

DIVERSIFIED DEVELOPMENT GROUP

FRESNO, CA

EAST AVENUE

(559) 225-6363

HIGHWAY 99

NORTH AVENUE

CHESTNUT AVENUE

CENTRAL AVENUE

WILLOW AVENUE

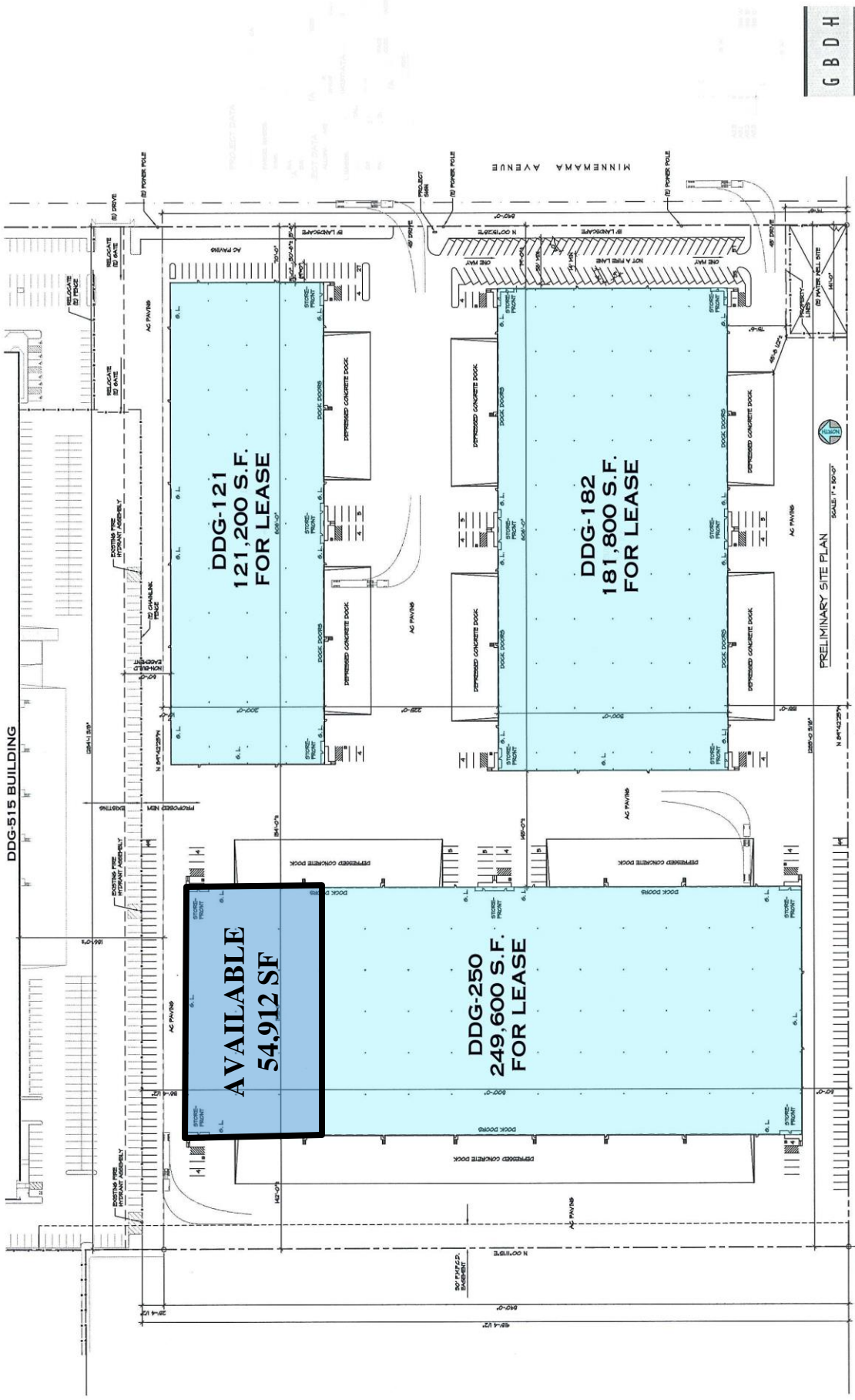
DDG-553

MINNEWAWA AVENUE





DDG 250



**AVAILABLE
54,912 SF**

**DDG-121
121,200 S.F.
FOR LEASE**

**DDG-250
249,600 S.F.
FOR LEASE**

**DDG-182
181,800 S.F.
FOR LEASE**

DDG-515 BUILDING

MINNEMAMA AVENUE

PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"

DIVERSIFIED DEVELOPMENT GROUP, INC.

600 WEST SHAW, SUITE 100
FRESNO, CALIFORNIA 93704
PH 559.235.6363

DDG 533

MINNEMAMA AVENUE
FRESNO, CALIFORNIA

G B D H

DESIGN GROUP, INC.

