

FOR LEASE • DDG-384 Building

480 E. North Avenue, Fresno, CA



Marcus Pignotti

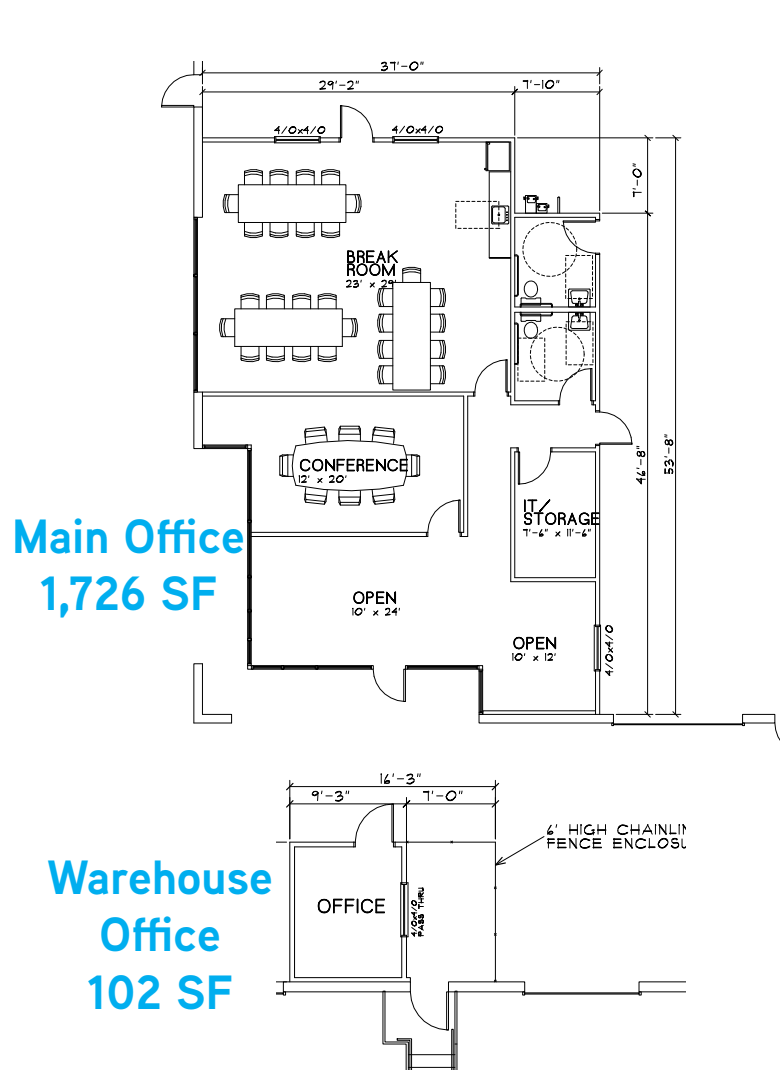
(559) 225-6363
Extension 8

OFFICE:

