

AVAILABLE FOR SUB-LEASE
CLASS A DISTRIBUTION WAREHOUSE

2247 N. PLAZA DRIVE
VISALIA, CA

PRICE REDUCTION!



For information, please contact:

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ZEEB
PEARSON COMMERCIAL

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

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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*
**Can be leased together or separately*

Asking Rent: \$62,832 / month- NNN

Rental Rate: \$0.408 / 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

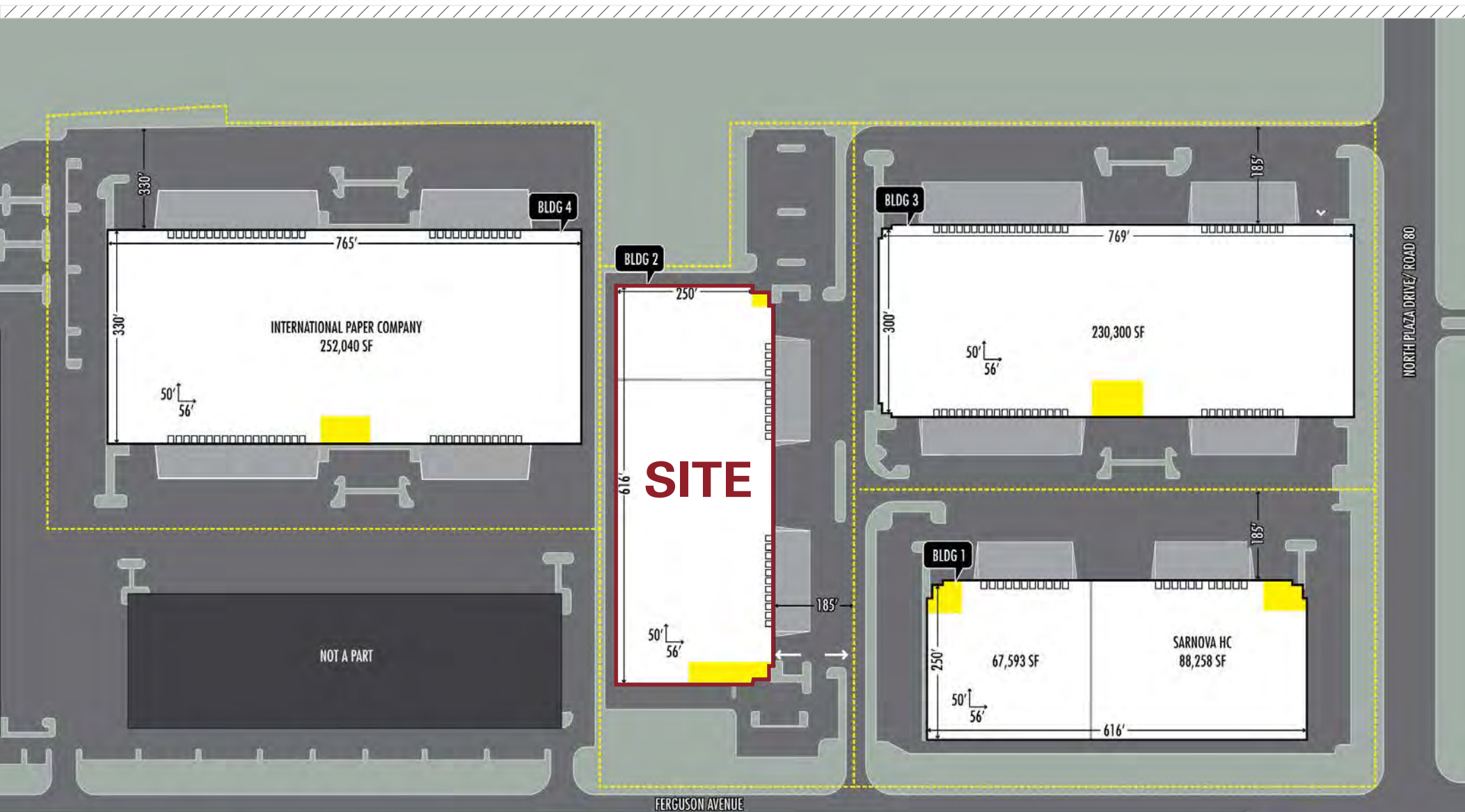
Parking: 164 painted stalls

Note: Current tenant's lease expires on 5/31/2026



\$0.408
PER SQUARE FOOT

NNN
LEASE RATE

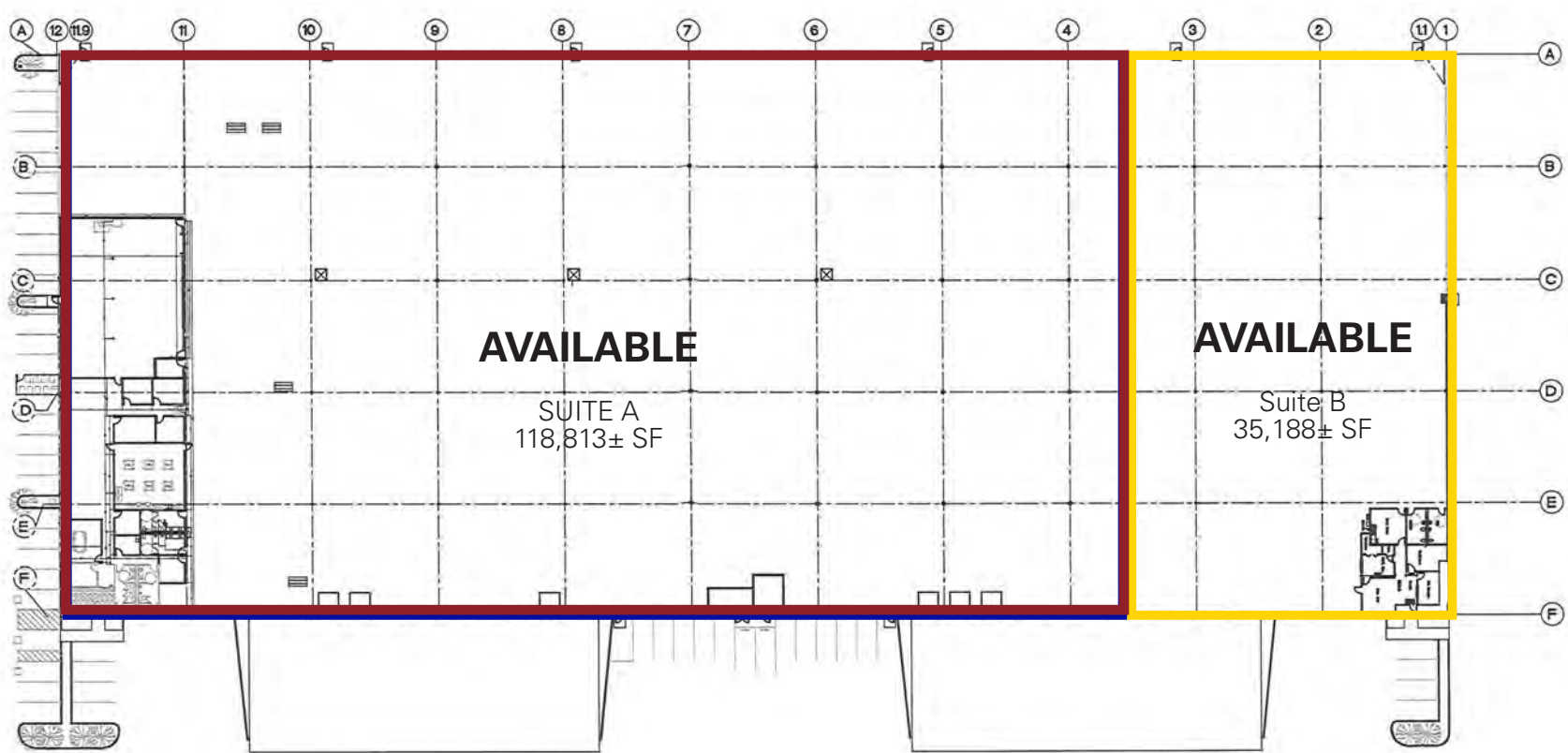


SUITE A

Size: 118,813± SF
Office: 9,300± SF
Asking Rate: \$0.408 / 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: \$0.408 / 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

