAILABLE FOR LEASE

ELM AVENUE INDUSTRIAL PARK

2855 S. ELM AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
m 559-284-2396
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Senior Vice President - Industrial Division
m 559-285-7260
kriddering@pearsonrealty.com
CA RE Lic. #02094434

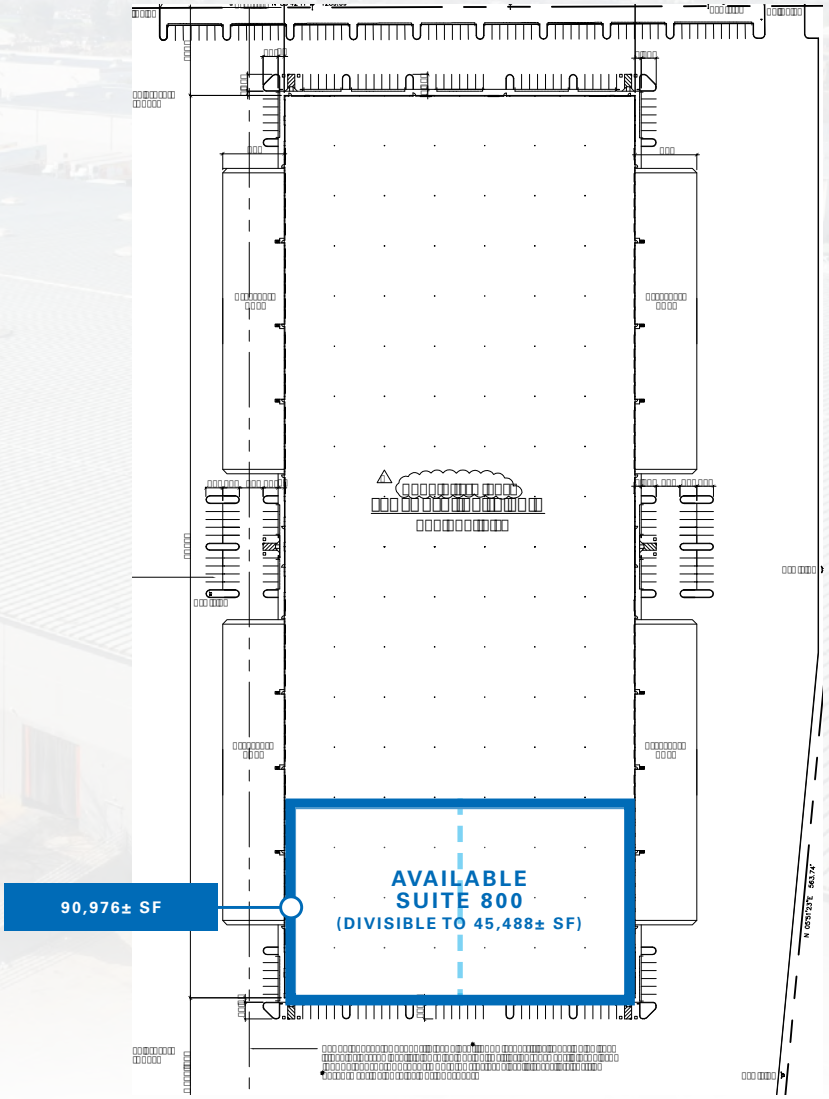
Anthony Audino
Sales Associate - Industrial Division
m 559-270-6018
aaudino@pearsonrealty.com
CA RE Lic. #02435980

Independently Owned and Operated | Corporate License #00020875 | **newmarkpearson.com**

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Property Information - Suite 800

Availability: *Warehouse Space:* *Office Space:*	90,976± SF *(Divisible to 45,488± SF)* *89,376± SF* *1,600± SF*
Lease Rate:	*Please Contact Listing Agents*
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



