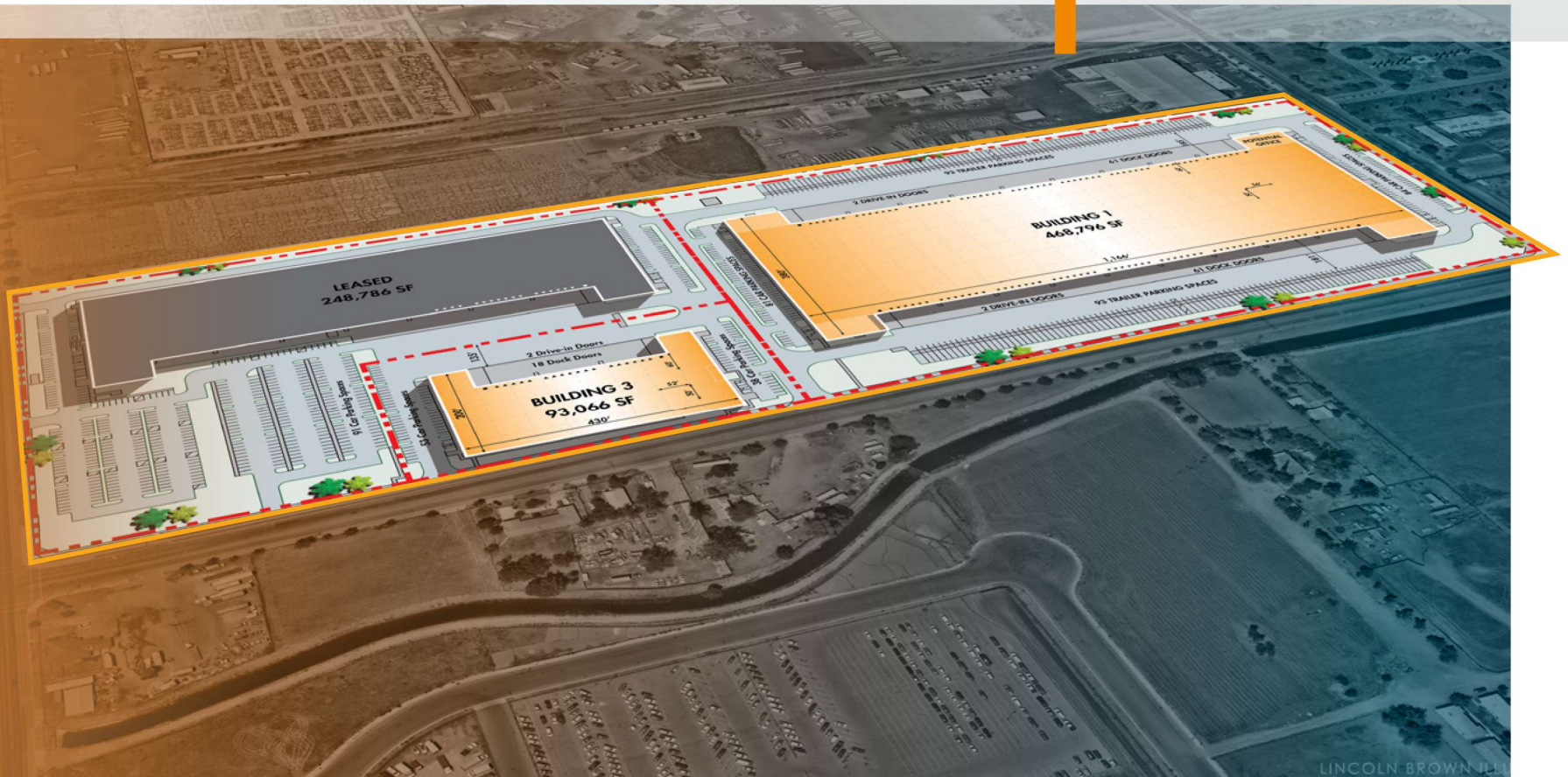


3-BUILDING PARK CENTER

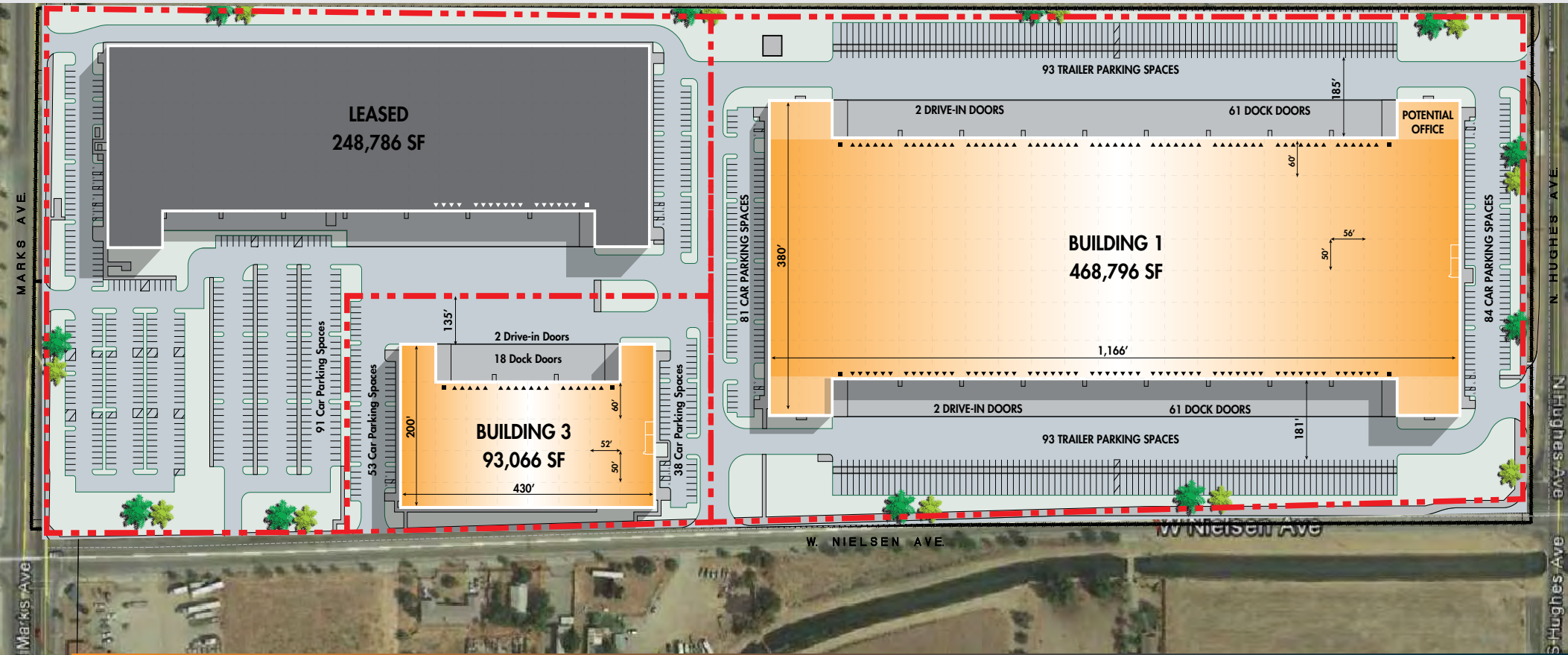
SCANNELL BUSINESS PARK

2740

W. NIELSEN AVENUE
FRESNO, CA



SCANNELL BUSINESS PARK



3-BUILDING PARK CENTER

Building 1

±468,796 SF

Building 2-LEASED

±248,796 SF

Building 3

±93,066 SF

BUILDING 1

Building Size: ±468,796 SF

Office: TBD

Clear Height: 36'

Column Spacing: 50' x 56'

