



1155 E. NORTH AVENUE, SUITE 101 - FRESNO, CALIFORNIA

BUILDING ONE, SUITE 101:

- Class "A" Building
- 49,000± SF office\warehouse building
- Suite 101 - 5,525± SF
- Immediately available

NORTH POINTE BUSINESS PARK:

- 230 Acre Master Planned Business Park
- Buildings up to 1,000,000 square feet
- Class-"A" Buildings
- AT&T Fiber Ready
- Foreign Trade Zone

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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northpointebusinesspark.com

AVAILABLE FOR LEASE

Building One - North Pointe Business Park

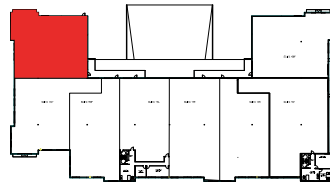
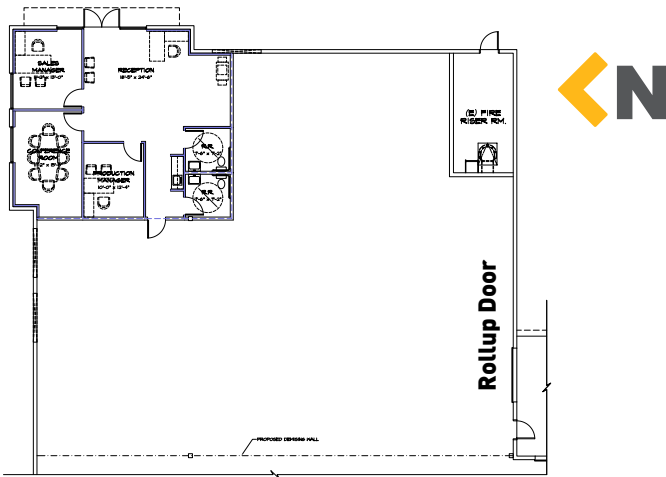
Notable design and construction features of Building One

Building One exemplifies North Point Business Park's commitment to exemplary design and functionality. Keeping Tenants' satisfaction in mind, this state-of-the-art office/warehouse building provides unequalled access to major transportation corridors and BNSF's Fresno Facility. The architects at Ware Malcomb have designed a Class "A" facility for businesses requiring warehouse, office, and showroom space by providing ample employee and customer parking as well as access to multiple dock positions and grade level doors.

Building Size:	49,000± SF
Suite 101 Size:	5,525± SF
Lease Rate:	\$0.69 PSF NNN
Office Area:	1,167± SF
Other:	Natural gas is available in the building
Address:	1155 E. North Avenue, Fresno, CA 93725
Availability:	Immediate



SUITE 101 FLOOR PLAN:



BUILDING ONE DETAILS:

Clear Height	18'
Truck Doors: (available portion)	Access to six-spot truck well and one grade-level door
Sprinkler System:	Yes
Concrete Slab:	6"
Wall Construction:	Concrete tilt panel
Roof Construction:	Panelized Wood System with Open Web metal truss
Roofing:	4-ply built-up system with heat reflective white
Skylights:	4' x 8' - one per bay
Dock Construction:	60" reinforced 6" concrete dock apron, 2% or less slope
Parking Stalls:	79 for entire building

DEVELOPED AND MANAGED BY:



PROJECT ARCHITECTS:



Independently Owned and Operated

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