

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'
SKYLIGHTS: 54
ROOF: Built-up composite

PROPERTY DESCRIPTION

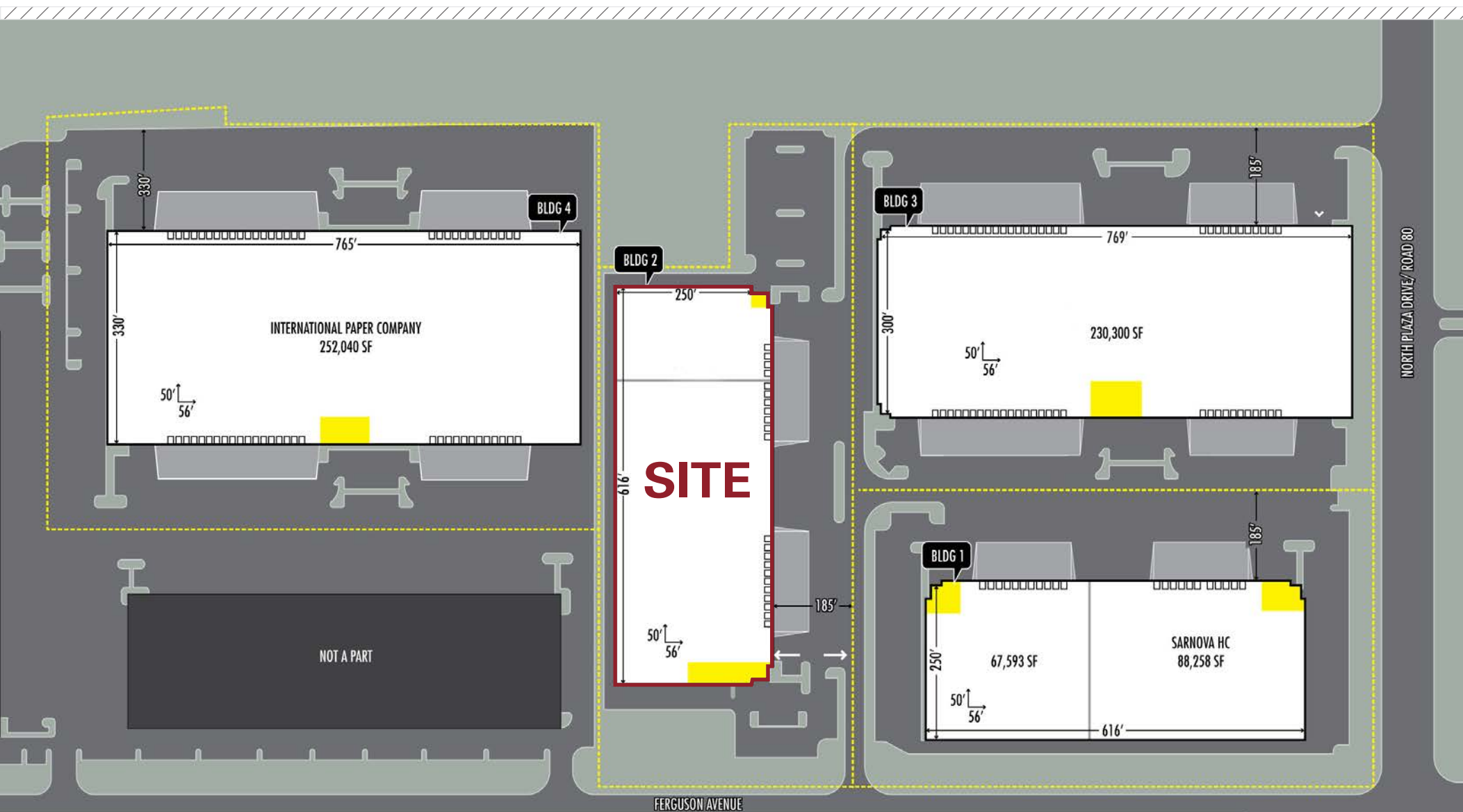
GRAB THE LOWEST INDUSTRIAL RATE (\$0.408/SF) IN TULARE COUNTY FOR YOUR FIRST 6 MONTHS OF A NEW LEASE. Zoned Heavy Industrial with 800 amps, 480 volts, 154,000 CTU with 22 dock doors and 10 pit levelers, 7 dock seals, 4 ground level doors, 164 parking stalls, and over 8,000± SF of finished office. Currently rated for food storage. Available now, call to see.