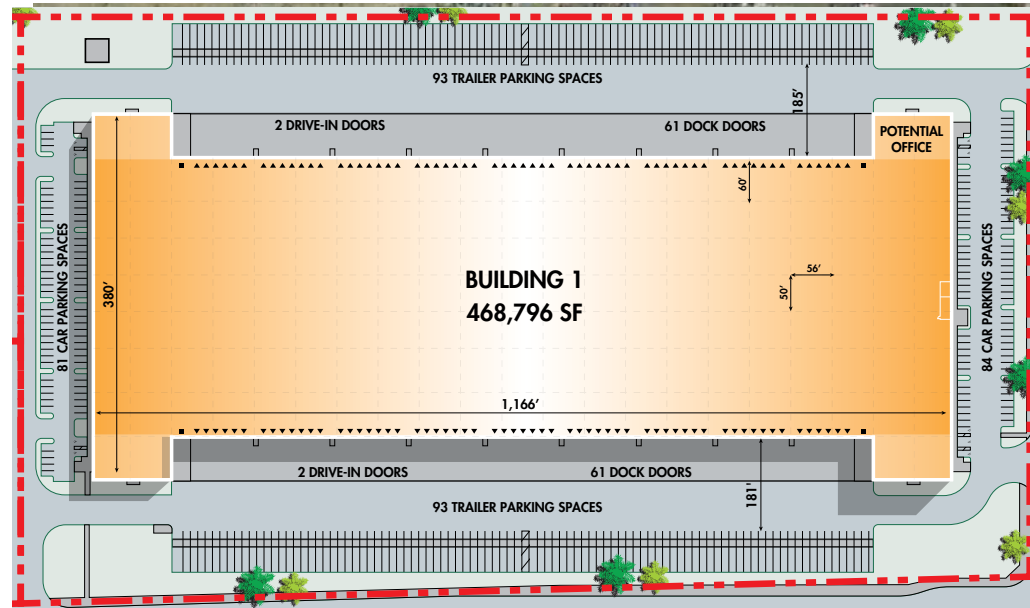
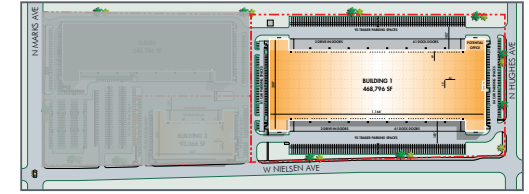
Dock Doors: 122

Drive-in Doors: 4

Parking Stalls: 165

Trailer Parking Stalls: 186

SCANNELL BUSINESS PARK



BUILDING 2 LEASED!

Building Size: ±248,786 SF

Office: TBD

Clear Height: 32'

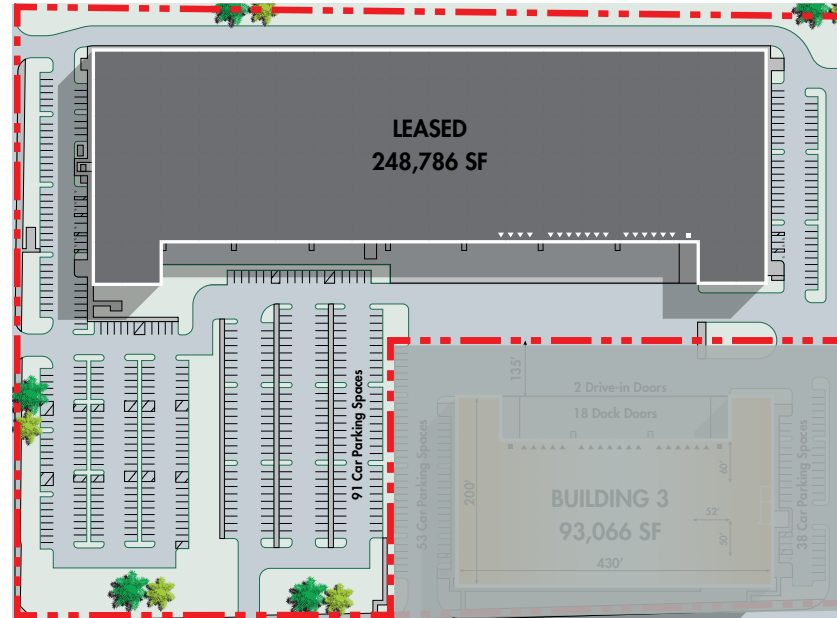
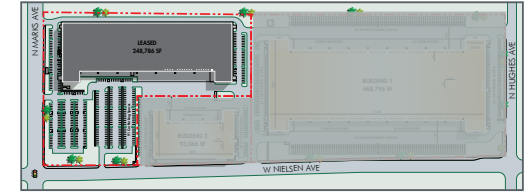
Column Spacing: 56' x 52'

