

LOTS FOR SALE/LEASE OR BUILD-TO-SUIT

Fresno, California



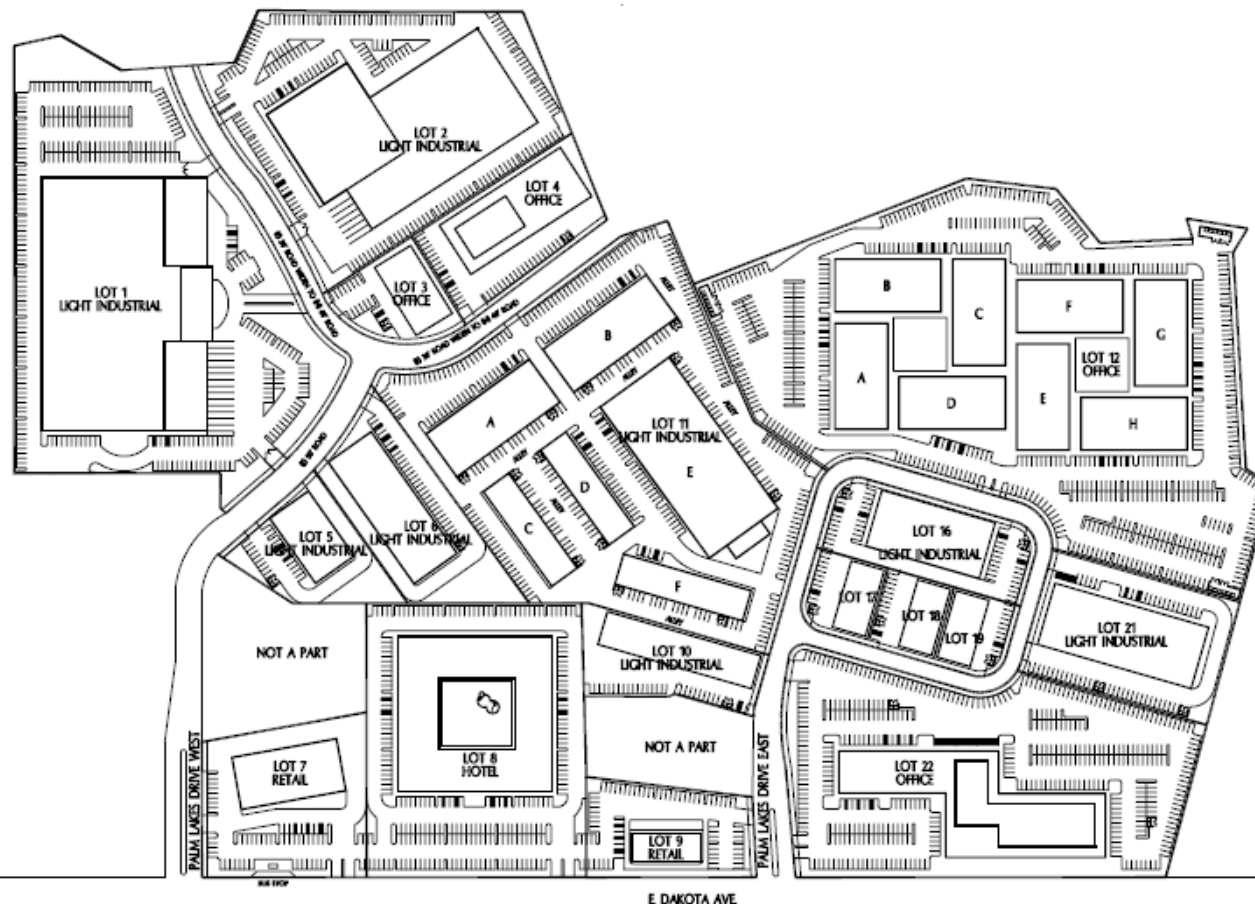
PALM LAKES BUSINESS PARK

> NEW DEVELOPMENT

> ALL PARCELS CAN BE MODIFIED VIA LOT-LINE ADJUSTMENT TO ACCOMMODATE BUYER'S REQUIREMENT

VARIOUS LOT SIZES STARTING
\$5.00/SF for Fully Improved Parcels

CONCEPTUAL SITE PLAN



SITE AMENITIES:



ENTRY MONUMENTS



RETAIL



OFFICE



LIGHT INDUSTRIAL

Located just north of the Fresno Yosemite International Airport between Peach Avenue and Chestnut Avenue on Dakota Avenue

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Fresno, California



PALM LAKES BUSINESS PARK

BUILDING	LOT SF	BUILDING SF	BUILDING TYPE	LOT COVERAGE
Lot 1	508,290	148,340	Light Industrial	29.2%
Lot 2	232,851	132,428*	Light Industrial	41.4%
Lot 3	30,832	12,000	Office	38.9%
Lot 4	62,709	28,944	Office	46.2%
Lot 5	45,520	13,500	Light Industrial	29.7%
Lot 6	72,934	28,000	Light Industrial	38.4%
Lot 7	86,442	20,000	Retail	23.1%
Lot 8	209,326	130,254	Hotel	31.1%
Lot 9	53,058	6,634	Retail	12.5%
Lot 10	46,066	19,500	Light Industrial	42.3%
Lot 11	379,231	24,000 x 2 13,200 x 2 56,000 15,000	Light Industrial	38.3%
Lot 12	530,894	40,000 x 8*	Office	30.1%
Lot 16	58,370	24,259	Light Industrial	41.6%
Lot 17	21,344	8,450	Light Industrial	39.6%
Lot 18	17,424	8,450	Light Industrial	48.5%
Lot 19	20,473	8,450	Light Industrial	41.3%
Lot 21	86,930	36,000	Light Industrial	41.4%
Lot 22	<u>280,152</u>	82,782*	Office	21.4%
TOTAL	2,742,846			

*2 Story Building

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PALM LAKES BUSINESS PARK

Ground Package Delivery Transit Days from Fresno

Reach over 38 million customers with guaranteed next-day ground service, without the additional cost of expedited shipping.

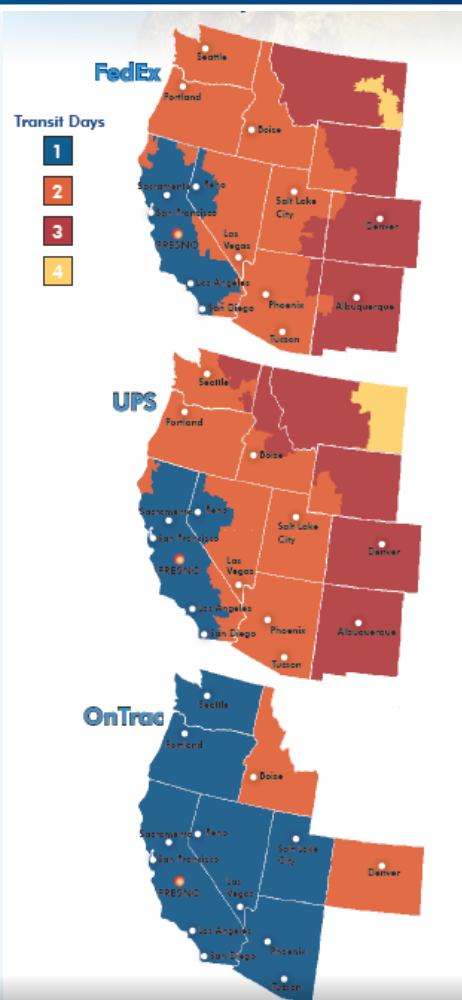
Due to Fresno's unique location in the middle of the state, FedEx, UPS and OnTrac, can reach all of California's major market within 1 day with their standard ground shipping, guaranteed. OnTrac even has the ability to reach the entire west coast with their standard ground shipping service.

Distances to Deep Water Ports

Port	Miles from Fresno
Stockton	116
Oakland	165
LA/Long Beach	241

Source: Fresno EDC

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PALM LAKES BUSINESS PARK



Park Information

Water:	In street
Sewer:	In street
Zoning:	IL (Indust. Light)

Features

- Centrally Located just north of Fresno Yosemite International Airport
- 1.6 miles from North Bound/ South Bound Highway 168 via Shields Avenue
- Developer will Build-to-Suit
- Flexible Parcel Sizes
- Concrete Tilt/Block Construction Preferred
- Dakota Avenue Traffic Counts: 12,125 ADT



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