

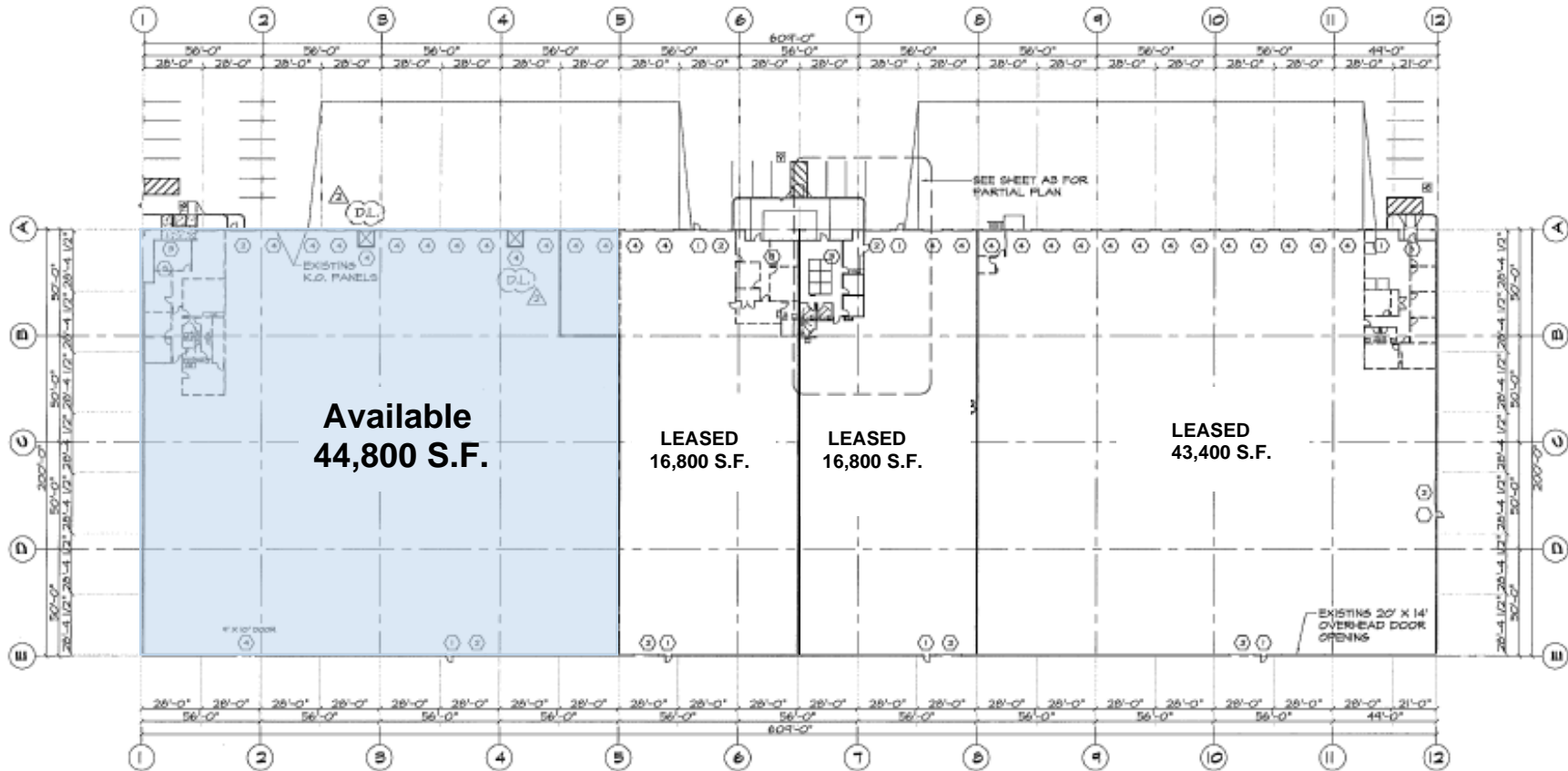
*Diversified
Development
Group*

DDG-122S

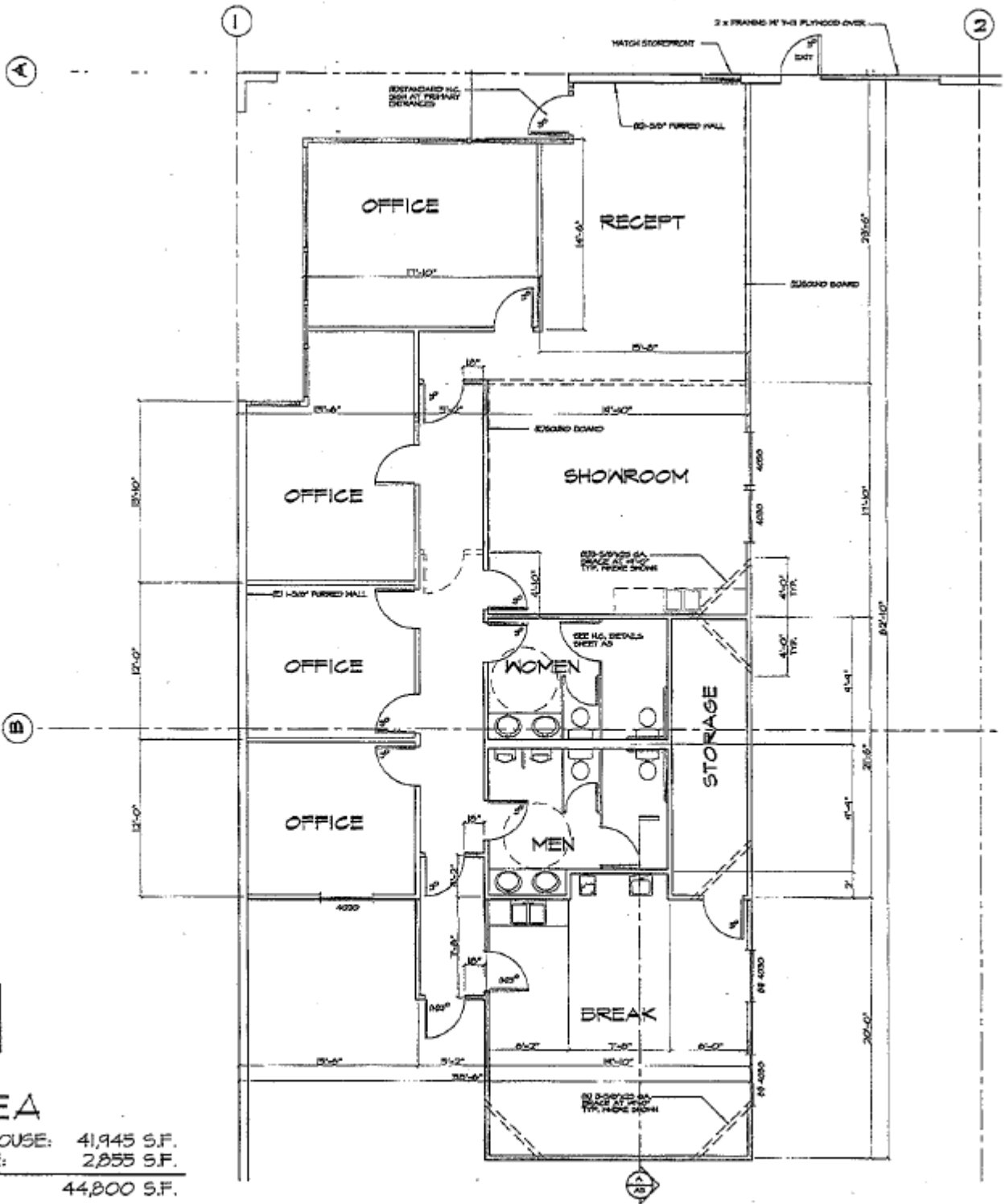
*Fresno, CA
(559) 225-6363*



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




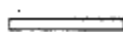

12,800 TOTAL SQ. FT.



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

1225 #101

DDG 122S

SPECIFICATIONS

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

For further information, please contact
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