

AVAILABLE FOR SALE OR LEASE
CORPORATE OFFICE, MANUFACTURING AND WAREHOUSE CAMPUS

2842 N. BUSINESS PARK AVENUE

FRESNO, CA



NEWMARK
PEARSON COMMERCIAL

Nick Audino, SIOR
Senior Vice President - Industrial Division
m 559-284-2396
naudino@pearsonrealty.com
CA RE Lic. #01231272

Kyle Riddering
Vice President - Industrial Division
m 559-285-7260
kriddering@pearsonrealty.com
CA RE Lic. #02094434

Joey Audino
Sales Associate - Industrial Division
m 559-681-6656
jaudino@pearsonrealty.com
CA RE Lic. #02186774

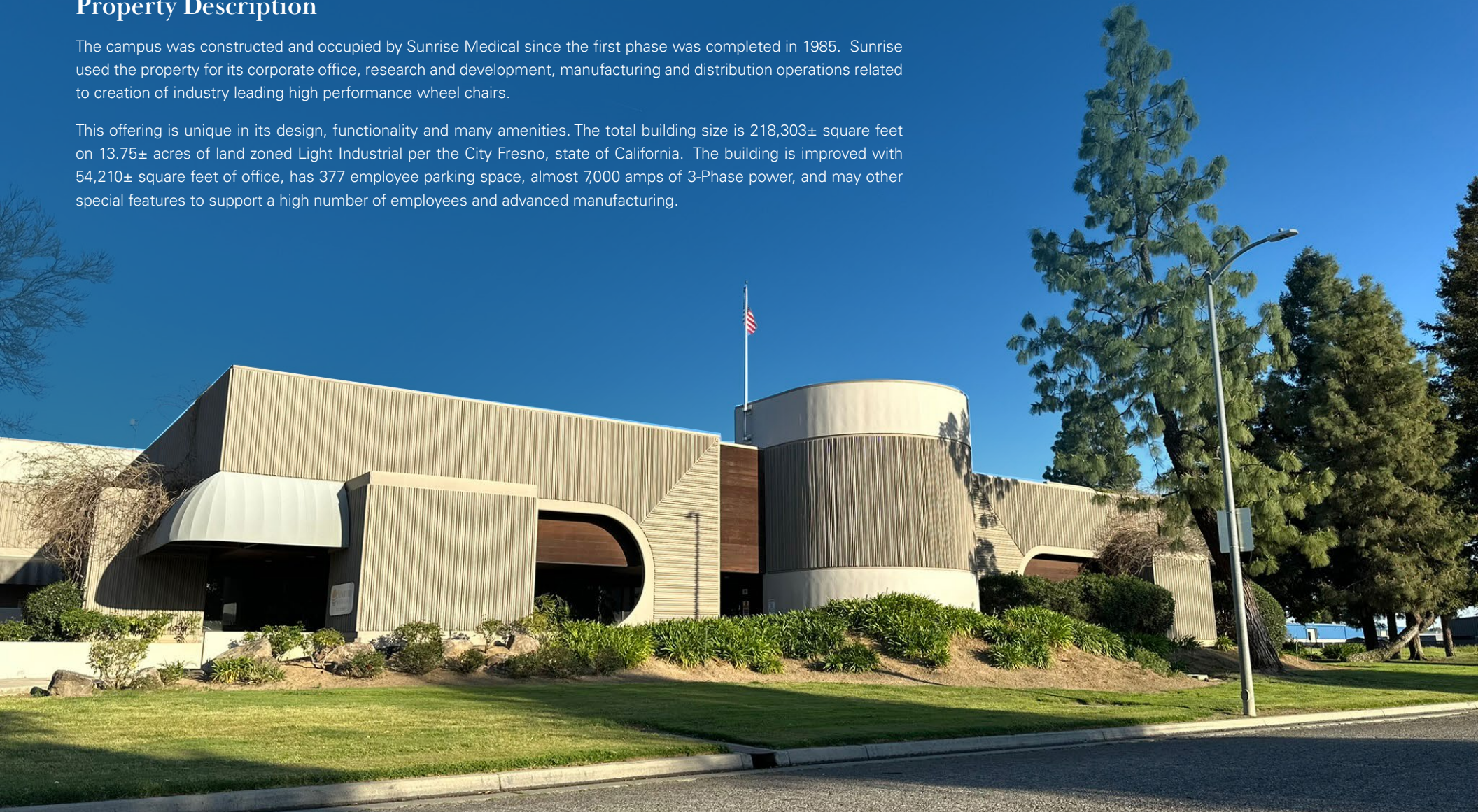
Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

