



3523 S. NORTHPOINTE DRIVE - FRESNO, CALIFORNIA

BUILDING TWENTY-SEVEN:

- Class "A" Building Logistics Facility
- 63,443± SF Office\Warehouse Space Available
- Cross-Loaded
- 32' Clear Height
- ESFR Sprinklers

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-Seven - North Pointe Business Park

Notable design and construction features of Building Twenty-Seven

Building Twenty-Seven exemplifies the developers of North Pointe 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:	126,885± SF
Suite Size:	63,443± SF Available
Lease Rate:	Contact Listing Agent
Utilities:	City of Fresno - Sewer and Water PG&E - Electric and Gas
Address:	3523 S. Northpointe Drive

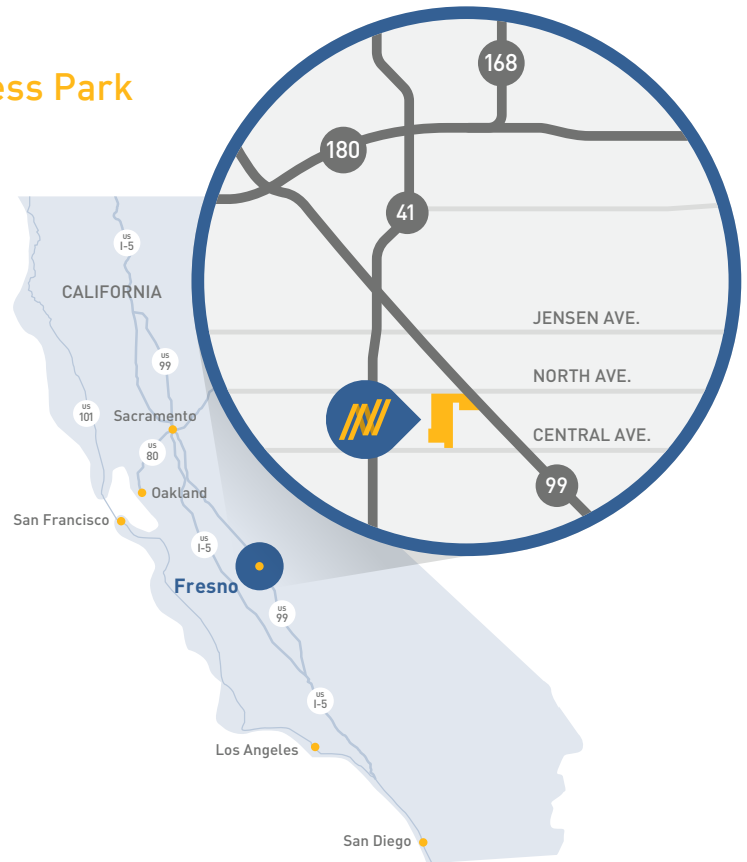
BUILDING TWENTY-SEVEN DETAILS:

Clear Height	Minimum 32'
Truck Doors:	18 - 9' X 10' dock doors 2 - 12' X 14' grade-level doors
Sprinkler System:	ESFR - Boosted System, K-17 heads at 52 PSI
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
Skylights:	4' x 8' - one per bay
Dock Construction:	60' reinforced 6" concrete dock apron, 2% or less slope
Parking Stalls:	56+ Parking Stalls, and additional parking on street
Column Spacing:	50' x 52'
Electrical:	2,500 AMPS / 480v (entire building)

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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

NEWMARK
PEARSON COMMERCIAL

Fresno Office
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Fresno CA 93711
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Visalia Office
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www.newmarkpearson.com

Independently Owned and Operated

DEVELOPED AND MANAGED BY:



PROJECT ARCHITECTS:



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.

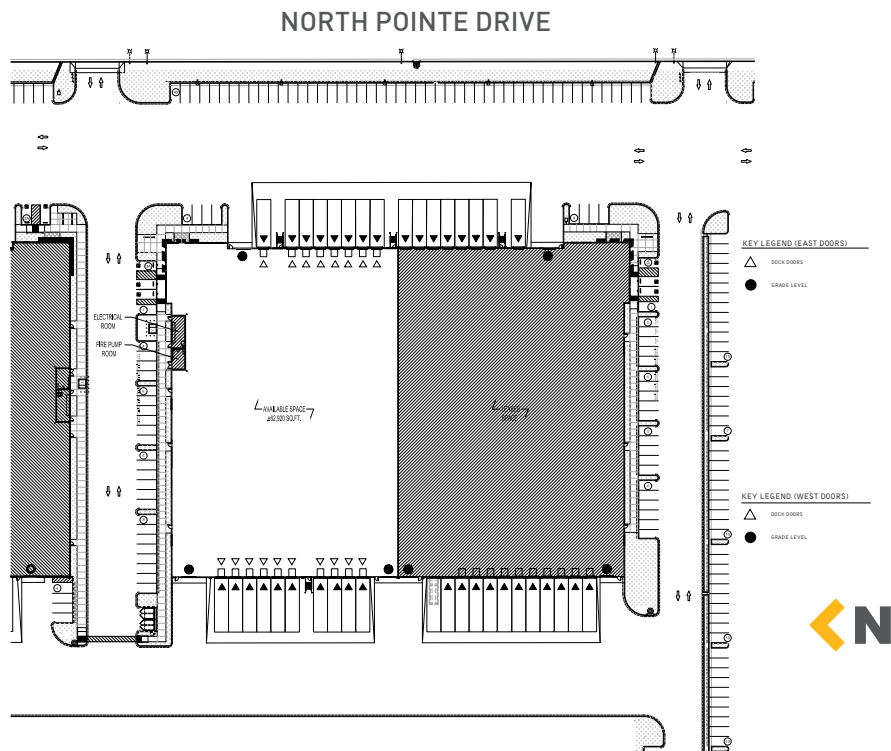
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Building Twenty Seven - North Pointe Business Park

BUILDING TWENTY-SEVEN



BUILDING TWENTY-SEVEN SITE PLAN



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PROJECT ARCHITECTS:

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AVAILABLE FOR LEASE

Building Twenty Seven - 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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