7519 N. Ingram Avenue, Suite 104
Fresno, California 93711

EXISTING OFFICE FLOOR PLANS

480 E. North Avenue, Fresno CA • 113,600 SF

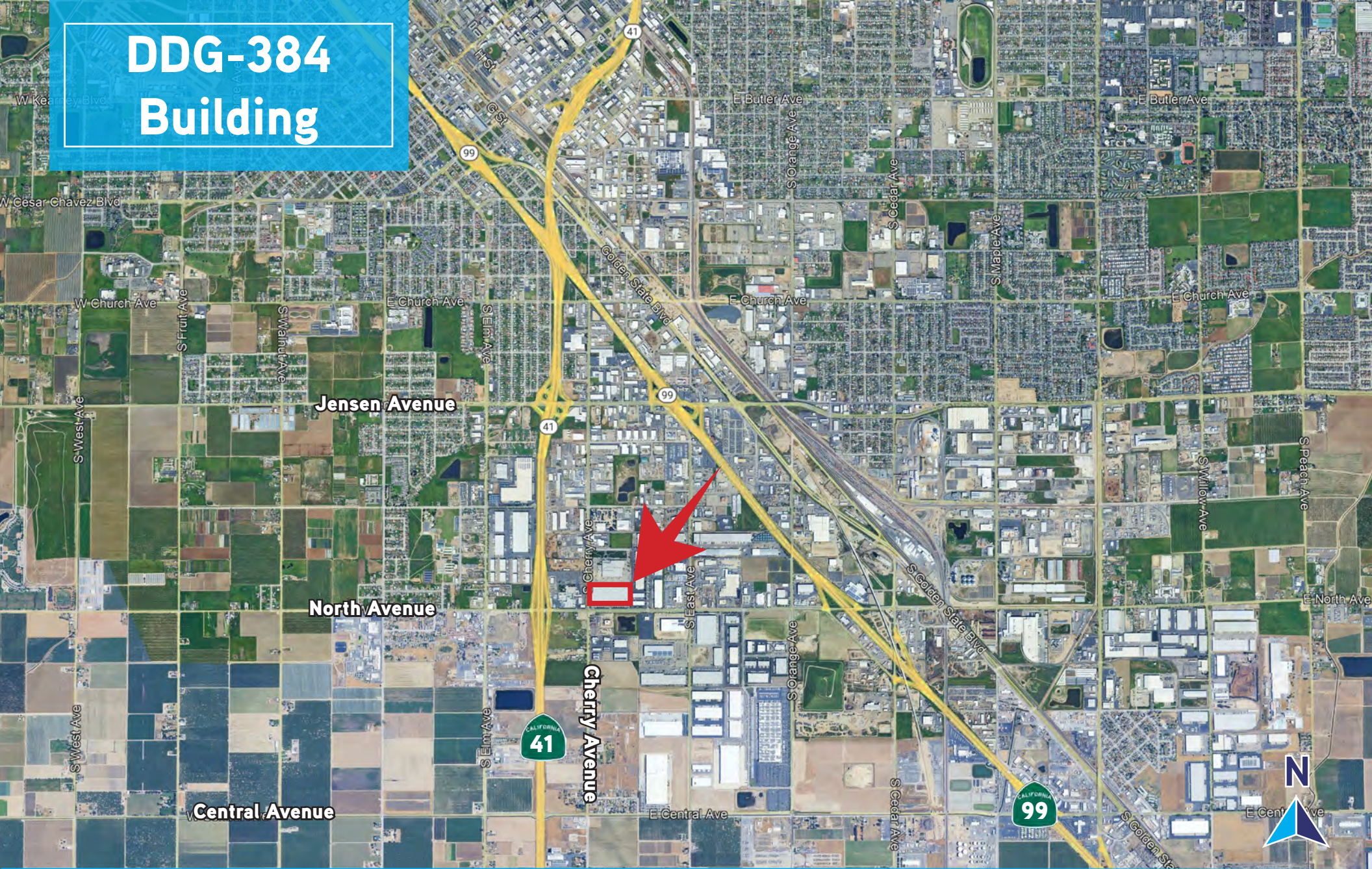


DDG - 384 BUILDING

Specifications

BUILDING SIZE:	±384,000 SF	TRUCK DOCK DRAINAGE:	Truck docks have a gravity drainage system
AVAILABLE:	±113,600 SF	TRUCK DOORS:	<u>North Elevation:</u> Twelve (12) 9' x 10' dock high doors and One (1) 12' x 14' ground level door
BUILDING DIMENSIONS:	284' x 400'		<u>South Elevation:</u> Twelve (12) 9' x 10' dock high doors and One (1) 12' x 14' ground level door
COLUMN SPACING:	56' x 50'	DOCK EQUIPMENT:	Eight (8) Kelley dock levelers and restraints
CONCRETE SLAB:	6" laser screed	WAREHOUSE FANS:	Four (4) HVLS warehouse fans
CLEAR HEIGHT:	30' Minimum Clear Height	FIRE SYSTEM:	ESFR System with booster pump
ROOF CONSTRUCTION:	Panelized Wood System	OFFICE:	1,726 SF main office 102 SF and 720 SF warehouse offices
ROOFING:	4-ply built up system	ADDRESS:	480 E. North Avenue, Suite 101 Fresno, California 93725
SKYLIGHTS:	4' x 8' -- 8 per bay = 40 total		
CROSS-DOCK:	145' truck court from edge-of-dock to curb on north and south elevations		
DOCK CONSTRUCTION:	60' reinforced 6" concrete dock apron, ±1% slope		

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