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Property Description

The campus was constructed and occupied by Sunrise Medical since the first phase was completed in 1985. Sunrise used the property for its corporate office, research and development, manufacturing and distribution operations related to creation of industry leading high performance wheel chairs.

This offering is unique in its design, functionality and many amenities. The total building size is 218,303± square feet on 13.75± acres of land zoned Light Industrial per the City Fresno, state of California. The building is improved with 54,210± square feet of office, has 377 employee parking space, almost 7,000 amps of 3-Phase power, and may other special features to support a high number of employees and advanced manufacturing.



2842 N. BUSINESS PARK AVENUE - FRESNO, CA

Building Information

| | |
|--|--|
| Total Building Size: <i>Improved Office Space:</i> | 225,186± SF, Divisible 54,210± SF, Divisible |
| Divisible for Leasing: | The building could be divided into multiple tenants Contact agent for details |
| Construction Type: | Concrete Tilt-Up |
| Clear Height: | 16' and 20' minimum inside clear height in production and warehouse areas |
| Column Spacing: | 53' 6" x 46' 38' 6" x 24' 24' x 45' |
| Lighting: | T8 Fluorescent |
| Climate Control: | The entire facility including all warehouse, production and office areas are climate controlled HVAC |
| Air Changers: | The warehouse and production areas have air changing exhaust focus throughout |
| Electrical System: | The facility has three main power panels: - 1,600 amps 208 volt 3-Phase - 2,000 amps 277/480 volt 3-Phase - 2,000 amps 277/480 volt 3-Phase |
| Natural Gas: | Existing high pressure natural gas service to the building |
| Ground Level Doors: | 26 |
| Dock High Loading Positions: | 12 positions total in 3 separate truck wells |
| Dock Equipment: | 4 Full Pit Levelers and 9 Edge of Dock Levelers |
| Dock Shelter: | All truck well loading areas are covered and have fire sprinklers |
| Fire Sprinkler System: | .3 GPM over 2,000± SF, with a booster pump |
| Internet/Telecommunication: | Fiber optic service to building |

Property Information

| | |
|--------------------------|---|
| Address: | 2842 N. Business Park Avenue Fresno, CA. 93727 |
| Cross Streets: | Shields and Fowler Avenues |
| Parcel Size: | 13.75± Acres |
| Property Subtype: | Manufacturing |
| Year(s) Built: | 1987, 1984, 1994 |
| Parking: | 377 Spaces |
| Zoning: | IL (<i>Light Industrial</i>) |
| APN: | 496-192-10S |

