

AVAILABLE FOR SUB-LEASE
CLASS A DISTRIBUTION WAREHOUSE

2247 N. PLAZA DRIVE
VISALIA, CA

For information, please contact:

MARTIN ZEEB, SIOR
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ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | zeebre.com

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

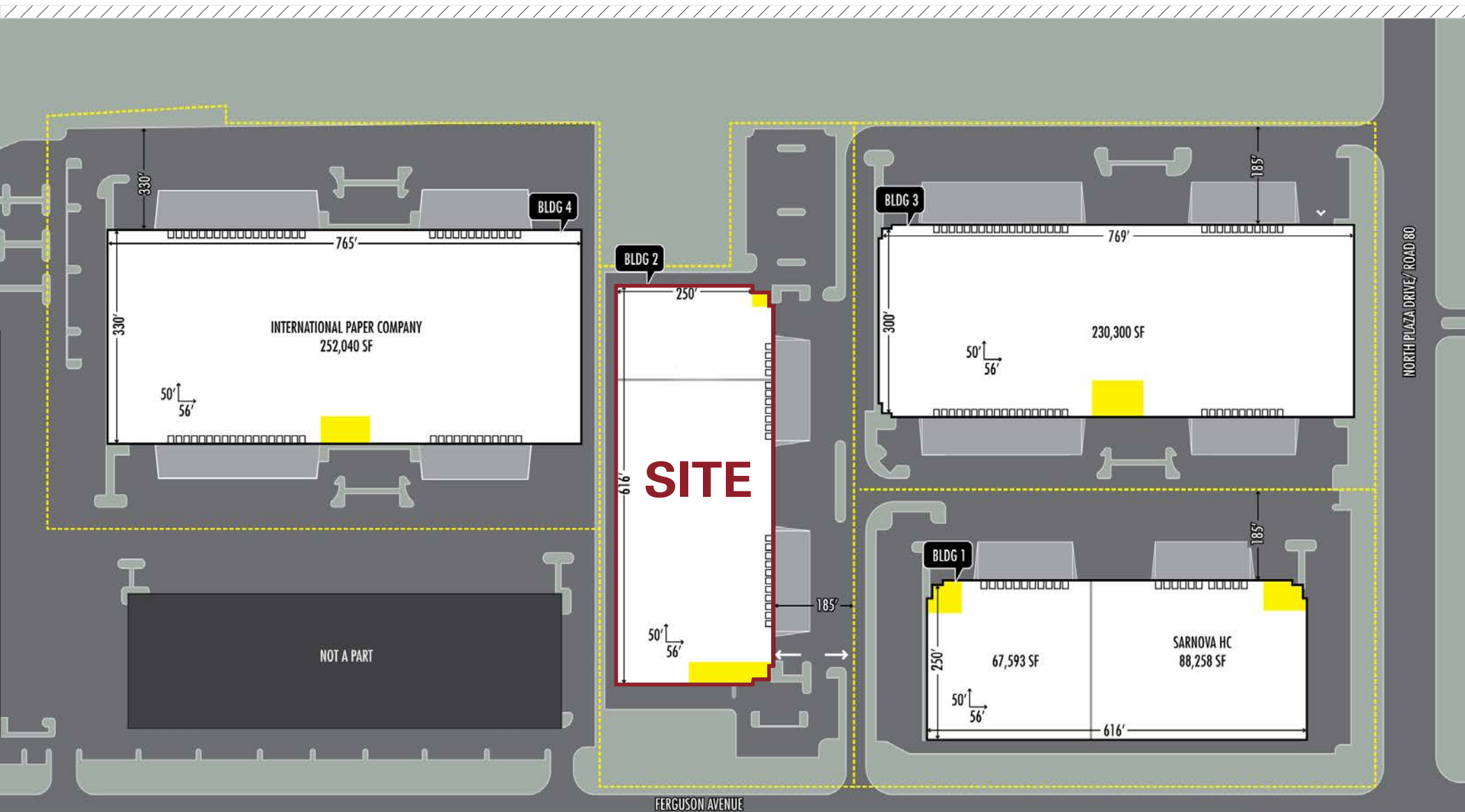
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Total Building Size:	154,001± SF (entire building available)
Space Available:	Suite A: 118,813± SF Suite B: 35,188± SF 154,001± SF* <i>*Can be leased together or separately</i>
Asking Rent:	\$78,194 / month NNN
Rental Rate:	\$0.508 / SF- NNN
Parcel Size:	9.4± acres
Coverage:	37.6%
APN:	077-360-014
Zoning:	Heavy Industrial
Year Built:	2004
Construction Type:	Concrete tilt-up
Clear Height:	30' minimum
Column Spacing:	56' x 50'
Truck Court:	185'
Fire Sprinklers:	ESFR
Electrical:	800 amps, 480 volt, 30
Skylights:	54
Roof:	Built-up composite
Parking:	164 painted stalls



\$0.508
PER SQUARE FOOT

NNN
LEASE RATE



LEGEND

- DOCK HIGH/GRADE LEVEL DOORS
- OFFICE SPACE

SUITE A

Size: 118,813± SF
Office: 9,300± SF
Asking Rate: \$0.658 / SF
Dock High Doors: (18) 9' x 10'
Ground Level Doors: (3) 12' x 14'
Dock Levelers: 6 pit levelers | 10 edge of dock levelers
Dock Seals: 6 doors with seals
Parking: 81 painted stalls
(Expandable on 1± acre unimproved area)

