

*Diversified  
Development  
Group*

# DDG-122S

*Fresno, CA  
(559) 225-6363*



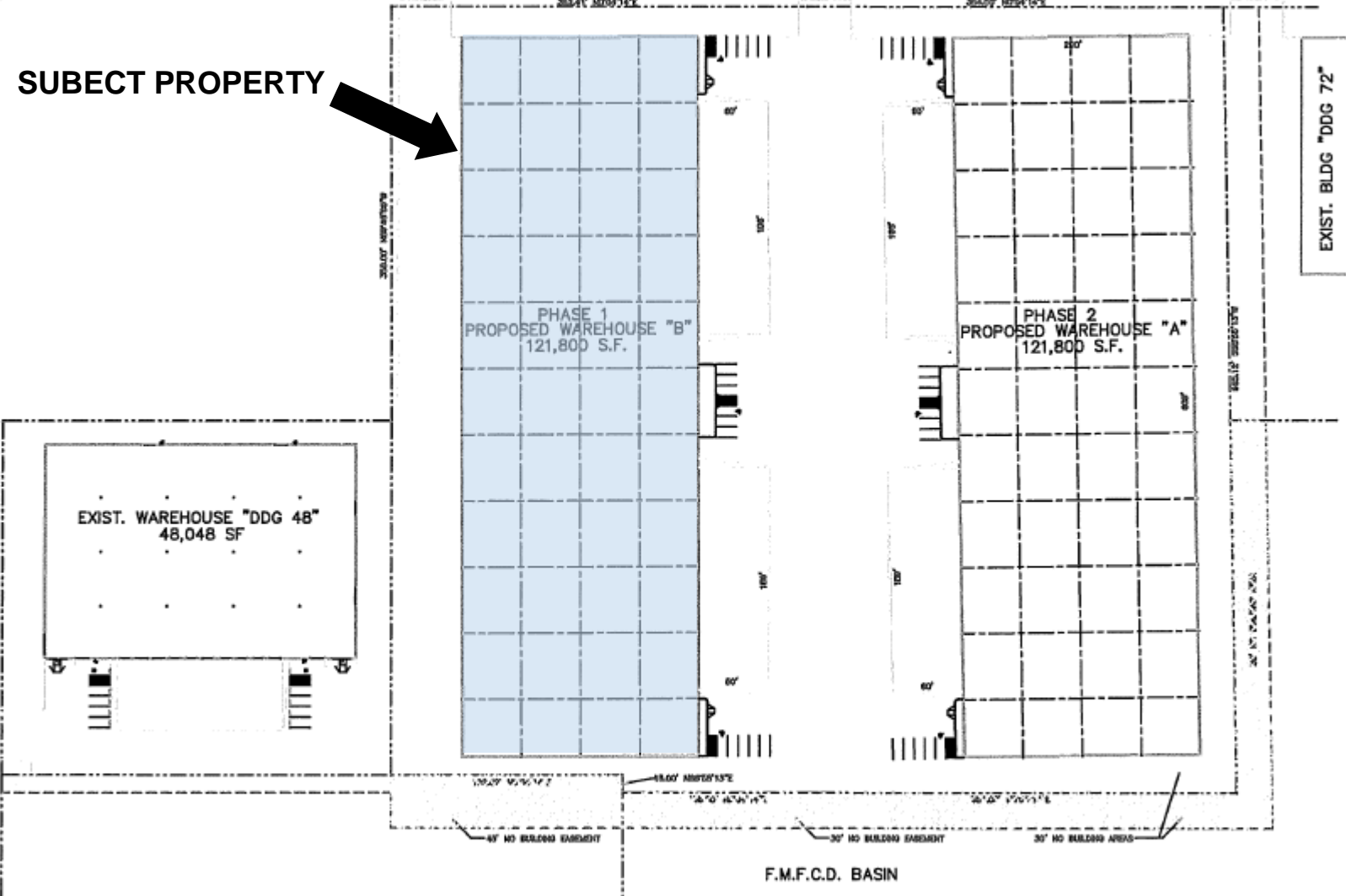
**AVAILABLE FOR LEASE  
44,800 S.F.**

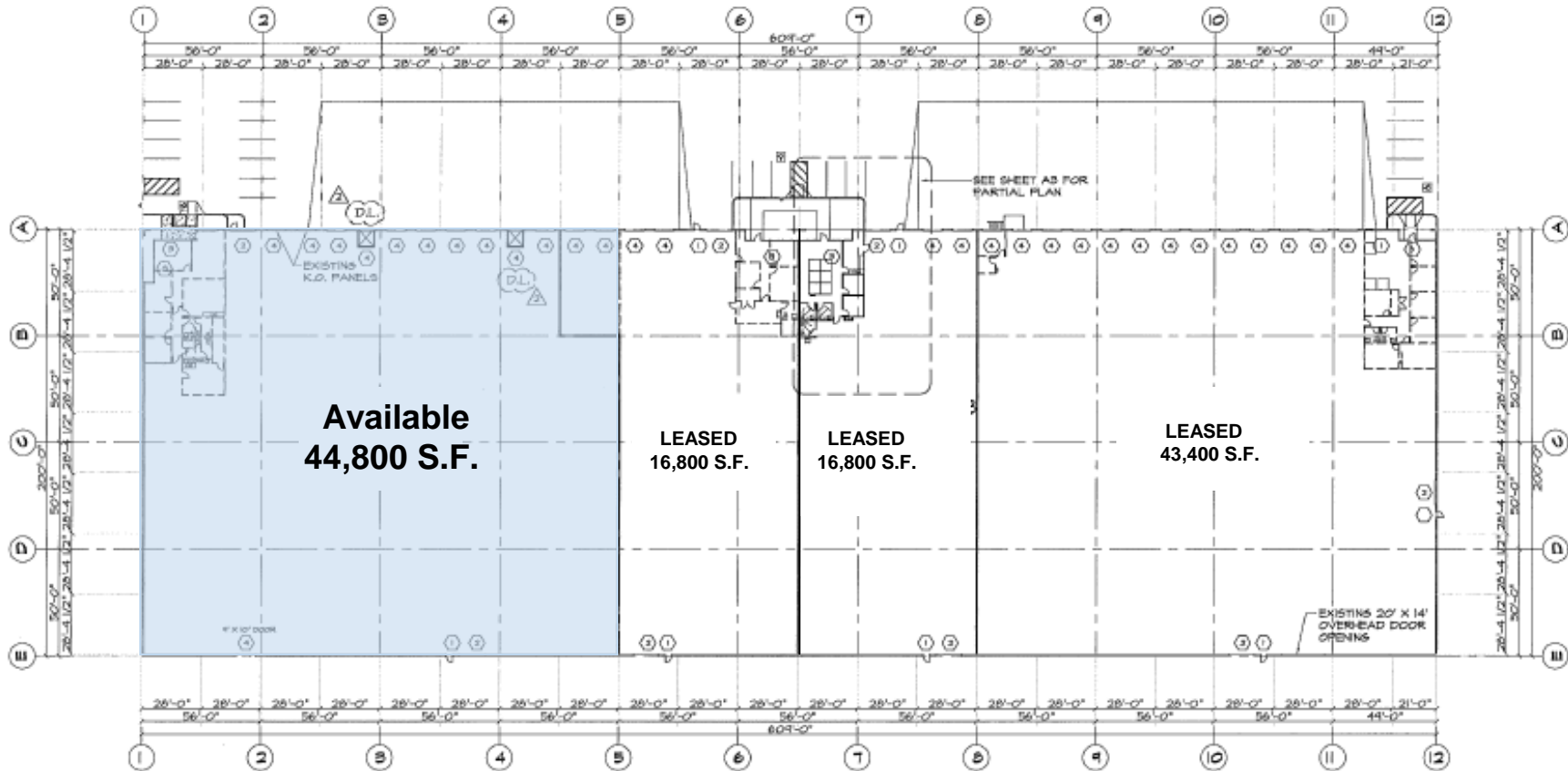
South Willow Avenue

SUBJECT PROPERTY



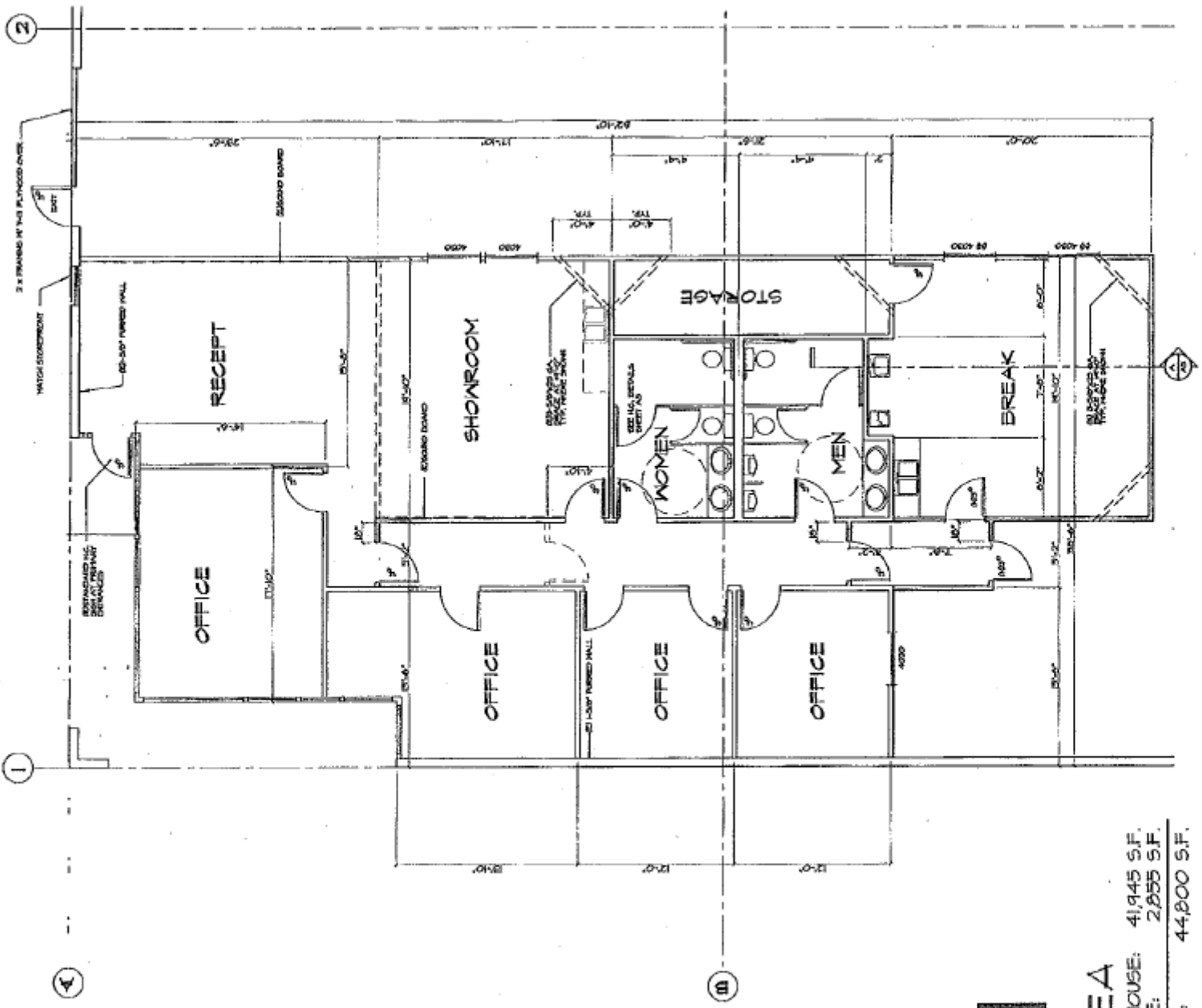
Central Avenue





121,800 TOTAL SQ. FT.





**AREA**  
 WAREHOUSE: 41,945 S.F.  
 OFFICE: 2,855 S.F.  
 TOTAL: 44,800 S.F.



**WALL LEGEND**

- NEW 3-5/8" x 25 GA. METAL STUD FRAMING @ 16"O.C. W/ 5/8" GYPSUM BOARD EACH SIDE.
- EXISTING STUD FRAMING @ 16"O.C. TO REMAIN
- EXISTING STUD FRAMING @ 16"O.C. TO BE REMOVED

