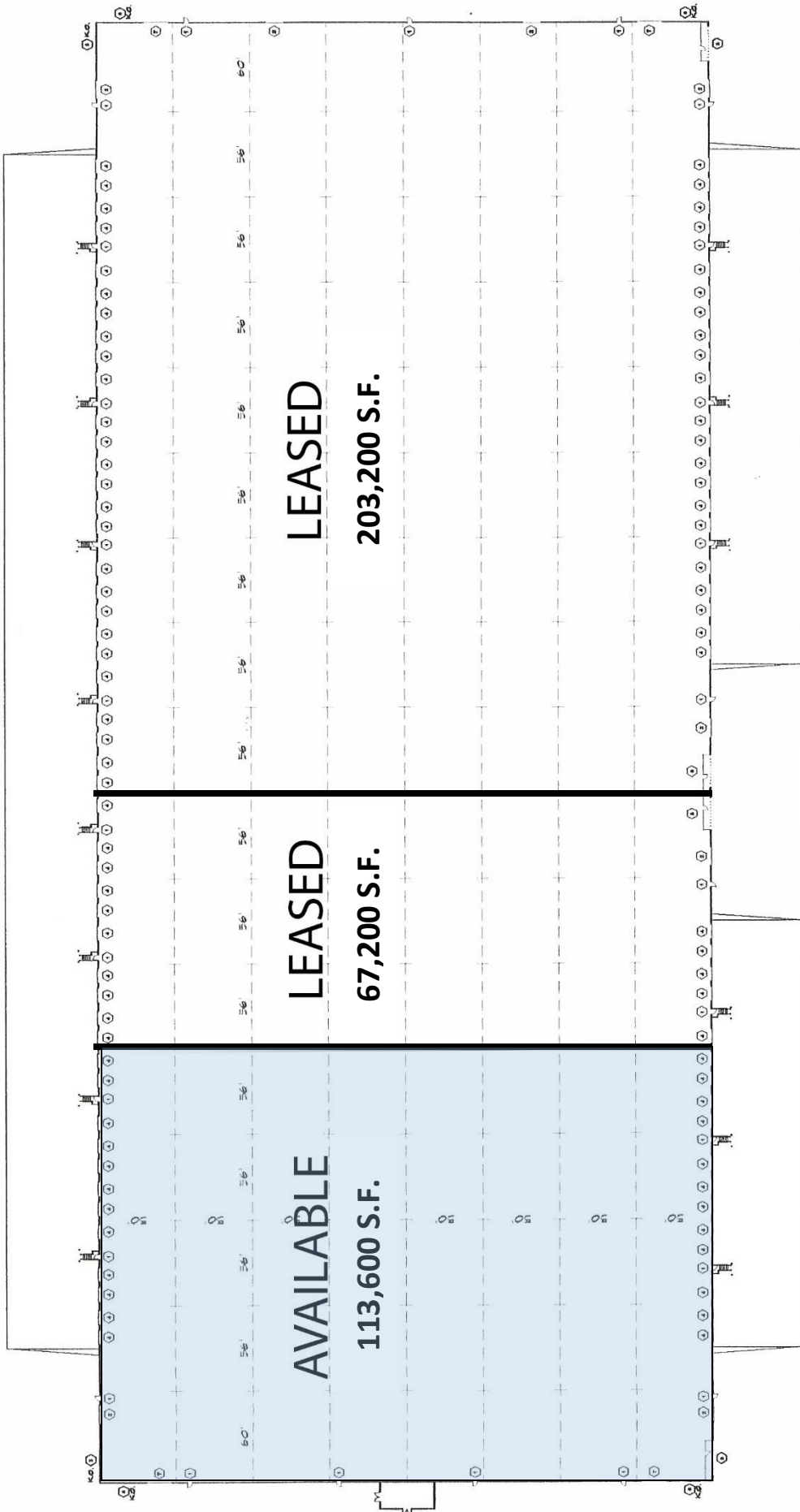


EAST AVENUE INDUSTRIAL PARK





AVAILABLE

113,600 S.F.

LEASED

67,200 S.F.

