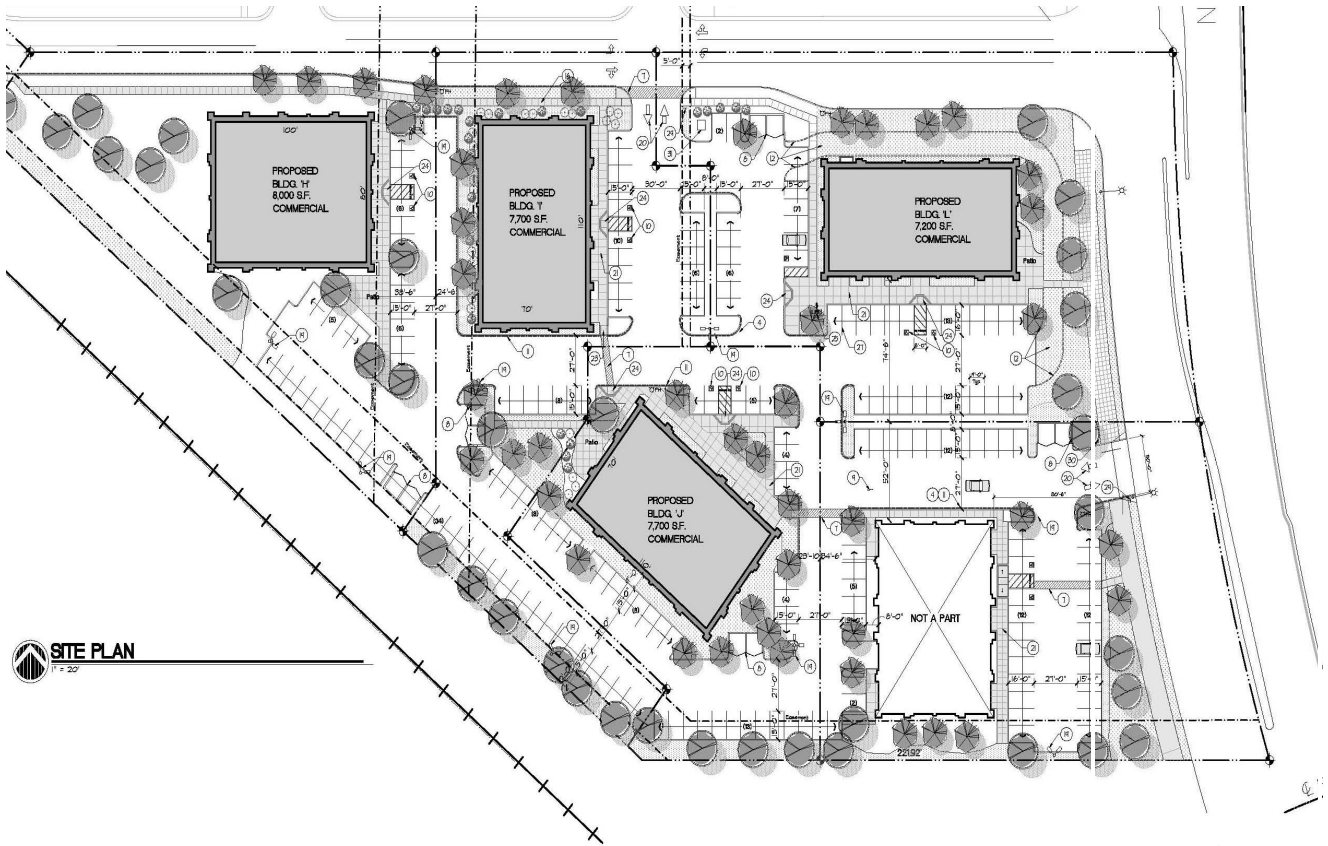
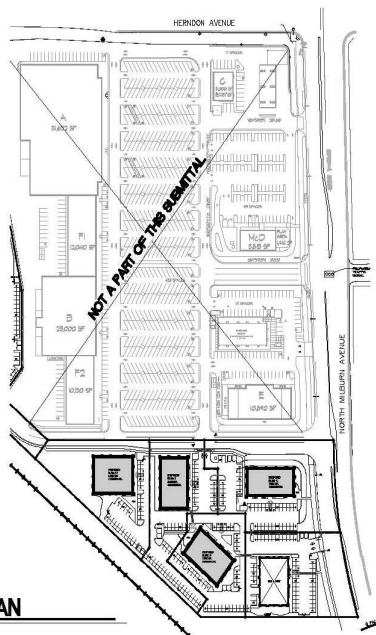


Herndon & Milburn Fresno, CA



A new business park with a mix of professional, retail and light industrial uses located at the southwest corner of Herndon and Milburn in Fresno



Developed By:
Ginder Development Corp.
Contact Andrea Russo
arusso@ginderdevelopment.com
759 W. Alluvial Ave.
Fresno, CA 93711
(559) 225-4500

www.ginderdevelopment.com

Herndon Place Business Center
 Herndon and Milburn, Fresno
 Prices as of October 1,2008

<u>Building</u>	<u>Parcel/Address</u>	<u>Square Feet</u>	<u>Lease Rate Per Foot</u>	<u>Monthly Base Rent</u>	<u>Shell Price Per Foot</u>	<u>Purchase Price</u>
I	6645 N. Milburn	7,700	\$1.50	11,550	\$175	\$1,347,500
J	6655 N. Milburn	7,700	\$1.50	11,500	\$175	\$1,347,500

20% Office 80% Warehouse \$1.25

Notes:

- (1) All lease rates and sales prices are for freestanding buildings in shell condition
- (2) All lease rates are triple net. Common Area Maintenance charges are to be determined
- (3) Lease rates include a \$45 square foot Tenant Improvement Allowance
Office/Warehouse \$55 per sq. foot Tenant Improvement Allowance applicable to office space only
- (4) Plans and permits for all tenant improvements shall be paid out of the Tenant Improvement Allowance.