



IMMEDIATELY AVAILABLE



1255 E. Fortune Drive, Suite 105 - Fresno, California 93725

BUILDING TWENTY-ONE:

- Class "A" Building Logistics Facility
- 32,831± SF Office/Warehouse Space Available
- 24' Clear Height
- Ample Employee/customer parking
- Grade-level and dock loading
- Suite 105 - 5,533± SF Immediately Available

NORTH POINTE BUSINESS PARK:

- 230 Acre Master Planned Business Park
- Class-"A" Buildings
- AT&T Fiber Ready
- Foreign Trade Zone
- Reach 98% of California Vendors via Third Party Ground Delivery Overnight

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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northpointebusinesspark.com

AVAILABLE FOR LEASE

Building Twenty-One - North Pointe Business Park

Notable design and construction features of Building Twenty-One

Building Twenty-One exemplifies the developers of North Point Business Park's commitment to exemplary design and functionality. Keeping Tenants' satisfaction in mind, this state-of-the-art office/warehouse and logistics building provides unequalled access to major transportation corridors as well as the region's two Class 1 rail yards. The project's architects at Ware Malcomb have designed a Class "A" facility for businesses requiring any combination of warehouse, office, and showroom space by providing ample, above-standard employee and customer parking as well as access to numerous dock positions and grade level doors.

Building Size:	32,831± SF
Suite Size:	Suite 105 - 5,533± SF Available Immediately
Lease Rate:	\$0.80/SF, NNN
Utilities:	City of Fresno - Sewer and Water PG&E - Electric and Gas
Address:	1255 E. Fortune Drive, Fresno, CA 93725

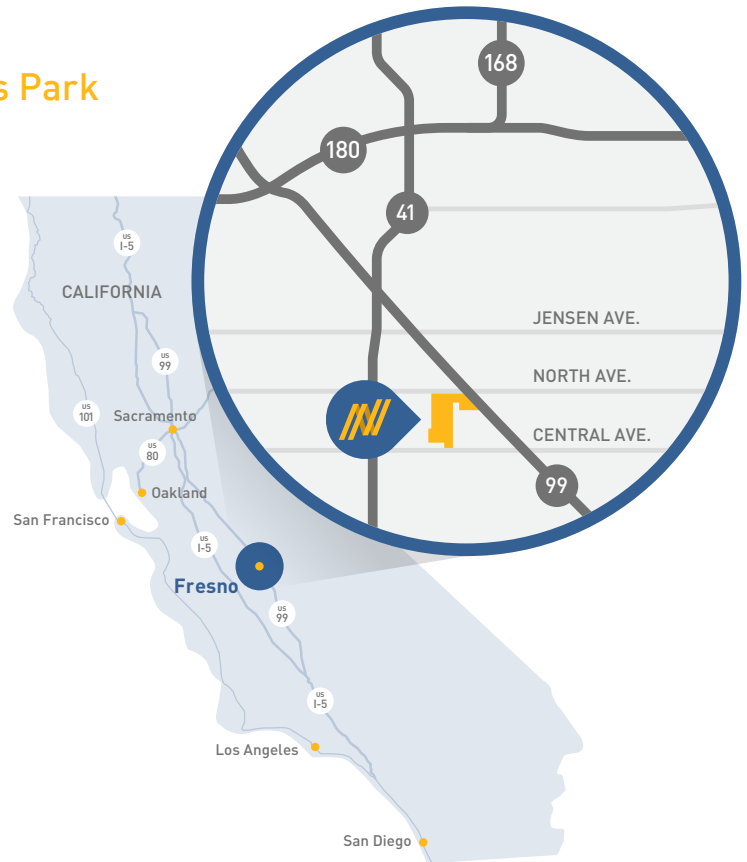
BUILDING TWENTY-ONE, SUITE 102 DETAILS:

Clear Height	Minimum 24'
Truck Doors:	1 - 9' X 10' dock doors 2 - 12' X 14' grade-level doors
Sprinkler System:	Yes (wet system)
Concrete Slab:	6" concrete over 2" base, 4,000 PSI
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
Dock Construction:	60' reinforced 6" concrete dock apron, 2% or less slope
Parking Stalls:	Ample on-site
Column Spacing:	49' x 56'
Electrical:	200 AMPS / 480v / 3 Phase
Conditioning:	Entire space is heated and cooled

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TRANSPORTATION & LOGISTICS:

Cities:	Oakland	179 Miles
	San Francisco	190 Miles
	Sacramento	173 Miles
	Los Angeles	217 Miles
	Las Vegas	392 Miles
	Phoenix	588 Miles
Ports:	Port of Oakland	179 Miles
	Port of LA & Long Beach	238 Miles

DEVELOPED AND MANAGED BY:



PROJECT ARCHITECTS:



NEWMARK
PEARSON COMMERCIAL

Fresno Office
7480 N Palm Ave., Suite 101
Fresno CA 93711
t 559-432-6200

Visalia Office
3447 S Demaree St.
Visalia CA 93277
t 559-732-7300

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

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

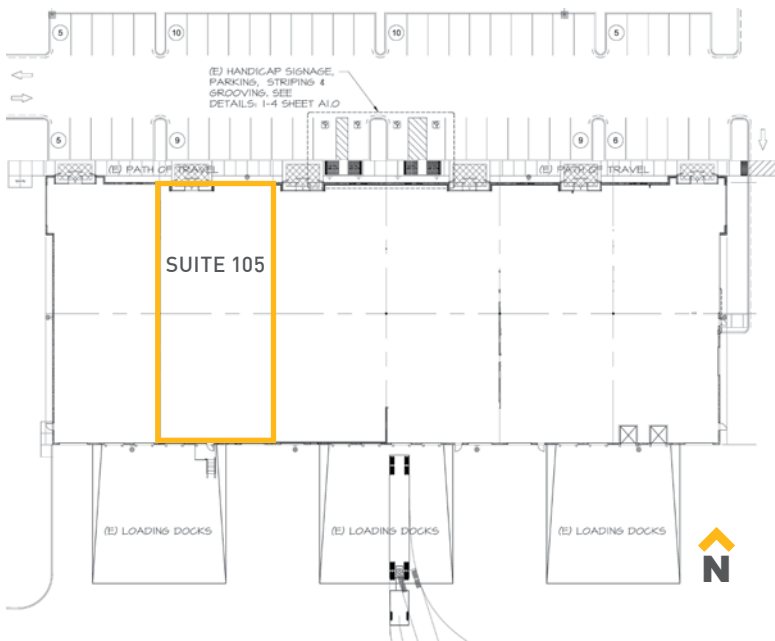
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Building Twenty-One - North Pointe Business Park

BUILDING TWENTY-ONE



BUILDING TWENTY-ONE SITE PLAN



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Building Twenty-One - North Pointe Business Park

UPS Ground Map

TRANSIT DAYS FROM FRESNO, CA



FedEx Ground Map

TRANSIT DAYS FROM FRESNO, CA



Fresno location allows tenant's to have late pick-ups so they can reach 98+% of California's population overnight via outbound ground service.

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