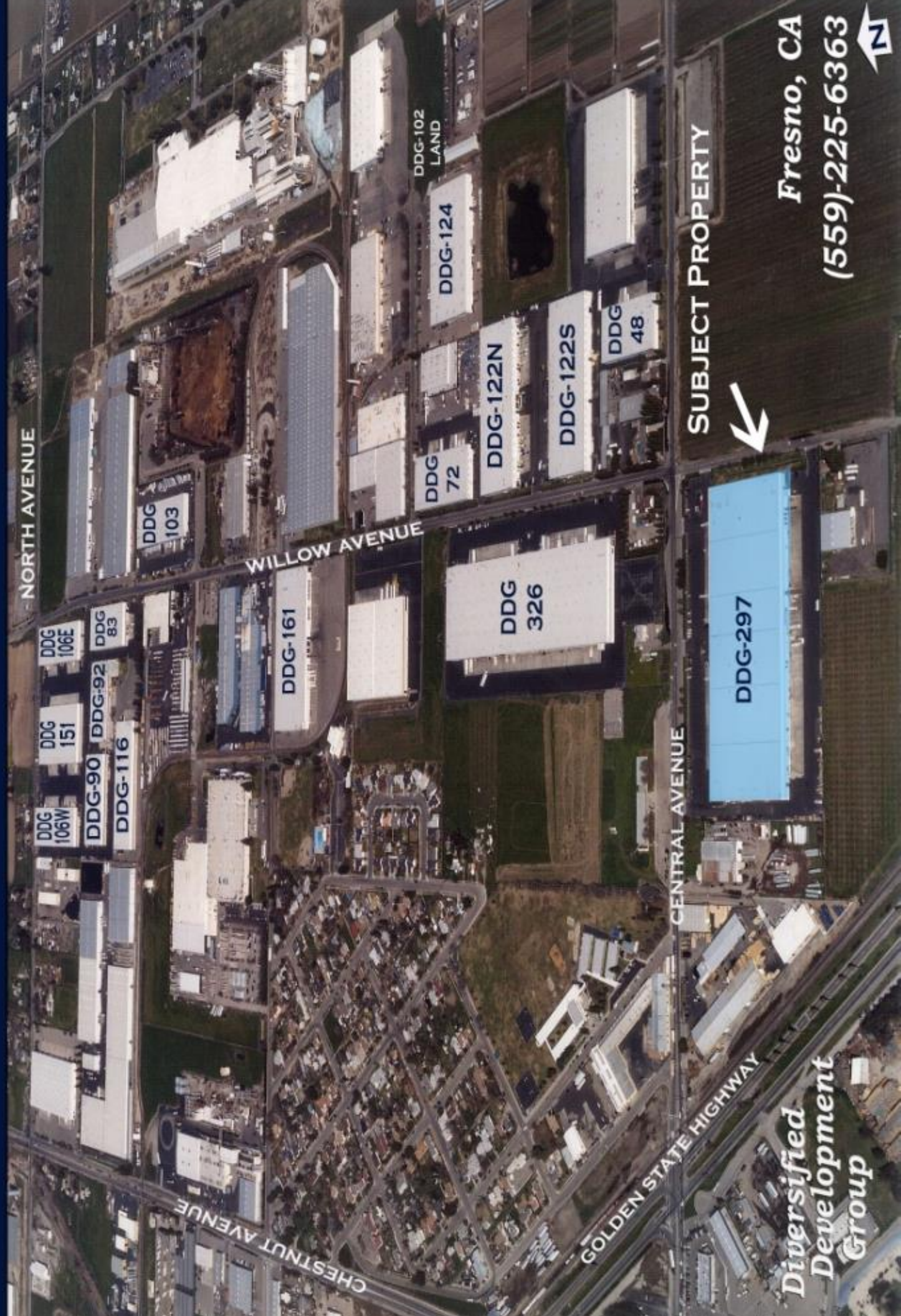


WILLOW AVENUE INDUSTRIAL PARK



SUBJECT PROPERTY



Fresno, CA
(559)-225-6363



Diversified
Development
Group

DDG-297

Diversified Development Group

(559) 225-6363

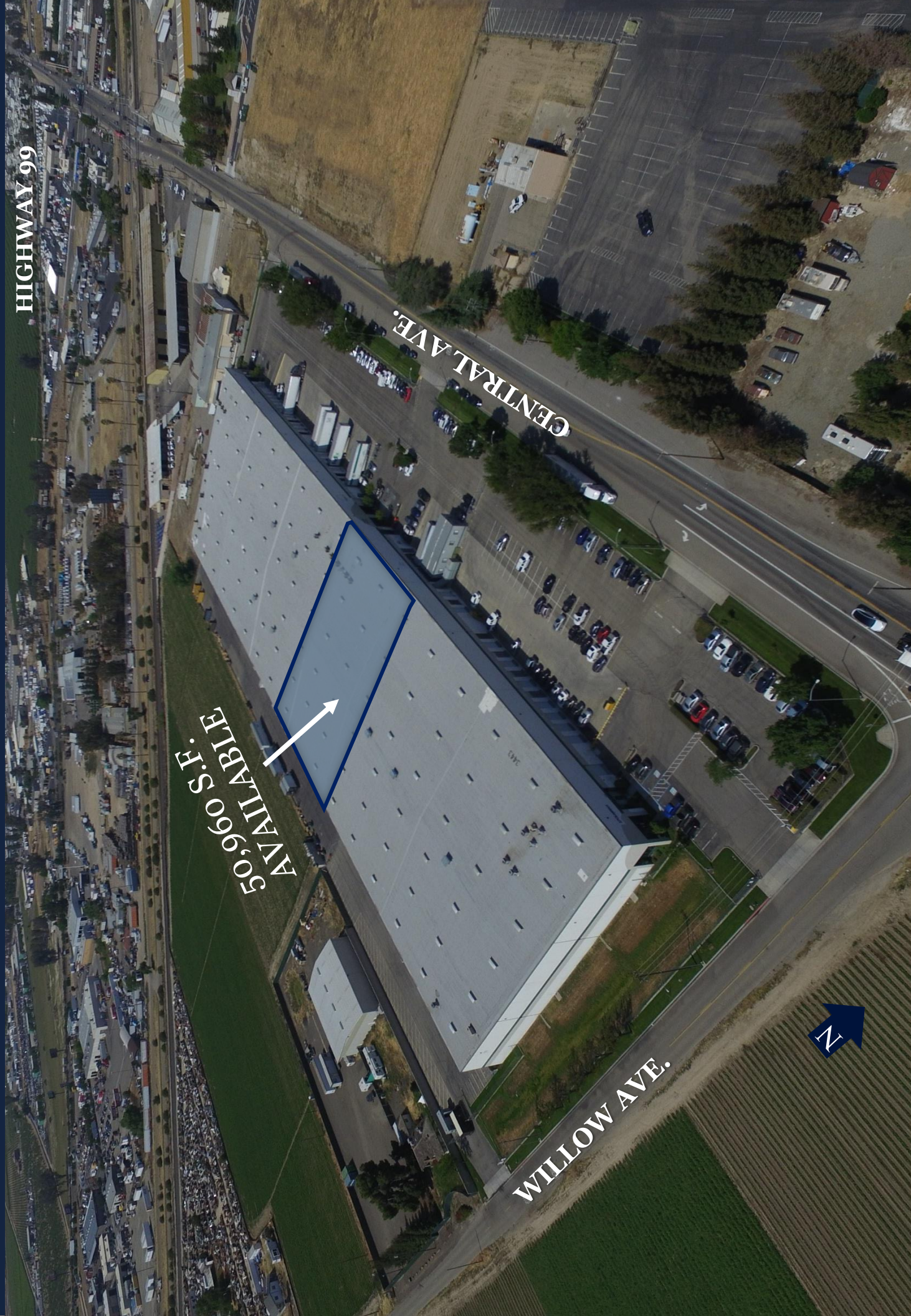
HIGHWAY 99

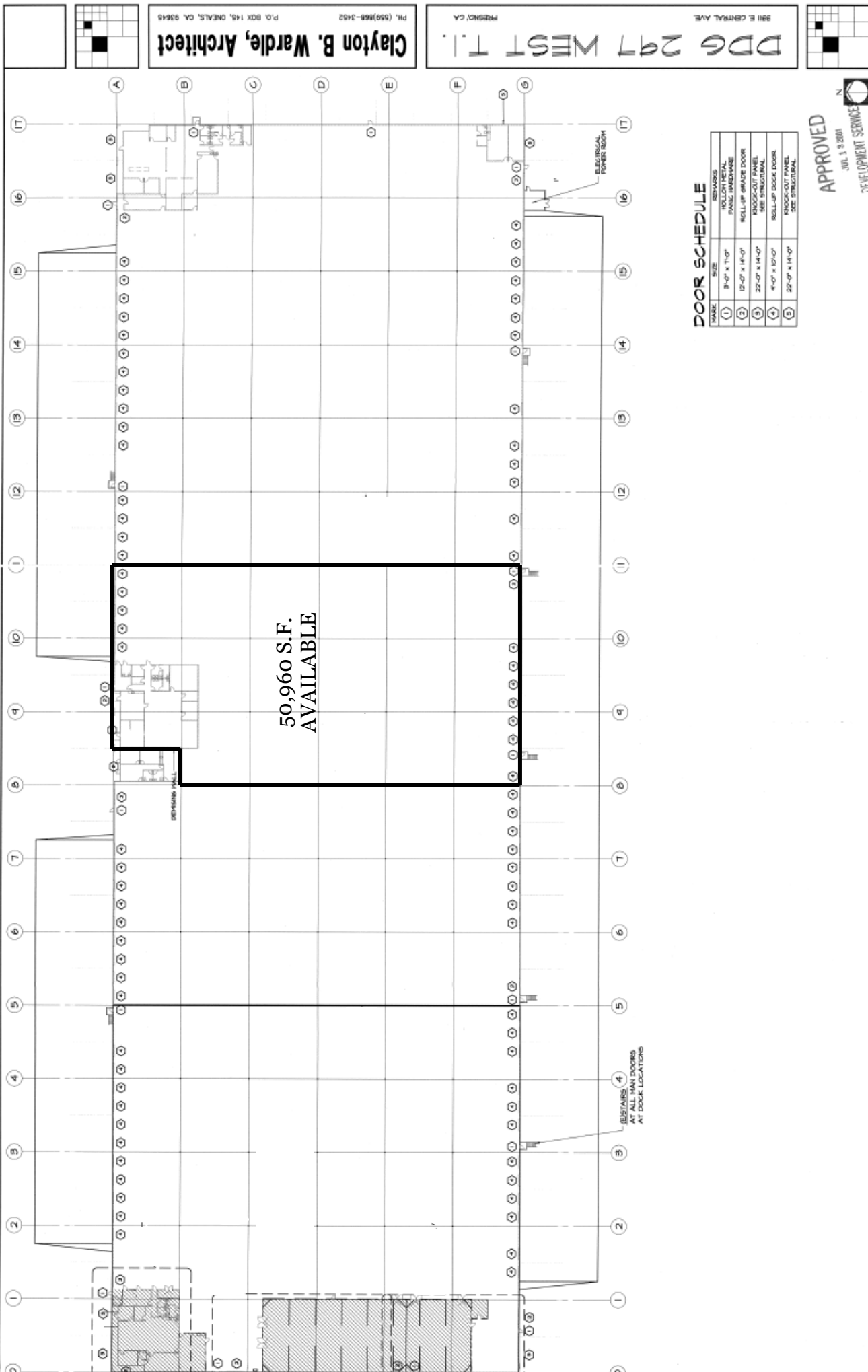
50,960 S.F.
AVAILABLE



CENTRAL AVE.

WILLOW AVE.





Clayton B. Wardle, Architect
 P.O. BOX 145, OAKLAND, CA 94619
 PH. (510) 868-3452

DDG 297 WEST T.I.
 PLEASANTON, CA
 3911 E. CENTRAL AVE.

DOOR SCHEDULE

MARK	SIZE	REMARKS
(1)	9'-0" x 1'-0"	HOLLOW METAL PANEL HARDWARE
(2)	12'-0" x 1'-0"	ROLL-UP GRADE DOOR
(3)	22'-0" x 14'-0"	KNOCK-OUT PANEL SEE STRUCTURAL
(4)	9'-0" x 12'-0"	ROLL-UP DOCK DOOR