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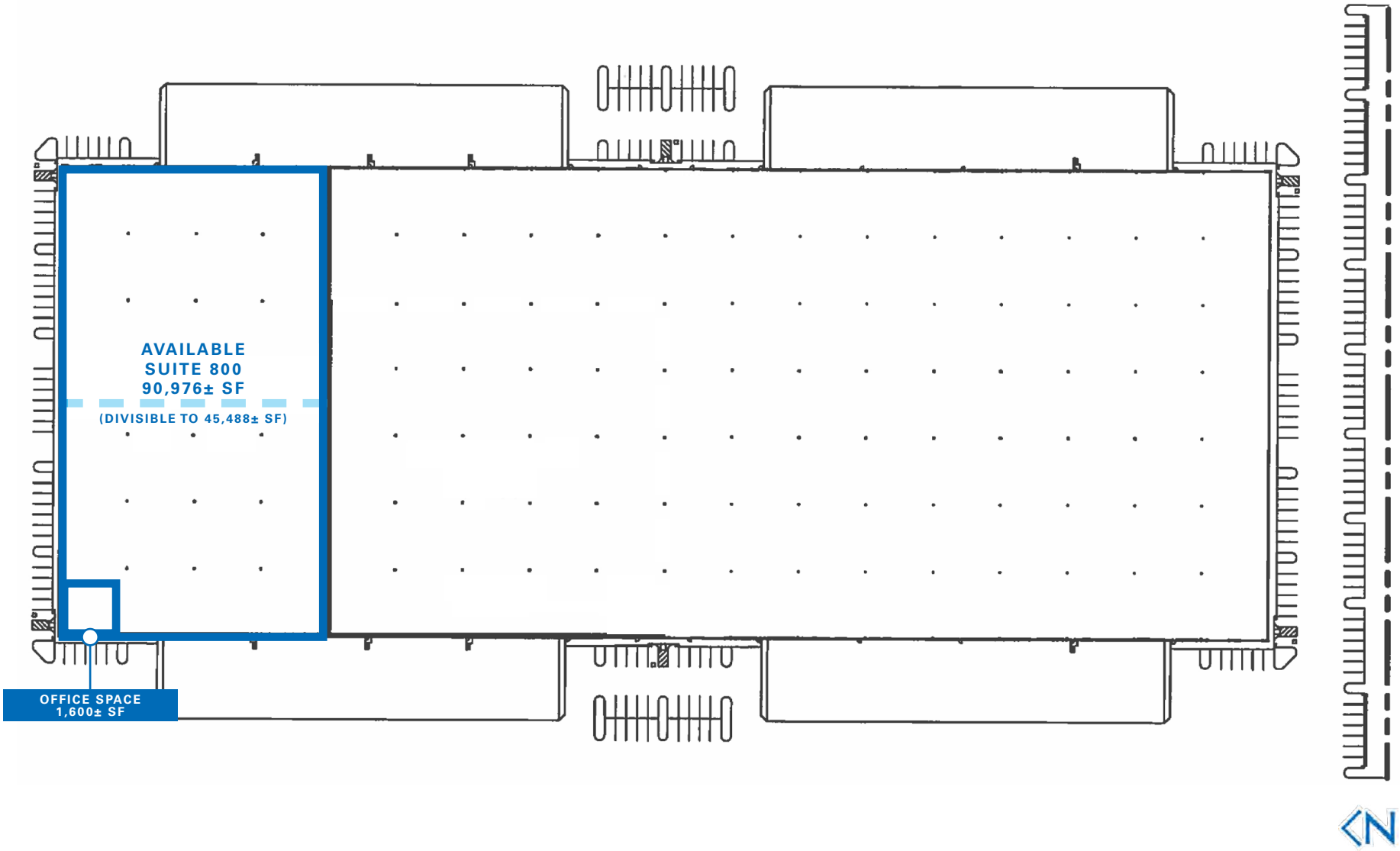
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Site Plan *(Not to Scale)*