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



\$0.408
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: \$0.408 / 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

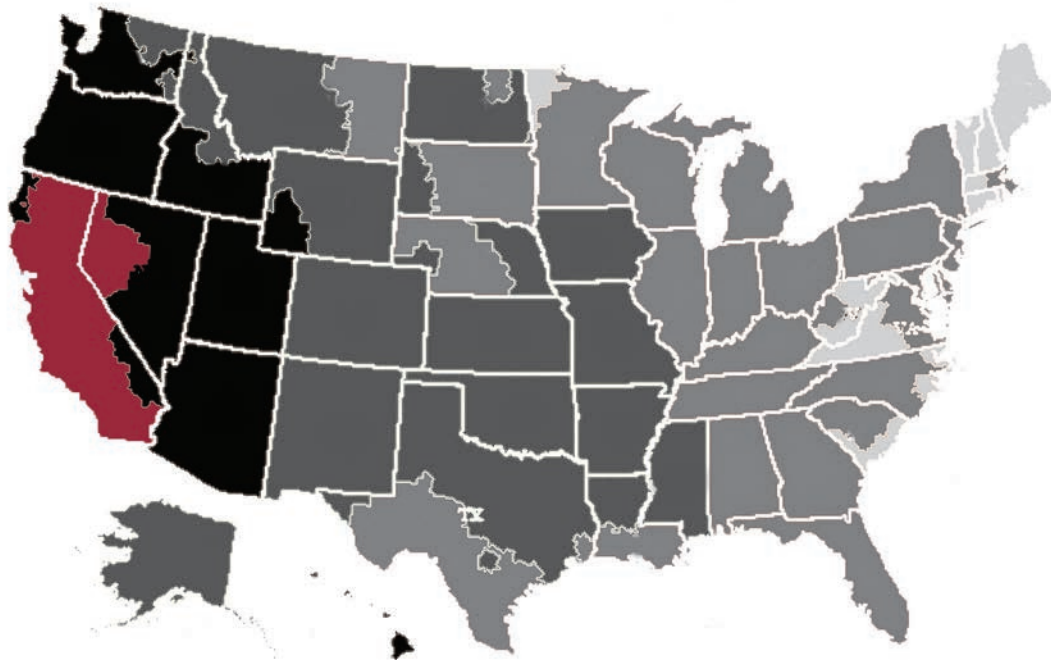


TOTAL BUILDING SIZE: 154,001±SF

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

UPS
GROUND MAP

From Visalia, CA 93291



TRANSIT DAYS

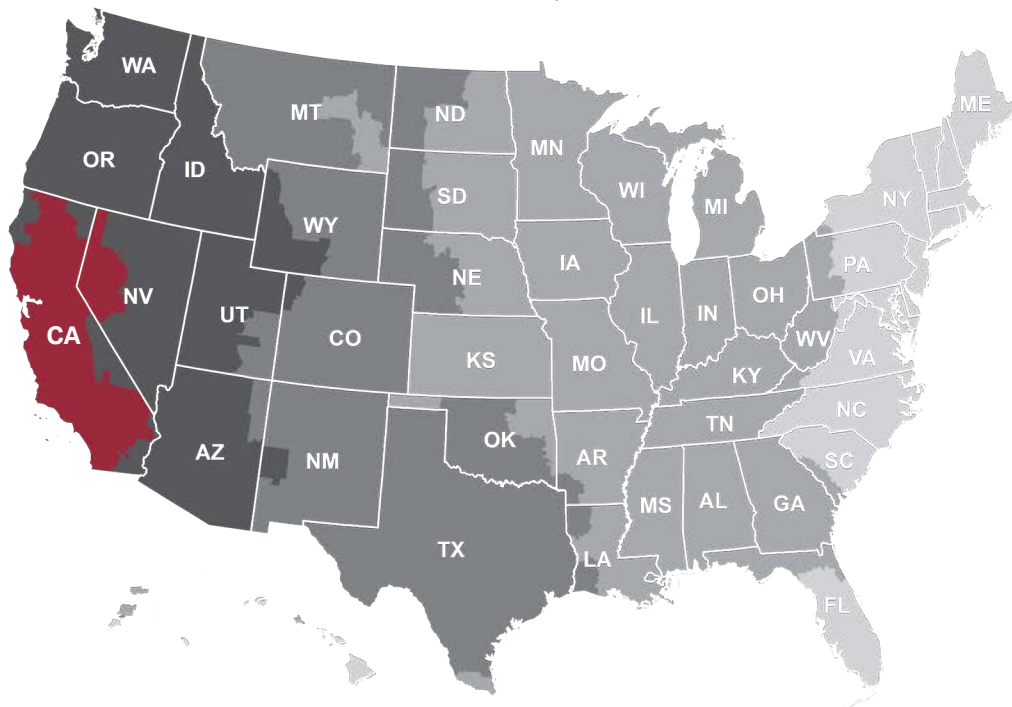
1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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• *Reach Virtually All of California Via Overnight Ground Service*

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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