(5)	22'-0" x 14'-0"	KNOCK-OUT PANEL SEE STRUCTURAL

APPROVED
 JUL 1 9 2001
 DEVELOPMENT SERVICE

PROJECT NO. DD-01-2070
 A 2 of 1

FLOOR PLAN
 SCALE: 1/32" = 1'-0"

C.B.W. DESIGNED
 T.B.W. DRAWN
 S.F.S. CHECKED
 05-31-01 DATE

Clayton B. Wardle
 ARCHITECT
 1000 CALIFORNIA STREET, SUITE 200
 OAKLAND, CALIFORNIA 94612
 (510) 868-3452

DATE	INITIALS	REVISION

DATE	INITIALS	REVISION

APPROVED

REPAIRS AT ALL MAIN DOORS AT DOCK LOCATIONS



**50,960 SQUARE FEET
DDG 297**

TOTAL SIZE:	297,024 sq.ft.
PREMISES:	50,960 sq.ft.
DIMENSIONS:	168' x 312'
BAY SIZE:	56' x 312' = 17,472 sq.ft.
COLUMN SPACING:	56' x 52'
CONCRETE WALLS:	8" to 10"
CONCRETE SLAB:	6" laser screed
CLEAR HEIGHT:	30' on sides to 36' in center
ROOF CONSTRUCTION:	Panelized Wood System
ROOFING:	4-ply built up
SKY LIGHTS:	4' x 8' -- 6 per bay
CROSS DOCK:	145' truck court on both north and south side of building
DOCK CONSTRUCTION:	60' Reinforced 6" concrete dock apron ± 1% inward slope
TRUCK DOORS:	Twelve (12) - 9' x 10' dock high doors and one (1) - 12' x 14' ground level door
DOCK LEVELERS:	Rite Hite dock levelers and dock locks
FIRE SYSTEM:	ESFR includes 125 horse power booster pump, 1,500 gpm.
WAREHOUSE LIGHTING:	T-5 Fluorescent
OFFICE:	Approximately 3,000 sq.ft.
ADDRESS:	3403 East Central Avenue, Fresno, California 93725

For further information, please contact

Marcus Pignotti
(559) 225-6363, ext. 8