Sale Information

\$25,150,000
ASKING PRICE

\$0.79 PSF | NNN
ASKING LEASE RATE

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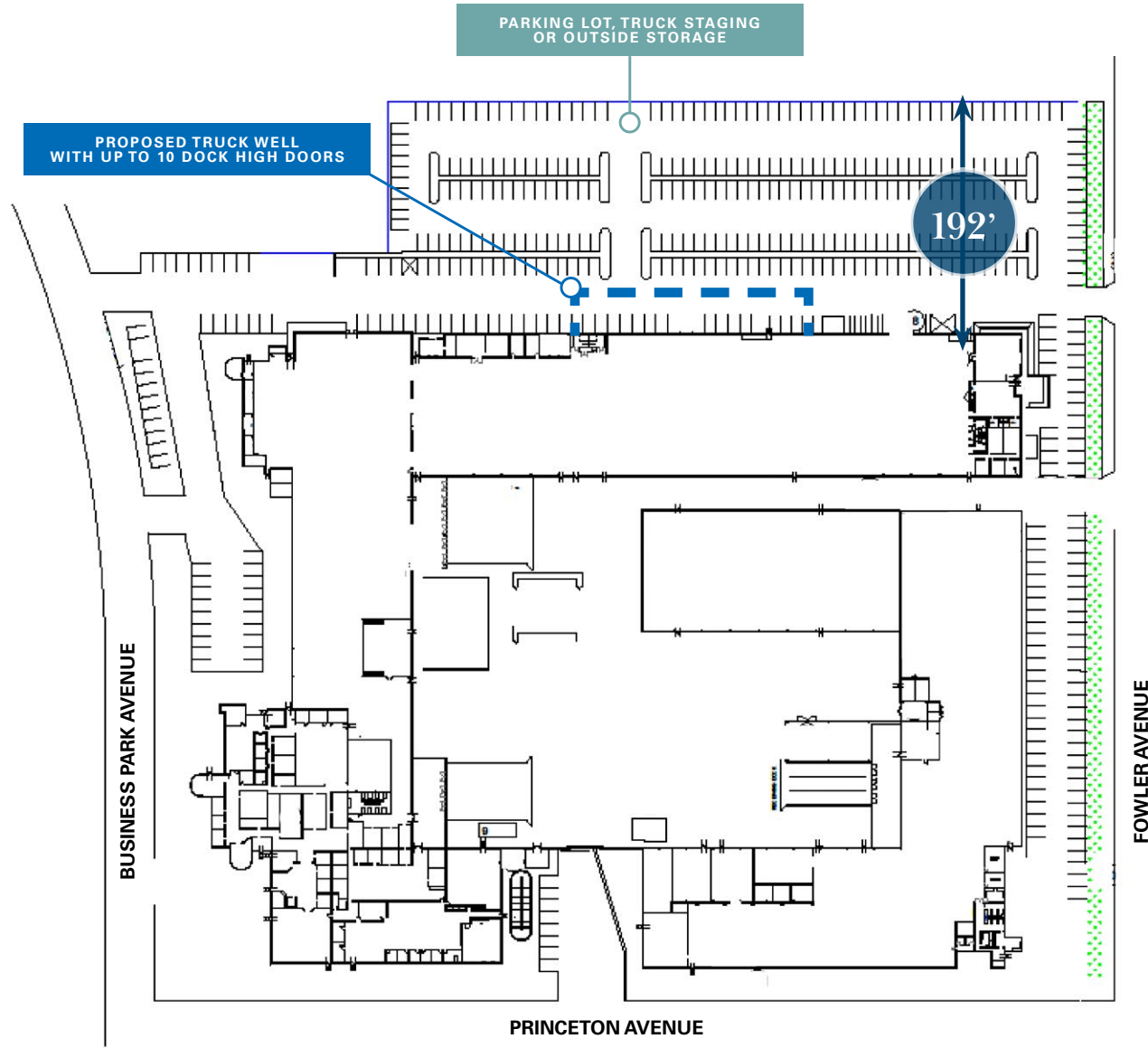
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The Building Features



- All warehouse and production areas have heavy manufacturing grade slab sealant
- Electrical Bus Bars through the production areas in both 120/208 volt and 277/480 volt
- Buildings have 5,000± square feet of mezzanine in 3 separate locations, with 1 freight elevator
- Centralized PA system throughout building
- Full gymnasium with shower facility (*gym equipment not included*)
- Fenced and secure interior campus loading area with two motorized automatic electric gates
- Electronic Control System “EMC” operating the entire campus from one location
- Exhaust Fan Air Changers in the Production and Warehouse areas
- 10” ceiling height in main office area
- All ceilings in warehouse and production areas are insulated to R-30
- Burglar alarm systems and video surveillance monitor facility (*cameras not included*)



Site & Floor Plan

(Not to Scale)