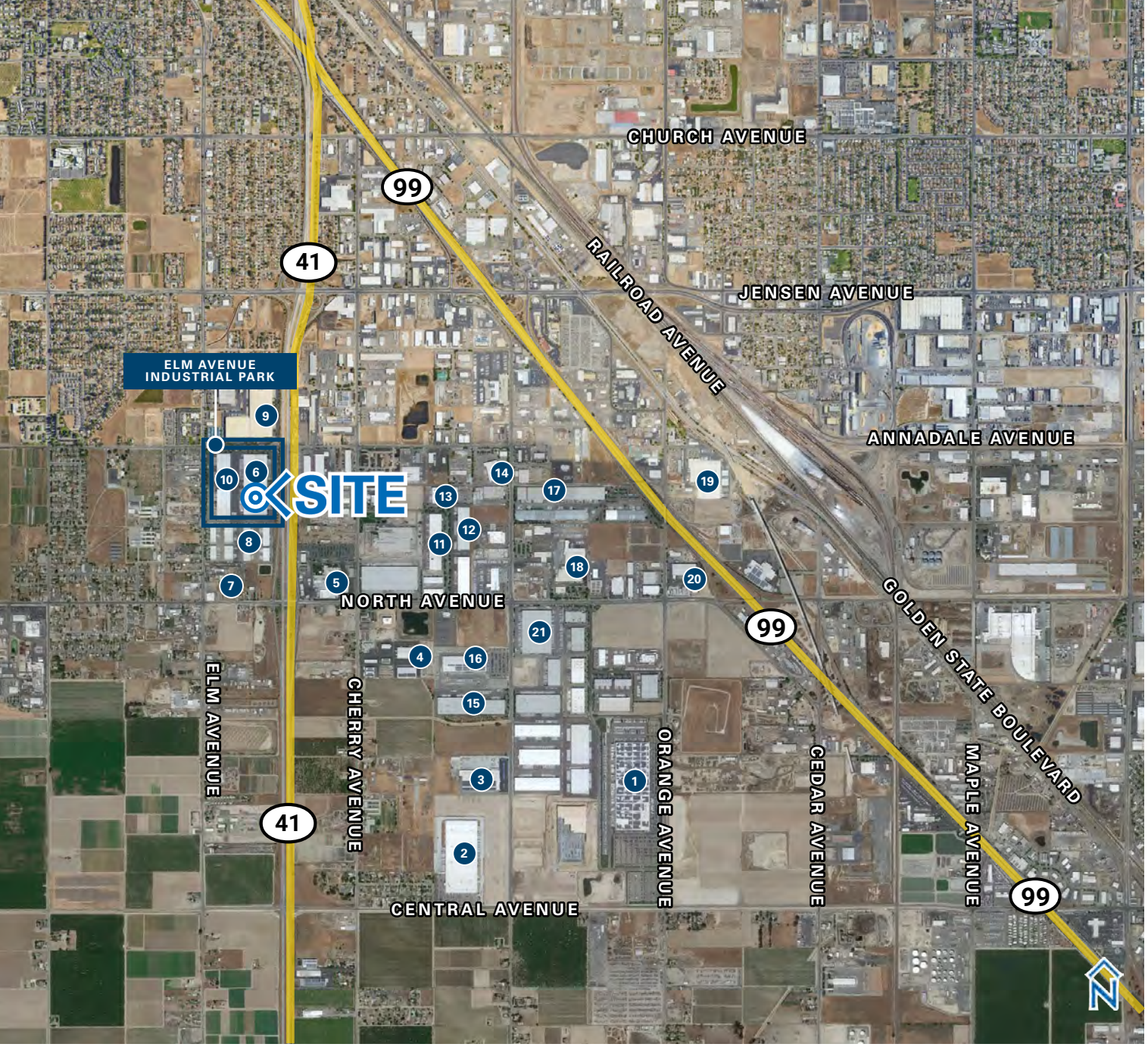
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NEARBY INDUSTRIAL USERS