Dock Doors: 46

Loading Doors: 4

Parking Stalls: 109

SCANNELL BUSINESS PARK



BUILDING 3

Building Size: ±93,066 SF

Office: TBD

Clear Height: 32'

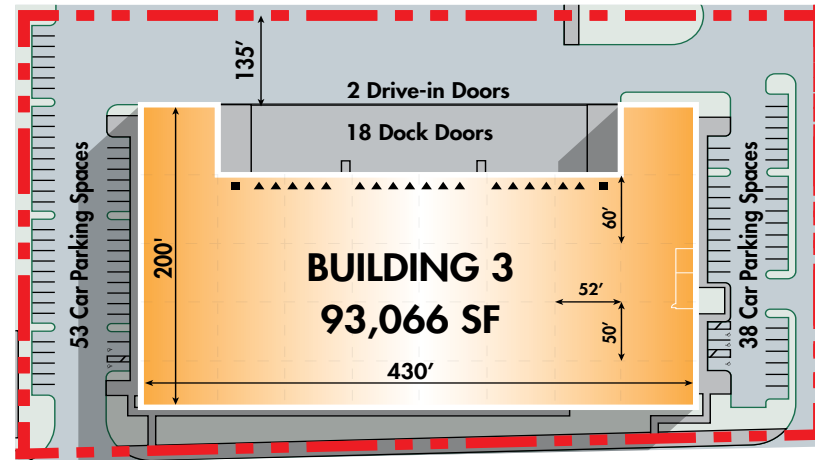
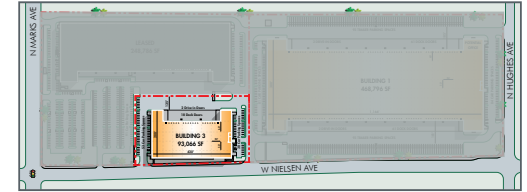
Column Spacing: 52' x 50'