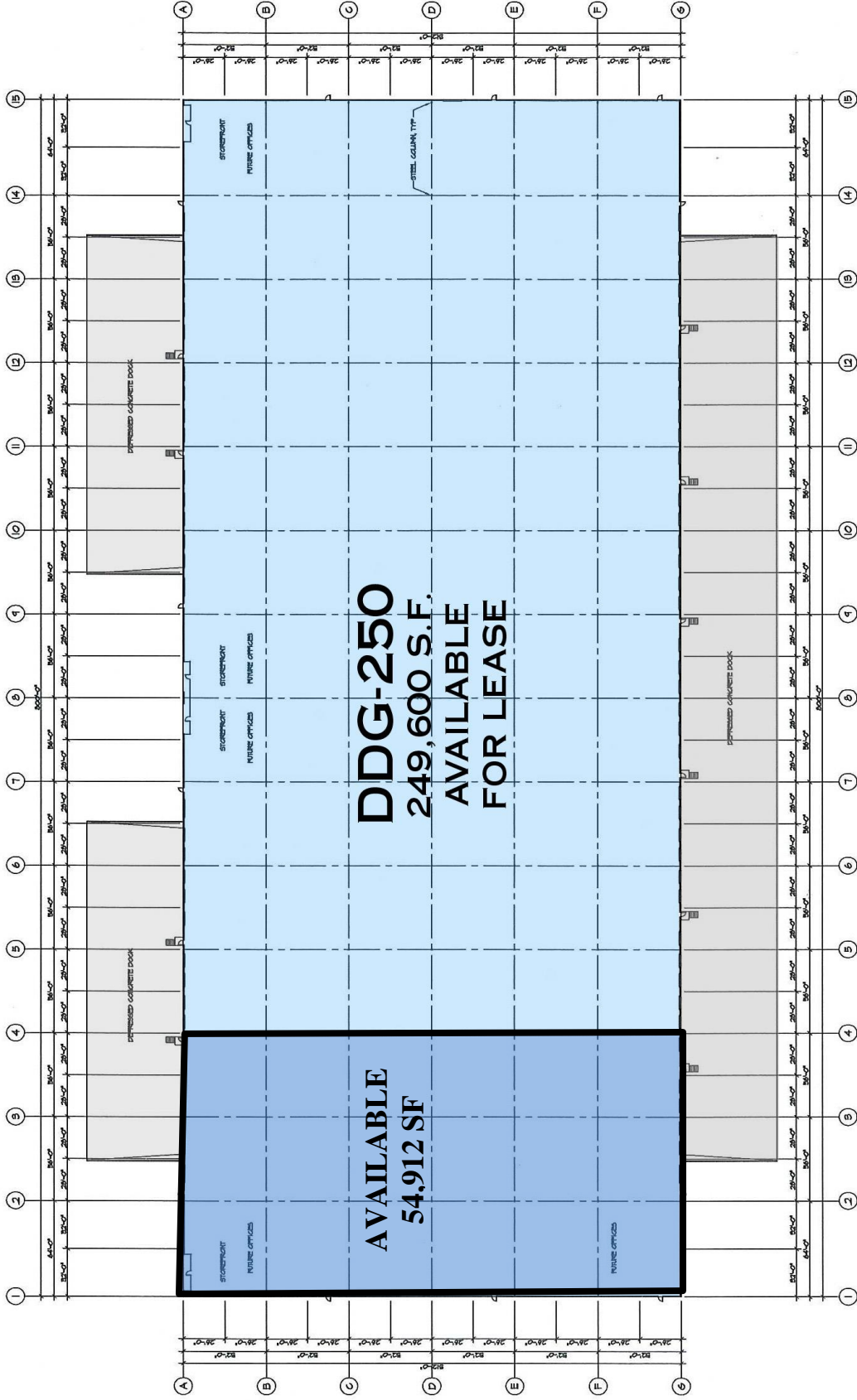
1885 33RD STREET, SUITE 200
SACRAMENTO, CALIFORNIA 95817
TEL 916.845.9811 FAX 916.845.9810
DDG.533 - 01 11/13/07

DIVERSIFIED DEVELOPMENT GROUP

600 W. SHAW AVENUE #160

FRESNO, CA

(559)-225-6363



DDG-250
249,600 S.F.
AVAILABLE
FOR LEASE

DDG-250

SPECIFICATIONS

BUILDING SIZE:	249,600 S.F
PARCEL SIZE:	26.1 Acres
SPACE AVAILABLE:	54,912 S.F.
SPACE DIMENSIONS:	176' X 312'
COLUMN SPACING:	56' x 52'
CONCRETE SLAB:	6", laser screed
CLEAR HEIGHT:	30' Minimum Clear Height
ROOF CONSTRUCTION:	Panelized Wood System
ROOFING:	.60 TPO
SKYLIGHTS:	4' x 8' -- 4 per bay
CROSS DOCK:	145' truck court from edge-of-dock on west and east elevation.
DOCK CONSTRUCTION:	60' reinforced 6" concrete dock apron, ±1% slope
TRUCK DOCK DRAINAGE:	Truck docks have a gravity drainage system.
TRUCK DOORS:	Ten (10) 9' x 10' dock high doors and Three (3) 12' x 14' ground level doors.
FIRE SYSTEM:	K-17 ESFR System with 150 horsepower booster pump
OFFICE:	Build-to-Suit
ADDRESS:	4395 S. Minnewawa Avenue Fresno, CA 93725

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