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

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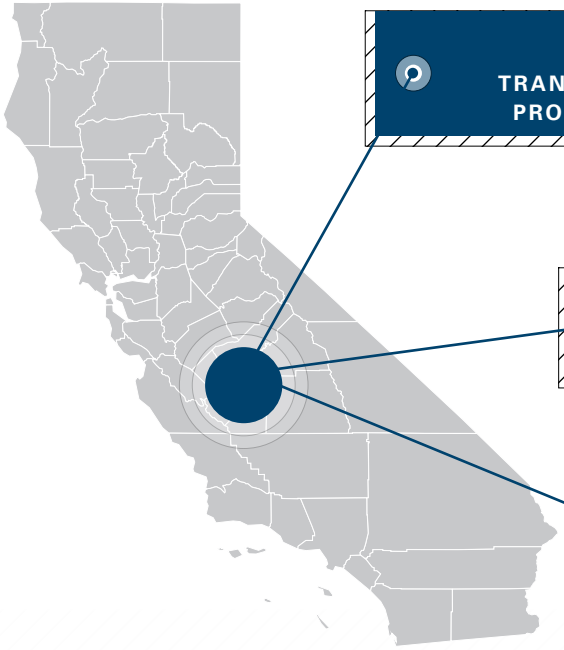
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Fresno Area Statistics



14.3%
TRANSPORTATION & WAREHOUSING PROJECTED TO GROW (2016-2026)

6.57%
FRESNO MSA % GROWTH (2019-2025)

31,524
BUSINESS WITHIN 20 MILES

931,847
POPULATION

31.8%
COLLEGE GRADUATES

32.1
MEDIAN AGE

$75,795
AVERAGE HOUSEHOLD INCOME

459,583
FRESNO MSA TOTAL LABOR FORCE

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)
(Offers 25% enhanced rate reduction on monthly electricity cost)

ACCESS TO 40 MILLION CUSTOMERS
(Guaranteed one day ground shipping)

TRANSPORTATION AND WAREHOUSING
(27% increase over the last 5 years)

MANUFACTURING 47,297 JOBS
(3.3% increase over the last 5 years)

NEW EMPLOYMENT OPPORTUNITIES
Employment Program (NEO) Wage Reimbursement
Week 1-13 (100%) | Week 14-26 (75%) | Week 27-39 (50%) | Week 40-52 (25%)

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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.

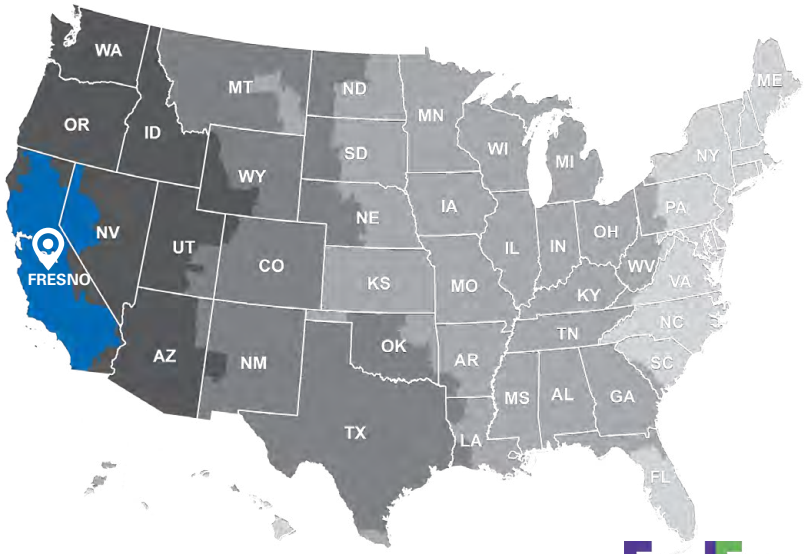
UPS Ground Map



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS

FedEx Ground Map



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS

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Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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