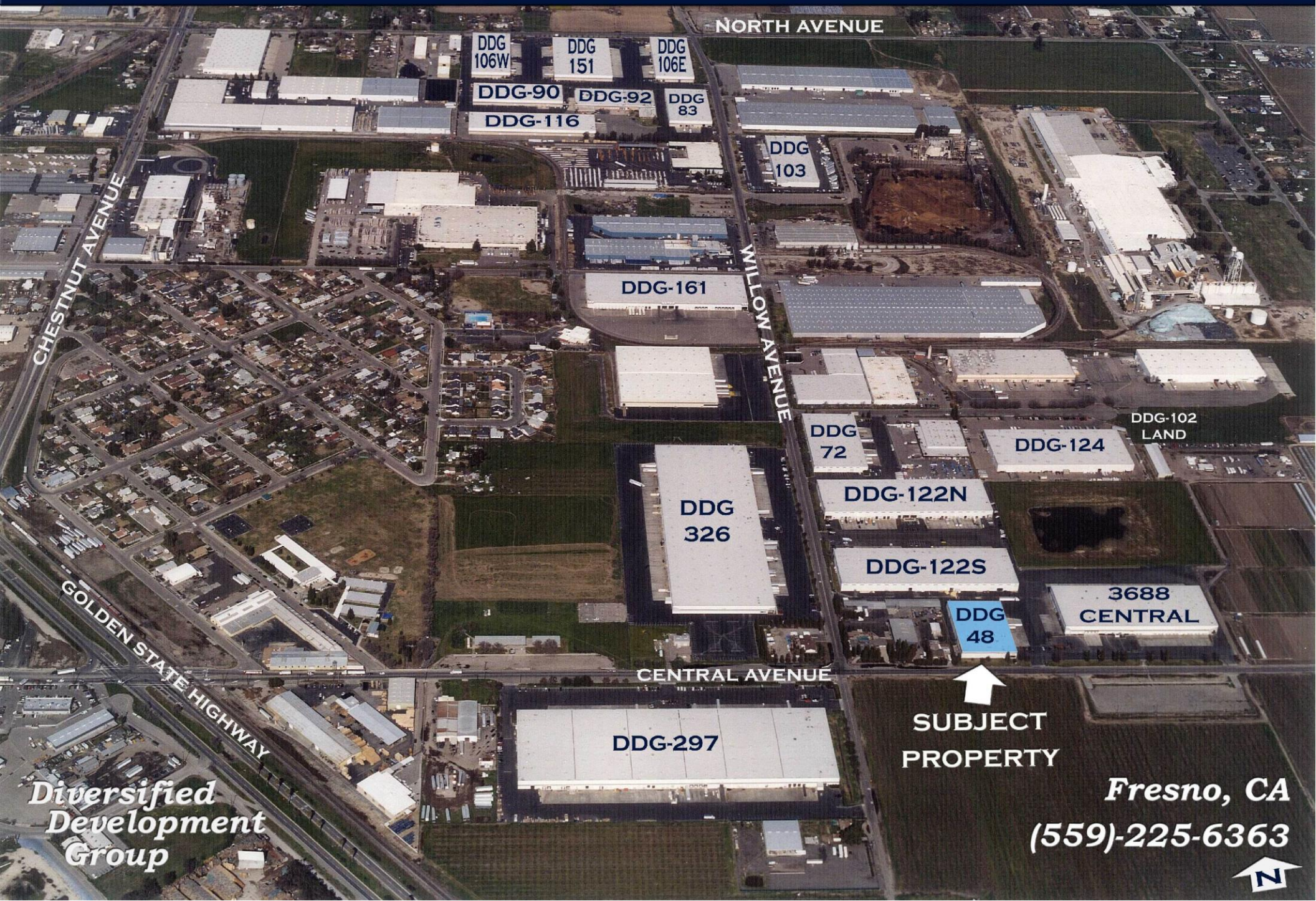


# WILLOW AVENUE INDUSTRIAL PARK



NORTH AVENUE

DDG  
106W

DDG  
151

DDG  
106E

DDG-90

DDG-92

DDG  
83

DDG-116

DDG  
103

DDG-161

DDG  
326

DDG  
72

DDG-122N

DDG-122S

DDG-102  
LAND

DDG-124

3688  
CENTRAL

DDG  
48

CENTRAL AVENUE

DDG-297

SUBJECT  
PROPERTY

Fresno, CA

(559)-225-6363

Diversified  
Development  
Group





**Diversified  
Development  
Group**

**DDG 48**

**Fresno, CA  
(559) 225-6363**

**47,998 SQ. FT.  
AVAILABLE  
FOR LEASE**

3596

CENTRAL AVENUE





South Willow Avenue

Central Avenue

300.00' N. 89° 46' 0.0" E.