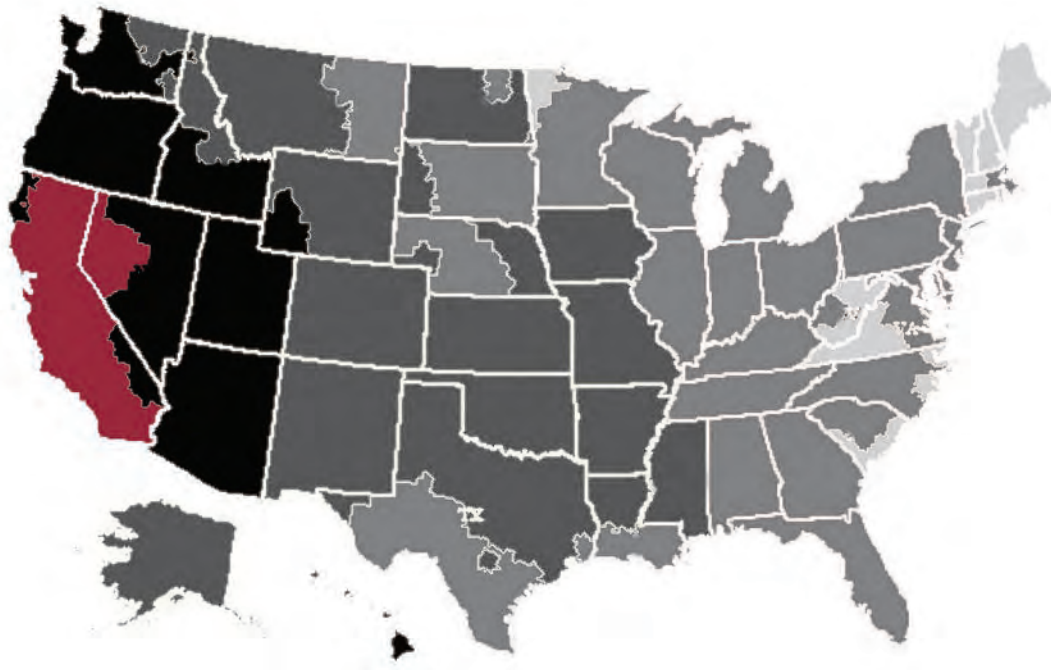


TOTAL BUILDING SIZE: 154,001±SF

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

UPS
GROUND MAP

From Visalia, CA 93291



TRANSIT DAYS

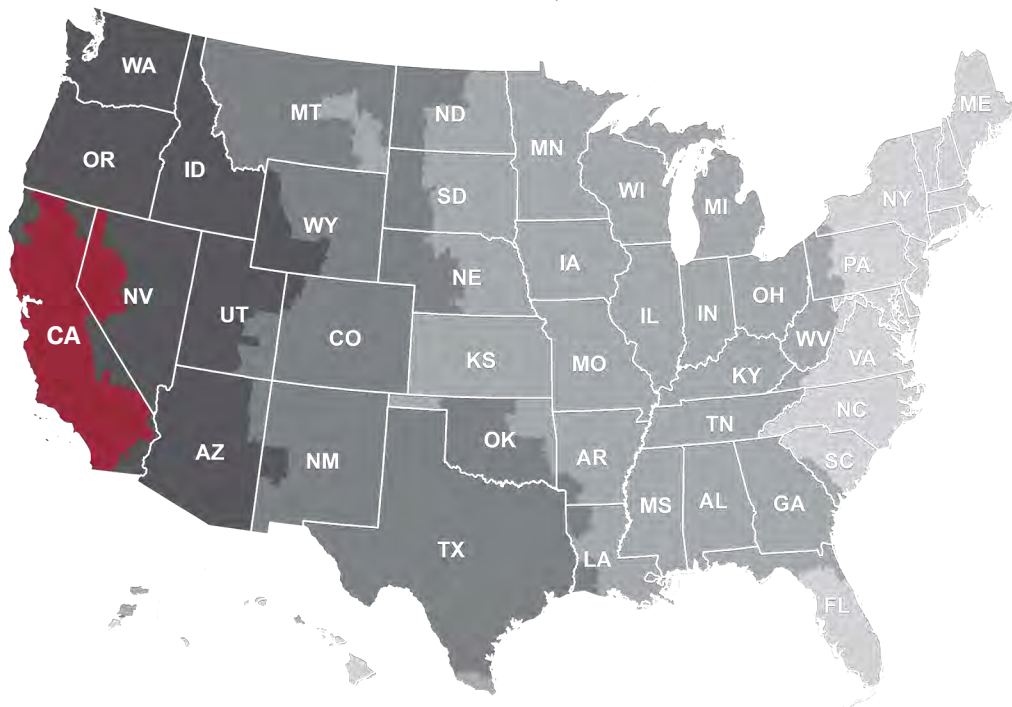
1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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• *Reach Virtually All of California Via Overnight Ground Service*

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.

2247 N. PLAZA DRIVE
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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