Dock Doors: 18

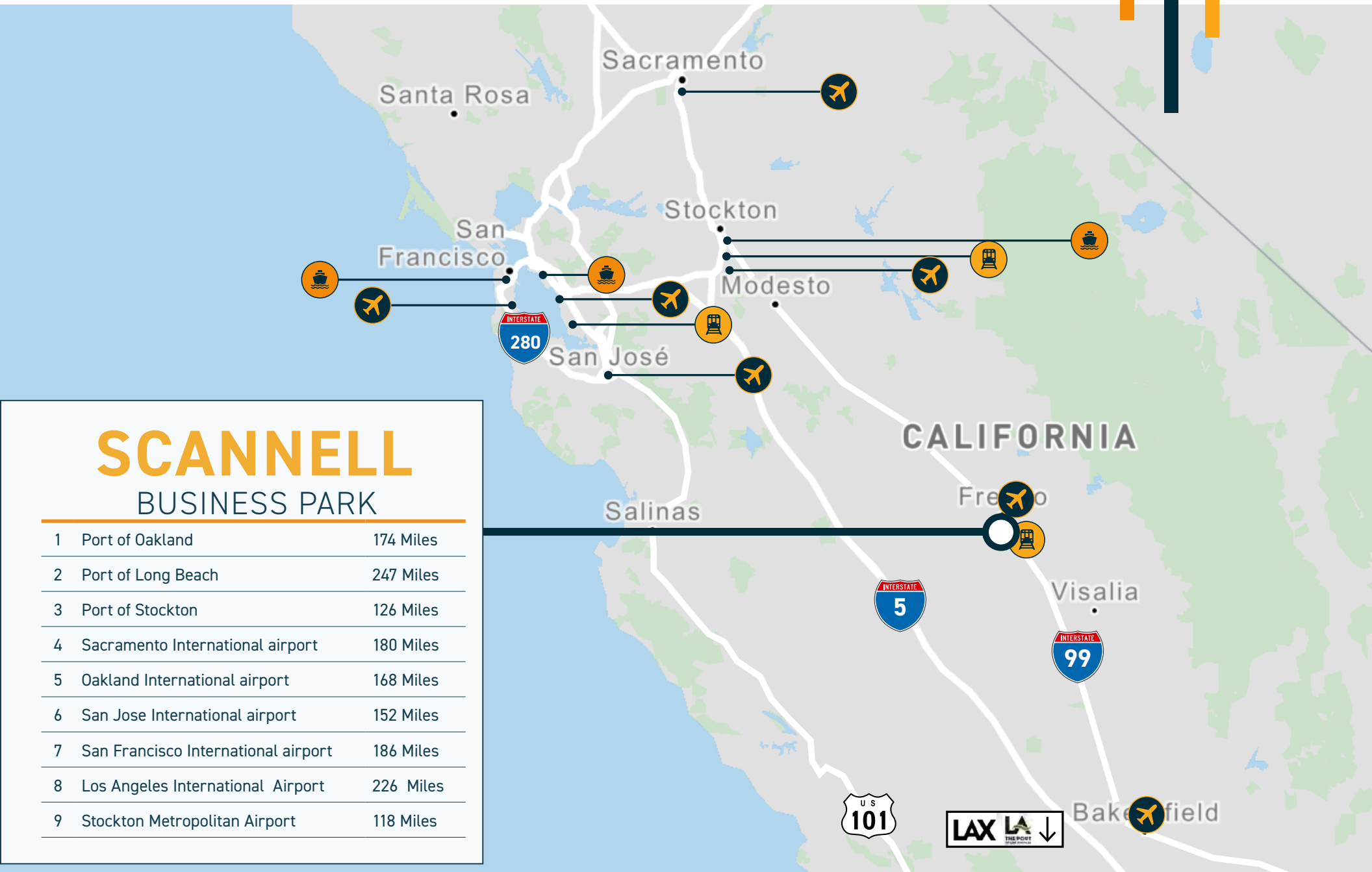
Drive-in Doors: 2

Parking Stalls: 91

SCANNELL BUSINESS PARK



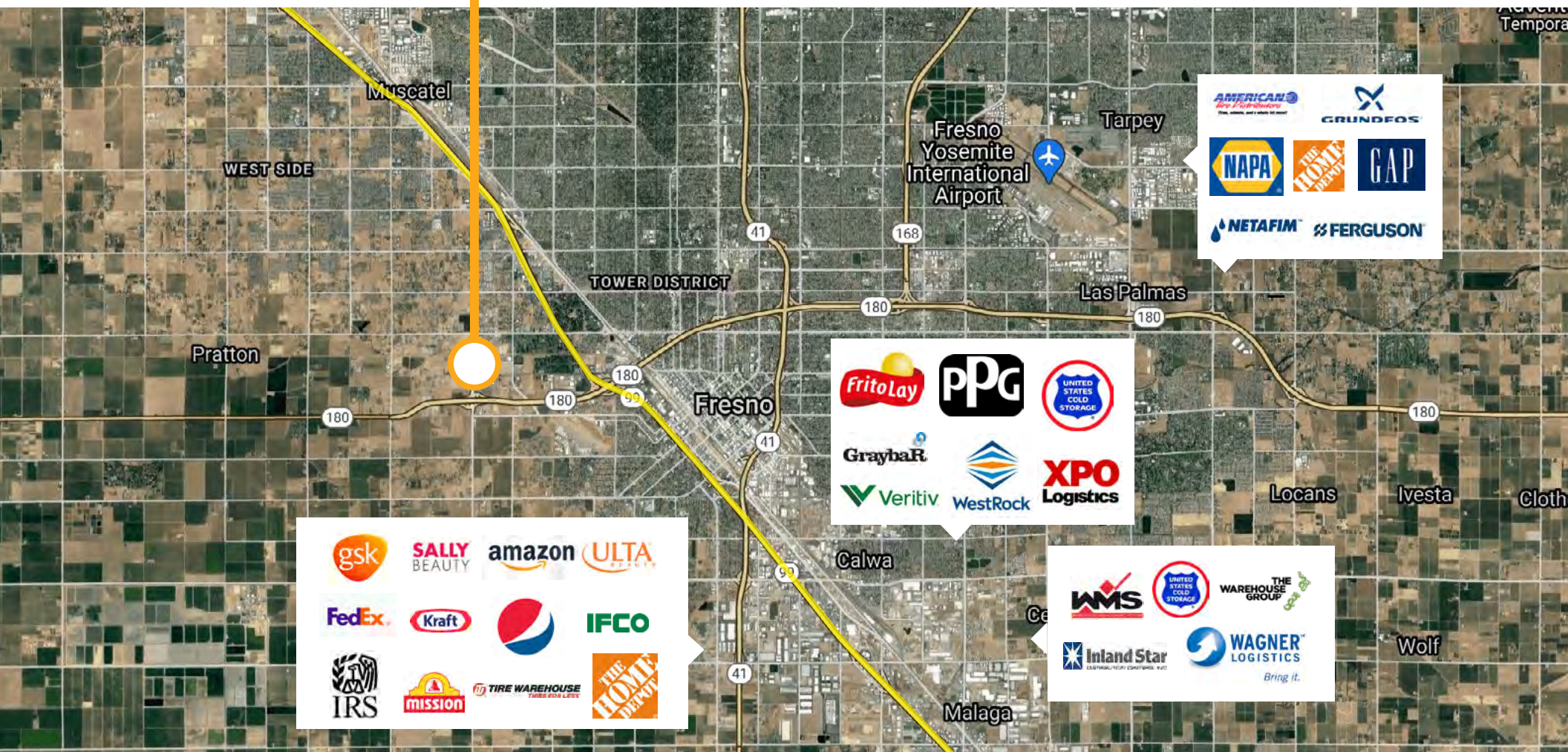
REGIONAL MARKET ACCESS



SCANNELL

BUSINESS PARK

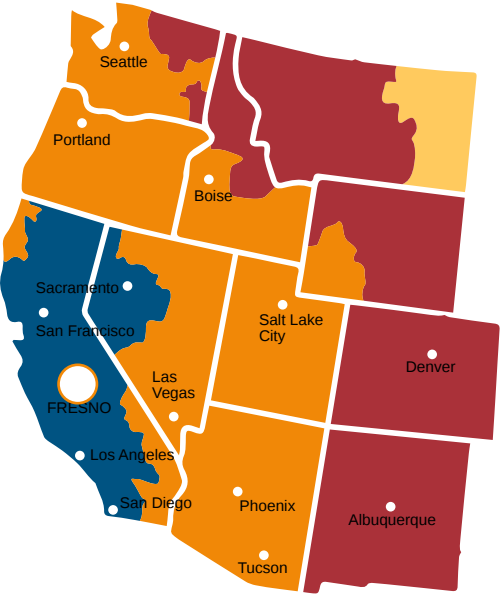
HIGH PROFILE OCCUPIERS IN FRESNO
DIRECT HIGHWAY 180 ACCESS



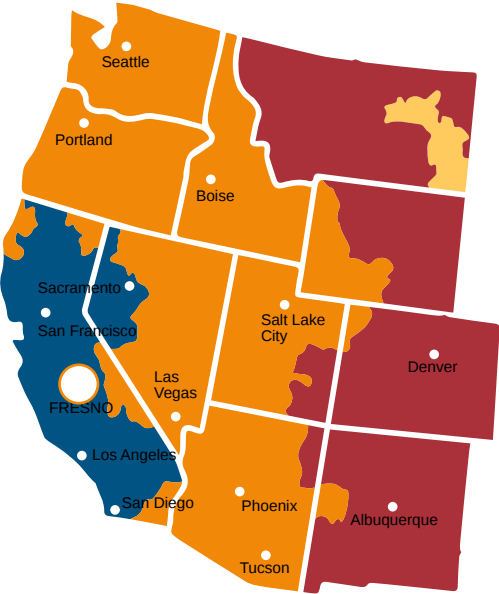
GROUND PACKAGE DELIVERY TRANSIT DAYS FROM FRESNO



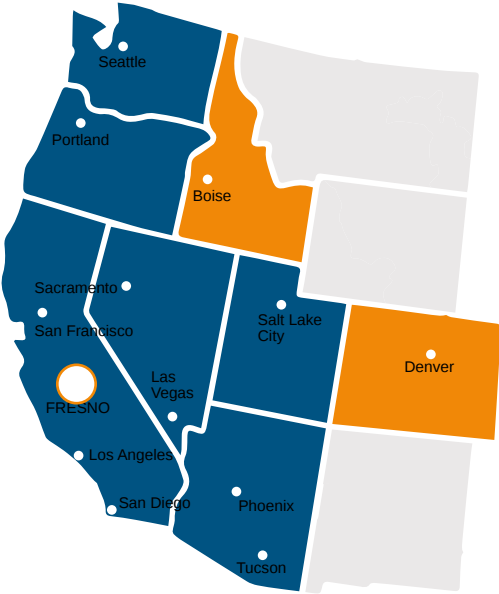
UPS



FedEx



OnTrac



- **ACCESS TO 40 MILLION CUSTOMERS** WITH GUARANTEED ONE DAY SHIPPING
- **NEW EMPLOYMENT OPPORTUNITIES** EMPLOYMENT PROGRAM (NEO) WAGE REIMBURSEMENT
 - » WEEK 1-13 - 100%
 - » WEEK 14-26 - 75%
 - » WEEK 27-39 - 50%
