Golden State Industrial Park - Parcel 3





For Additional Information Please Contact:

Ethan Smith, CCIM Senior Vice President Industrial Division 559.447.6256 esmith@pearsonrealty.com CA BRE #01395349 Ron Stoltenberg Senior Vice President Industrial Division 559.447.6227 rstoltenberg@pearsonrealty.com CA BRE #00523898 Nick Audino, SIOR Senior Vice President Industrial Division 559.447.6270 naudino@pearsonrealty.com CA BRE #01231272





1775 Park Street - Selma, California

Newmark Grubb 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

www.ngpearson.com

Independently Owned and Operated

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.

Golden State Industrial Park - Parcel 3



Parcel 3 - Buildings 79, 79P and 84

Three buildings totaling 71,360± SF on a 4.85± acre parcel. Each building is well-suited for manufacturing or light industrial uses. The buildings are in very good condition and feature grade level loading and ample area for outdoor storage. Building 84, which is 4,000± SF, is currently leased to SCST, Inc.

Parcel Size:	4.85± acres
APN:	390-11-23
Total Price:	\$3,091,680 (\$38.00 psf)
Electric:	Provided by PG&E
Natural Gas:	Provided by PG&E
Telecommunications:	AT&T fiber to site
Sewer and Water:	Selma-Kingsburg-Fowler County Sanitation District
	(http://www.skfcsd.org/)

Building 79:

Lease Rate:

Restrooms:

Lighting:

Cranes:

Occupancy:

Building Size: 38.400±SF Quote upon request **Clear Height:** 20' 15 Grade Level Doors: **Electrical Service:** 800 AMP; 480V; 3 phase **Fire Sprinklers:** Yes Yes Fluorescent Gas Heaters: Yes **Evaporative Coolers:** Yes (11)2 ton bridge cranes (2) mono-rail cranes (1) jib crane Vacant. Can be combined with Building 79P.

Building 79P

Building Size:	28,800± SF
Lease Rate:	Quote upon request
Clear Height:	22'
Grade Level Doors:	3
Electrical Service:	2,000 AMP; 480V; 3 phase
Fire Sprinklers:	Yes
Restrooms:	Yes
Gas Heaters:	Yes
Evaporative Coolers:	Yes
Occupancy:	Vacant. Can be combined with Building 79.

Building 84

Over \$70,000 was recently spent renovating the building, including the offices, restrooms, and electrical systems and evaporative coolers.

Building Size:	4,160± SF
Lease Rate:	Quote upon request
Clear Height:	16'
Grade Level Doors:	1
Electrical Service:	200 AMP; 480V; 3 phase
Office Area:	Yes. Newly renovated office space.
Restrooms:	Yes. Recently renovated
Gas Heaters:	Yes
Evaporative Coolers:	Yes (new units)
Occupancy:	Currently fully occupied by SCST, Inc.
	Lease information available upon request.

Newmark Grubb 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

www.ngpearson.com

Independently Owned and Operated

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.

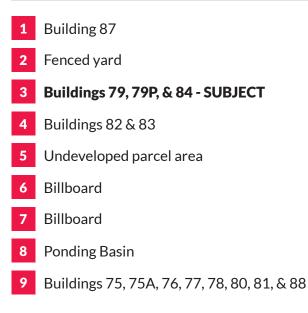
Golden State Industrial Park - Parcel 3

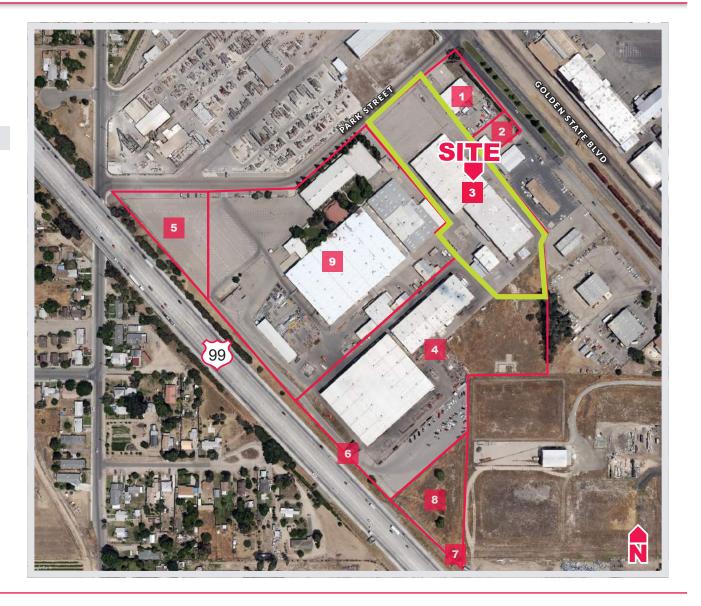


Parcel Map

Parcel 1, 2, 4, 5, and 9 are also for sale. Please contact listing team for more information.

MAP LEGEND





Newmark Grubb Pearson Commercial

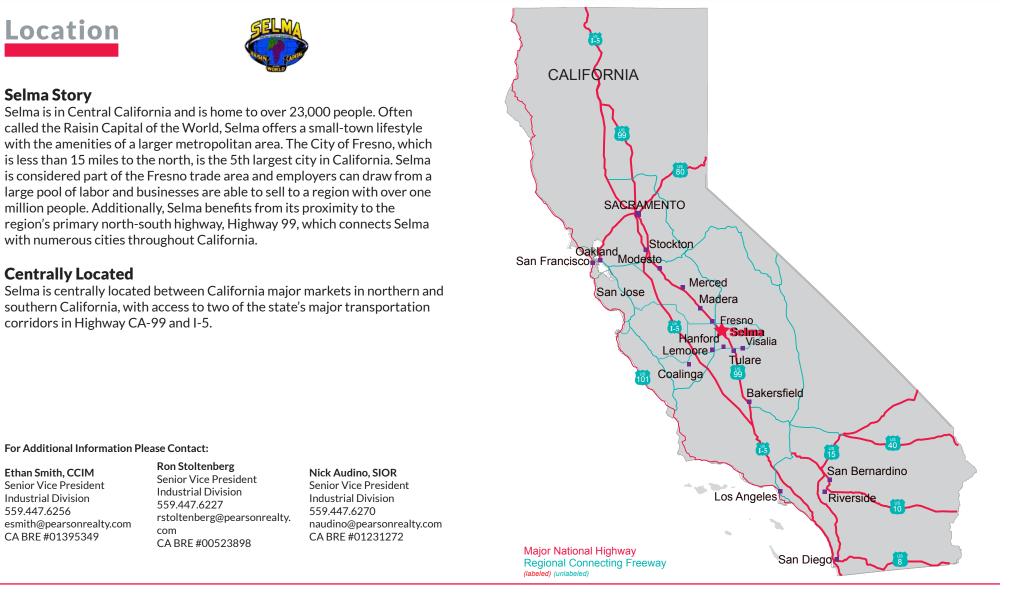
FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200 VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

www.ngpearson.com Independently Owned and Operated

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.

Golden State Industrial Park - Parcel 3





Newmark Grubb 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

www.ngpearson.com

Independently Owned and Operated

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.