LANDSCAPING



DDG-122S  
BUILDING

**DIVERSIFIED DEVELOPMENT GROUP**

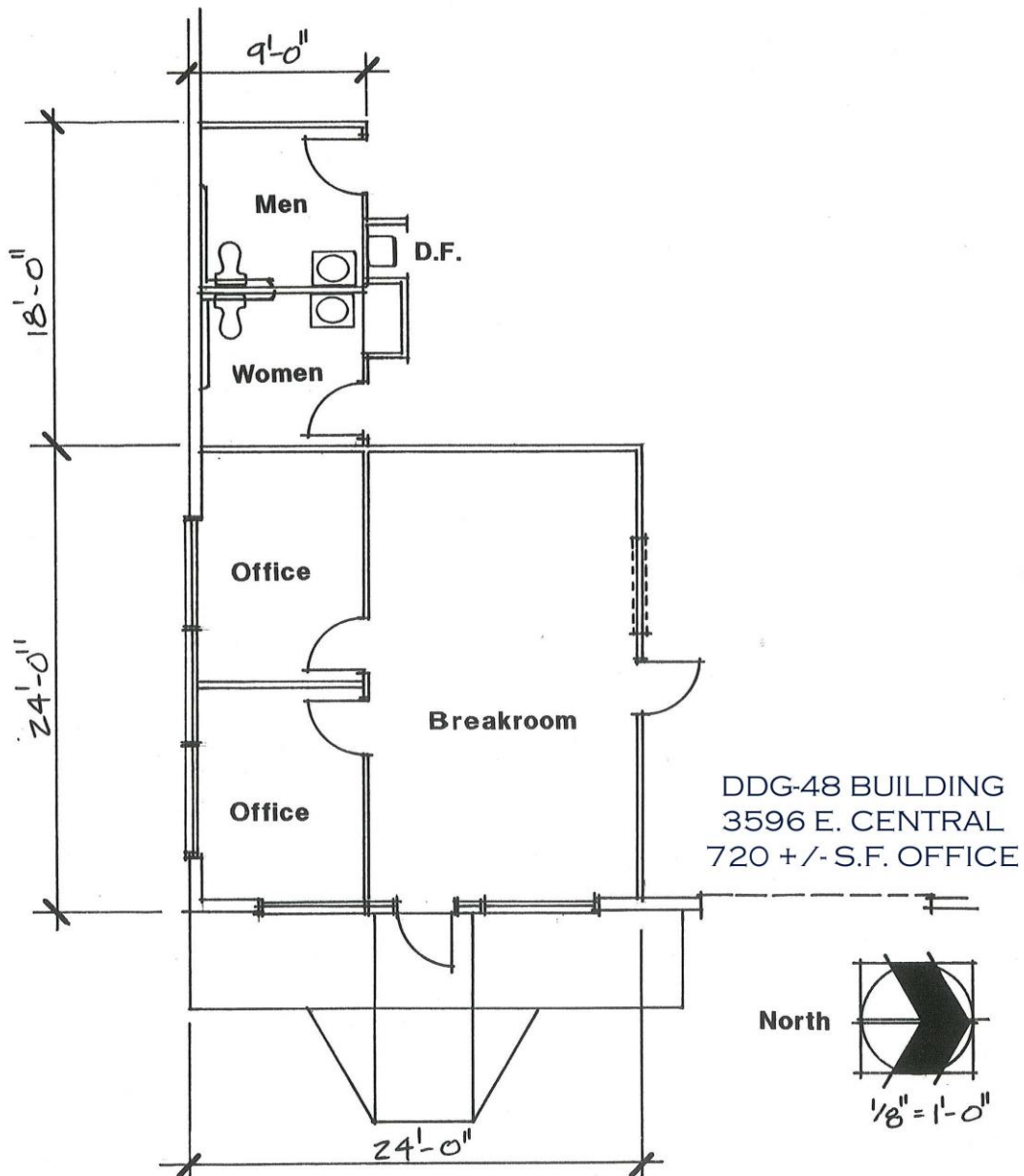
FRESNO, CA

(559)-225-6363

DHL TRUCK HUB

**Diversified  
Development  
Group**

**Fresno, CA  
(559) 225-6363**



# **DDG 48**

## **EXECUTIVE SUMMARY**

<b>BUILDING SIZE:</b>	47,998 square feet
<b>LOCATION:</b>	3596 E. Central Avenue, Fresno, CA 93725
<b>ZONING:</b>	M-3, Heavy Industrial
<b>DIMENSIONS:</b>	182' x 264'
<b>BAY SIZE:</b>	56' x 182' and 48' x 182'
<b>CONCRETE WALLS:</b>	8" to 10"
<b>CONCRETE SLAB:</b>	6", laser screed.
<b>CLEAR HEIGHT:</b>	24' minimum clear height.
<b>ROOF CONSTRUCTION:</b>	Panelized Wood System, 5/8" OSB
<b>ROOFING:</b>	4-ply built up system -- Heat reflective white
<b>SKY LIGHTS:</b>	(20) 4' x 8' skylights
<b>TRUCK COURT:</b>	60' wide, 6" reinforced concrete dock aprons $\pm$ 1% slope.
<b>TRUCK DOCKS DRAINAGE:</b>	The truck docks have a gravity drainage system.
<b>TRUCK DOORS:</b>	(10) - 9' x 10' dock high doors and (6) - 12' x 14' and 12' x 10' ground level doors.
<b>FIRE SYSTEM:</b>	.50 gpm/2000 square feet
<b>WAREHOUSE LIGHTING:</b>	T-5 lighting fixtures
<b>ELECTRICAL:</b>	800 Amps 120/208v 3 phase 4 wire Main Service
<b>OFFICE:</b>	768 square feet, includes open area/reception, 2 private offices, and 2 restrooms.

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