 - » WEEK 40-52 - 25%
- **MANUFACTURING**
47,297 JOBS - 3.3% INCREASE OVER THE LAST 5 YEARS
- **TRANSPORTATION AND WAREHOUSING**
 - » 27% INCREASE OVER THE LAST 5 YEARS
- **PG&E ECONOMIC DEVELOPMENT RATE (EDR)**
OFFERS 25% ENHANCED RATE REDUCTION ON MONTHLY ELECTRICITY COST.



FRESNO

31,524

BUSINESSES WITHIN 20 MILES

6.57%

FRESNO MSA % GROWTH
(2019-2025)

14.3%

TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2016-2026)

28.4%

OF EMPLOYEES WORK IN
"BLUE COLLAR" JOBS

CITY OF FRESNO DEMOGRAPHICS



931,847
RESIDENTS
WITHIN 20 MILES



\$75,795
AVERAGE
HOUSEHOLD INCOME



31.8%
COLLEGE
GRADUATES



27.8%
MILLENNIALS
IN AREA



32.1
MEDIAN AGE OF
POPULATION



451,800
FRESNO MSA TOTAL
LABOR FORCE



FRESNO AREA ADVANTAGES

- Fresno International Airport
- 7 miles away
- Fresno State University
 - 40,000 Students
- Hour away from Yosemite, the Central Coast and other California locations



DISTANCE TO MAJOR MARKETS (MILES)

- Silicon Valley - 140
- Sacramento - 145
- Los Angeles - 192
- Reno - 285
- San Diego - 315
- Las Vegas - 385
- Phoenix - 580
- Portland - 746
- Salt Lake City - 816
- Seattle - 920



LINK TO YOUR WEST COAST SUPPLY CHAIN (MILES)

- Distance to Deep Water Ports
 - Stockton - 116
 - Oakland - 165
 - LA/Long Beach - 241

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SCANNELL

BUSINESS PARK



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