Fully Fenced & Secured Interior Loading Area



Property Photos



SOUTHWEST FRONT OFFICE ENTRANCE



AUTOMATIC CONTROL ACCESS GATE TO INTERIOR LOADING AREA



TYPICAL LOADING DOCK

Interior Office Photos



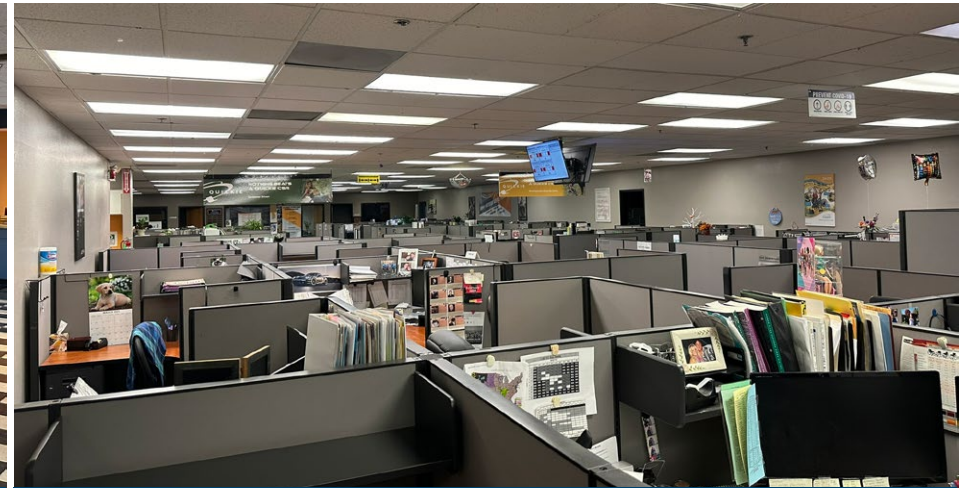
SOUTHWEST OFFICE LOBBY



TYPICAL OFFICE COORIDOR



TYPICAL BREAKROOM



TYPICAL 'BULL PEN' OFFICE

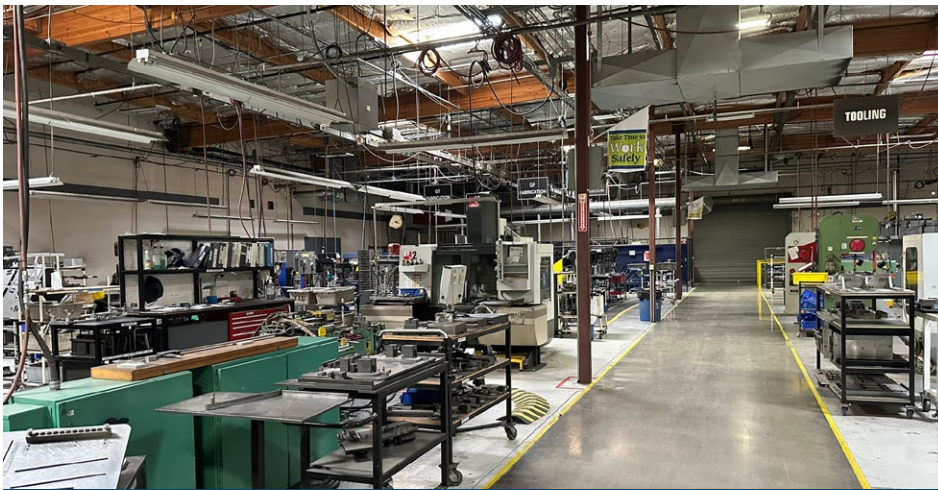
Warehouse Photos



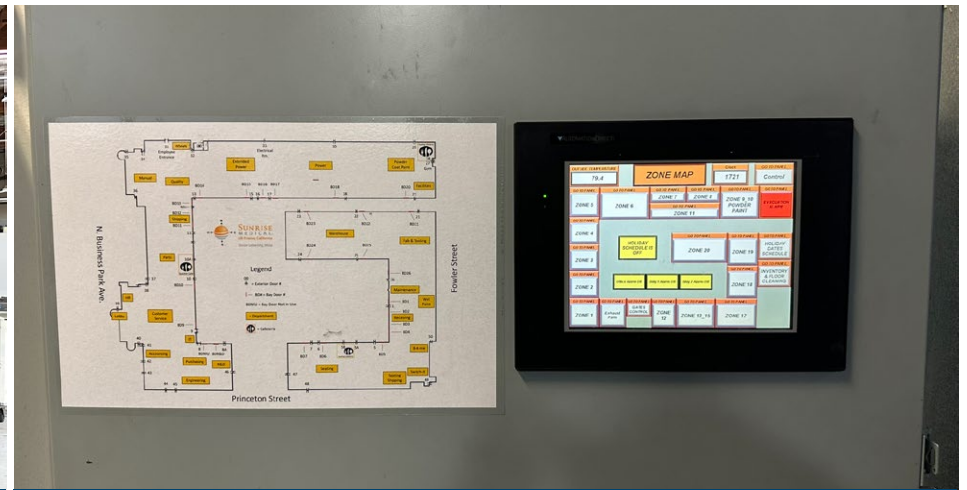
WAREHOUSE



MANUFACTURING OR WAREHOUSE

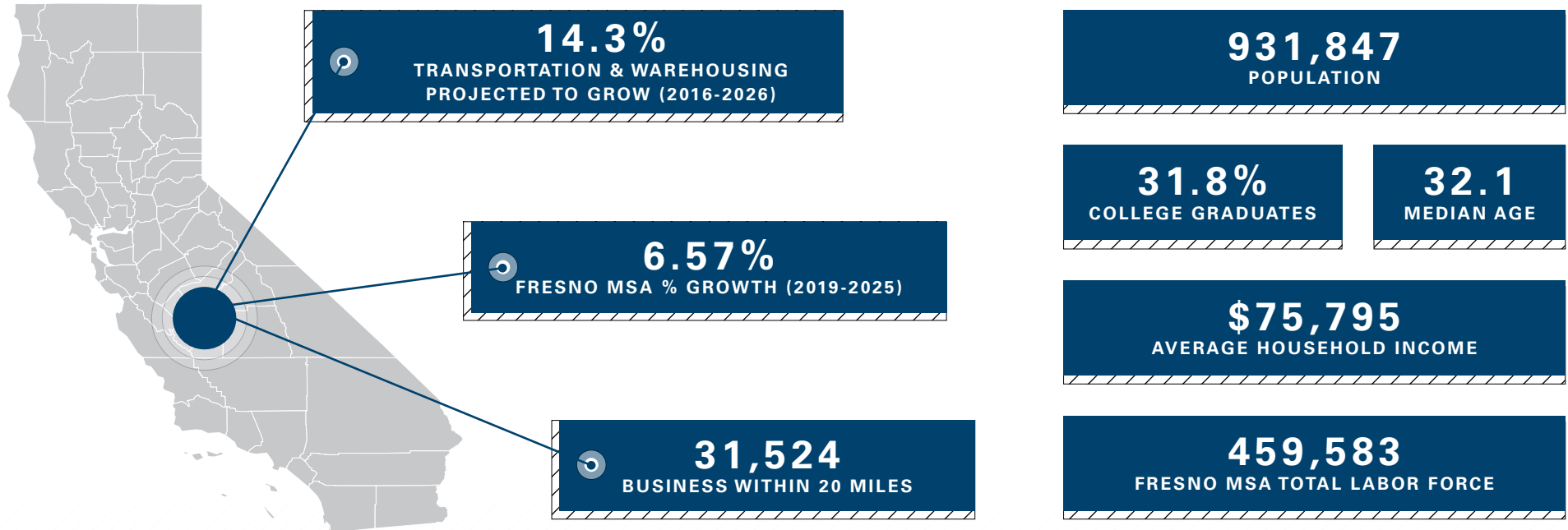


ADVANCED MANUFACTURING



ELECTRONIC CONTROL SYSTEM OPERATES ALL BUILDING CONTROLS

Fresno Area Statistics



FRESNO AREA ADVANTAGES

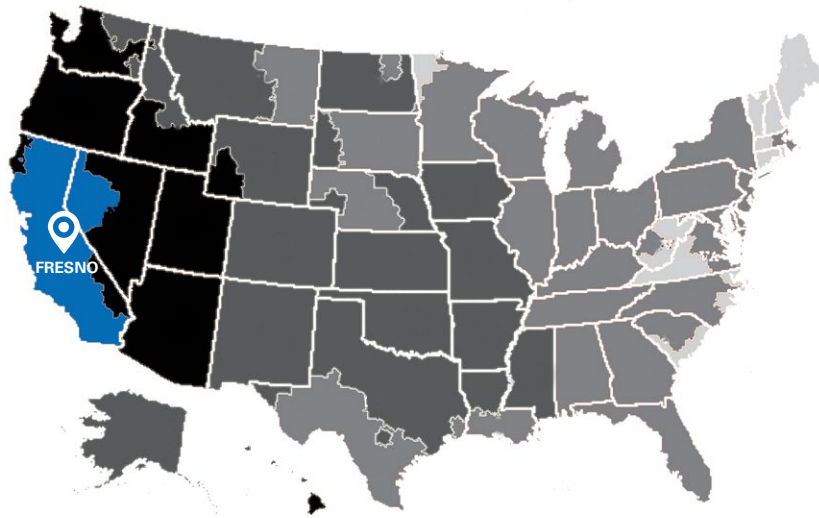
- Fresno Yosemite International Airport