**122S #101**

# DDG 122S

## SPECIFICATIONS

<b>TOTAL BUILDING SIZE:</b>	121,800 square feet
<b>SPACE AVAILABLE:</b>	44,800 square feet
<b>DIMENSIONS:</b>	224' x 200'
<b>BAY SIZE:</b>	56' x 200' = 11,200 sq.ft.
<b>COLUMN SPACING:</b>	56' x 50'
<b>CONCRETE WALLS:</b>	8"
<b>CONCRETE SLAB:</b>	6", laser screed
<b>CLEAR HEIGHT:</b>	30' minimum clear height.
<b>ROOF CONSTRUCTION:</b>	Panelized Wood System <ul style="list-style-type: none"><li>• Open web metal truss</li><li>• 5/8" OSB</li><li>• Slope of 1/2" every 12"</li></ul>
<b>SKY LIGHTS:</b>	4' x 8' -- 4 per bay
<b>TRUCK COURT:</b>	60' wide, 6" reinforced concrete dock aprons $\pm$ 1% slope. 216' between buildings
<b>DOCKS DRAINAGE:</b>	The docks have a gravity drainage system to a sump pump.
<b>TRUCK DOORS:</b>	Ten (10)-9'x10' dock high doors & (2)-12'x14' ground level doors.
<b>FIRE SYSTEM:</b>	ESFR, with 125 hp booster pump, 1,500 gpm/1,200 sf
<b>WAREHOUSE LIGHTING:</b>	T-8 Fluorescent Lighting
<b>OFFICE #101:</b>	2,855 square foot, existing office includes: reception, four private offices, break room, supply room & large men & women's restrooms.
<b>ADDRESS:</b>	3878 S. Willow Avenue, Suite 101, Fresno, CA 93725

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