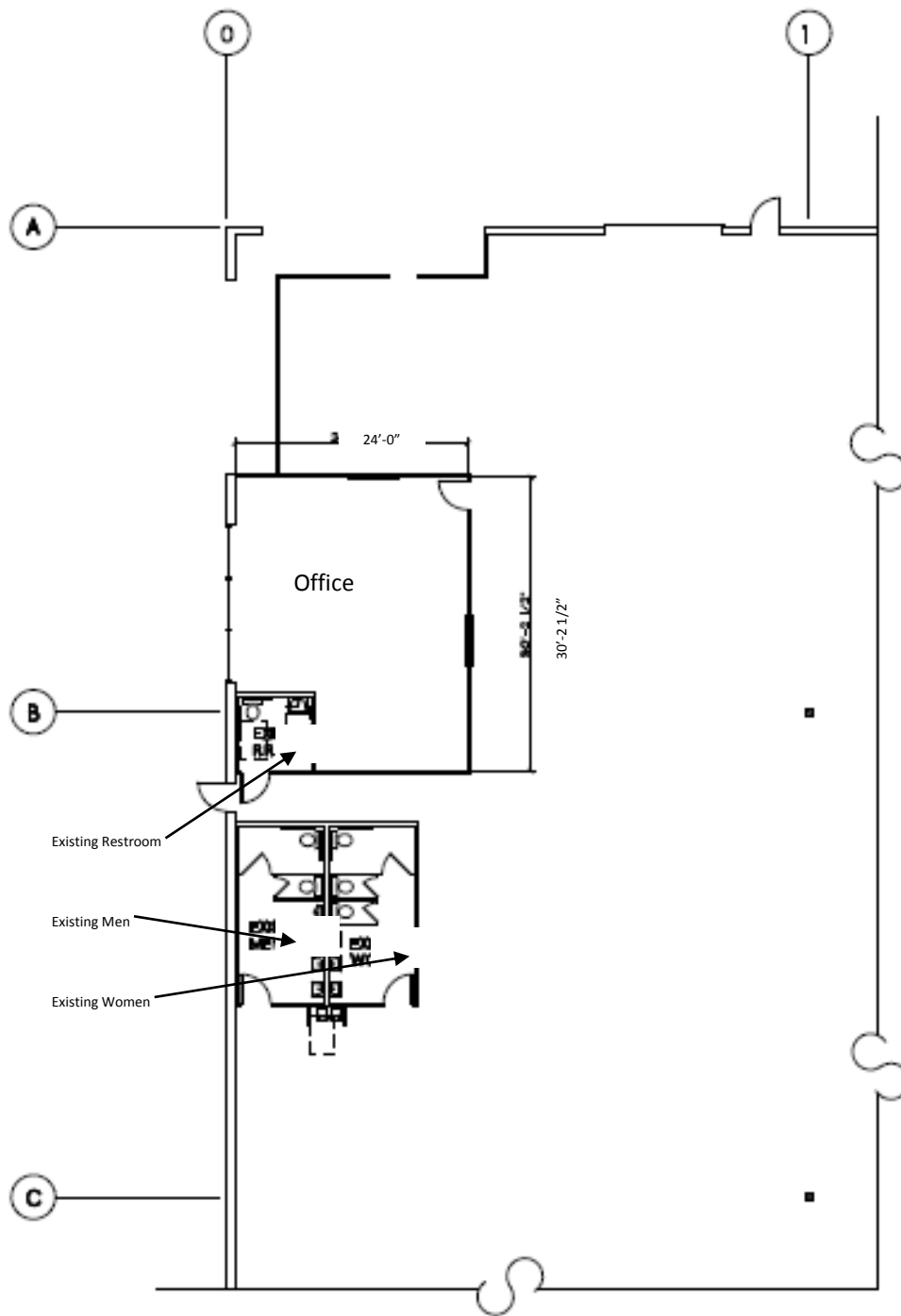
LEASED

203,200 S.F.

DIVERSIFIED DEVELOPMENT GROUP

600 W. SHAW SUITE 160
 FRESNO, CA 93704
 (559)-225-6363





DDG-384



Enlarged Floor Plan

DDG-384

SPECIFICATIONS

BUILDING SIZE:	384,000 sq. ft.
AVAILABLE:	113,600 sq. ft.
DIMENSIONS:	284' x 400'
COLUMN SPACING:	56' x 50'
CONCRETE WALLS:	8" to 10"
CONCRETE SLAB:	6", laser screed
CLEAR HEIGHT:	30' on sides and 36' in center
ROOF CONSTRUCTION:	Panelized Wood System <ul style="list-style-type: none">◆ open web metal truss◆ 5/8" OSB◆ slope of 1/2" every 12"
ROOFING:	4-ply built up system -- heat reflective white
SKYLIGHTS:	4' x 8' -- 8 per bay = 40 total
CROSS-DOCK:	145' truck court from edge-of-dock to curb on north and south elevations
DOCK CONSTRUCTION:	60' reinforced 6" concrete dock apron, ±1% slope
TRUCK DOCK DRAINAGE:	Truck docks have a gravity drainage system.
TRUCK DOORS:	<u>North Elevation.</u> (12) 9' x 10' dock high doors and (1) 12' x 14' ground level doors. <u>South Elevation.</u> (12) 9' x 10' dock high doors and (1) 12' x 14' ground level doors.
DOCK HEIGHT:	48"
FIRE SYSTEM:	ESFR System with 150 horsepower booster pump
OFFICE:	720 square foot office, includes open office and men's and women's restroom.
ADDRESS:	480 E. North Avenue Suite 101, Fresno, CA 93725

For further information, please contact
Marcus Pignotti

(559) 225-6363, ext. 8