- Fresno State University (26,000 Students)
- 1 hour away from Yosemite, the Central Coast and other California locations

| | |
|--|--|
| PG&E ECONOMIC DEVELOPMENT RATE (EDR) <i>(Offers 25% enhanced rate reduction on monthly electricity cost)</i> | ACCESS TO 40 MILLION CUSTOMERS <i>(Guaranteed one day ground shipping)</i> |
| TRANSPORTATION AND WAREHOUSING <i>(27% increase over the last 5 years)</i> | MANUFACTURING 47,297 JOBS <i>(3.3% increase over the last 5 years)</i> |
| NEW EMPLOYMENT OPPORTUNITIES <i>Employment Program (NEO) Wage Reimbursement</i> Week 1-13 (100%) Week 14-26 (75%) Week 27-39 (50%) Week 40-52 (25%) | |

Ground Maps & Location Benefits

Businesses utilizing third-party, outbound ground shipping can reach almost the entire population of California overnight. Outbound shipping services can be provided by UPS, FedEx Ground Map, OnTrac and GLS, which all have facilities in Fresno and potentially offer late afternoon pick-up times.

UPS Ground Map

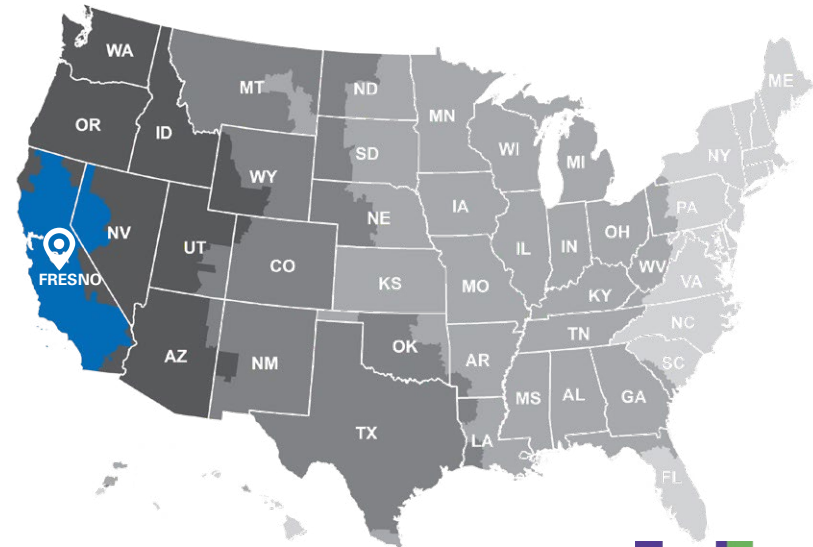


TRANSIT DAYS



| | | | | |
|-------|--------|--------|--------|--------|
| 1 DAY | 2 DAYS | 3 DAYS | 4 DAYS | 5 DAYS |
|-------|--------|--------|--------|--------|

FedEx Ground Map



TRANSIT DAYS



| | | | | |
|-------|--------|--------|--------|--------|
| 1 DAY | 2 DAYS | 3 DAYS | 4 DAYS | 5 DAYS |
|-------|--------|--------|--------|--------|

Nearby Industrial Users



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FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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