SUITE B

Size: 35,188± SF
Office: 1,880± SF
Asking Rate: \$0.658 / SF
Dock High Doors: (4) 9' x 10'
Ground Level Door: (1) 12' x 14'
Dock Levelers: 4 pit levelers
Dock Seals: 1 door with seals
Parking: 83 painted stalls

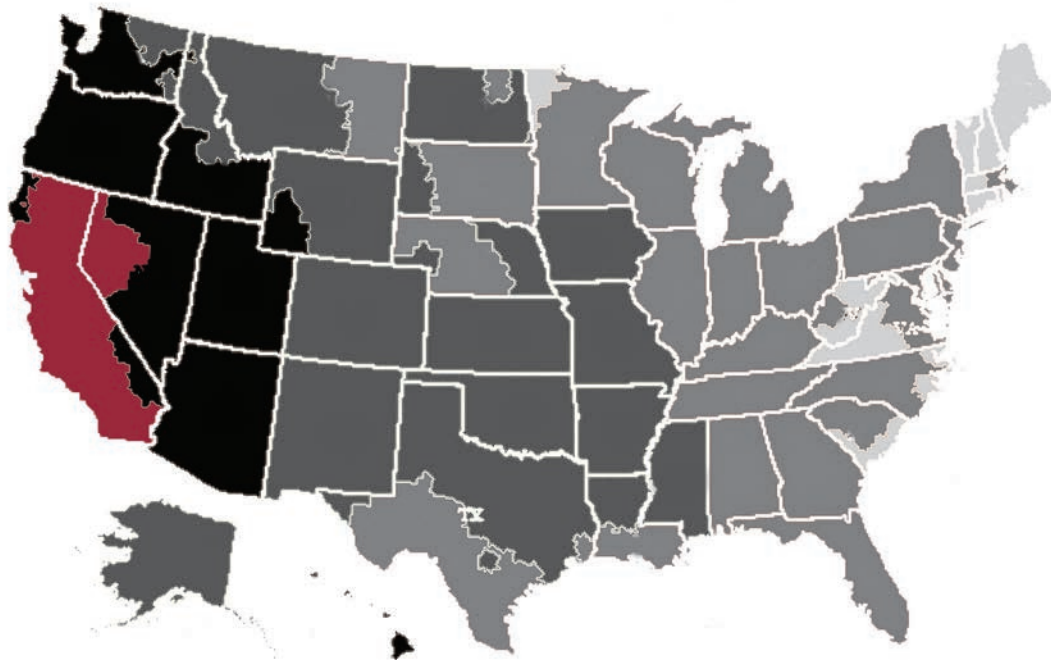


TOTAL BUILDING SIZE: 154,001±SF

 **2247 N. PLAZA DRIVE**
VISALIA, CA

UPS
GROUND MAP

From Visalia, CA 93291



TRANSIT DAYS

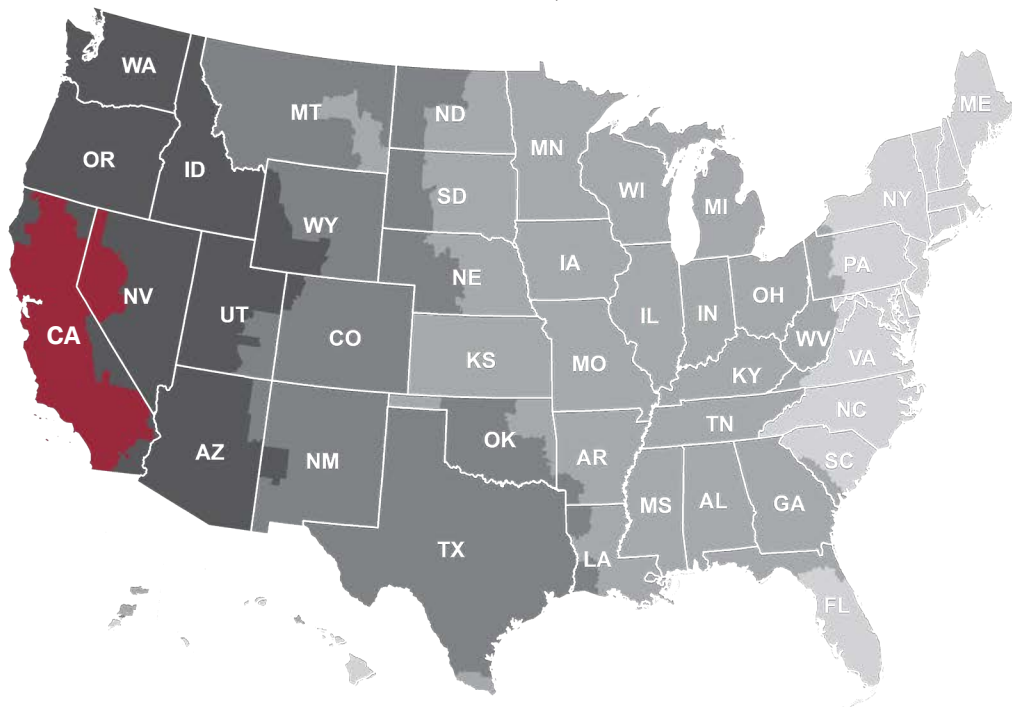
1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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• *Reach Virtually All of California Via Overnight Ground Service*

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

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VISALIA, CA

From Visalia, CA 93291



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FedEx Ground offers overnight delivery via ground service to over 98% of California's population. Additionally, over 60,000,000 people in the western US are reachable within two-days by ground service.

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LOCAL BUSINESS
MAP





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