

# Visalia Industrial Park Land

1150 N Plaza Dr Visalia CA 93291

This property is versatile with the only remaining N Plaza frontage currently available. Exceptional ~1.5 acres on N Plaza drive. Strategic location to the phenomenal growth in the Visalia Industrial Park. Visalia is a city of unprecedented growth in the San Joaquin valley being well managed with a pro-business environment. This parcel is close to the highway 99 and 198 interchanges with superior access to mainstream freeways, heavy rail, and the Visalia Airport. Huge box store additions such as the million plus square foot Amazon, UPS and Ace Hardware facilities have recently opened which add to the already sprawling distribution centers within the industrial park and the growth will continue.

Visalia was ranked #29 of the 300 best cities to live in this year's (2022) Wall Street Journal annual evaluation of American cities.

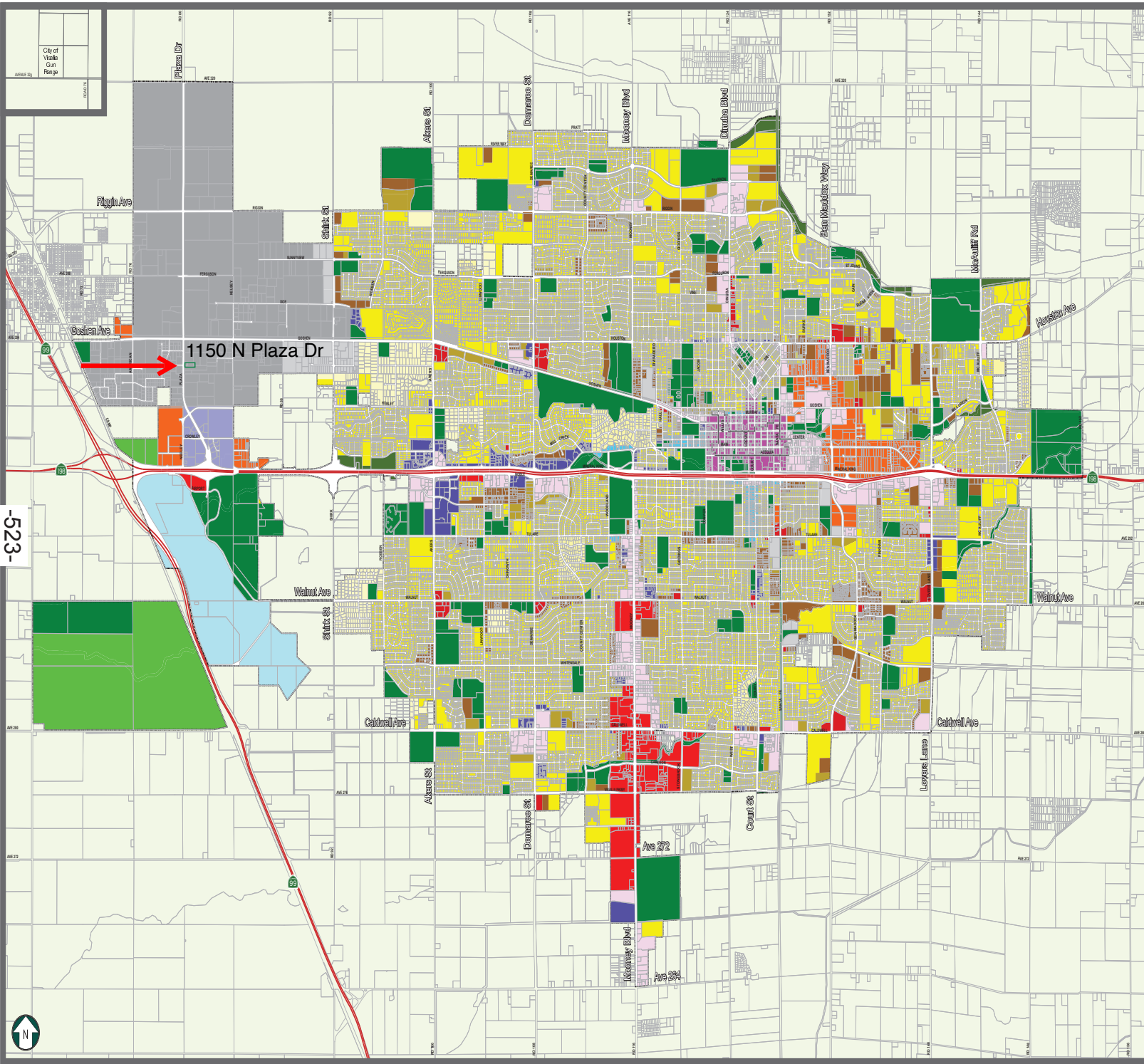
Dimensions are approximately 471' x 135'. 5 steel warehouse buildings already have full approval to build turnkey. 18,400 sqft total shop space. The plans and grade go above the flood plane! Inquire with broker. Zoning is light industrial and the city has offered a conditional use permit for a frontage building with an office space and retail within. Call or text for further details. PDF available for download. Broker owns the property.
























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# City of Visalia Zoning Map



-  City Limits
  
-  R-1-20 Single-Family Residential 20,000 SF Min. Lot Size
-  R-1-12.5 Single-Family Residential 12,500 SF Min. Lot Size
-  R-1-5 Single-Family Residential 5,000 SF Min. Lot Size
-  RM-2 Multi-Family Residential 3,000 SF Min. Site Area per Dwelling Unit
-  RM-3 Multi-Family Residential 1,200 SF Min. Site Area per Dwelling Unit
  
-  CN Neighborhood Commercial
-  CR Regional Commercial
-  CS Service Commercial
-  CMU Mixed Use Commercial
-  DMU Mixed Use Downtown
  
-  O-PA Professional / Administrative Office
-  O-C Office Conversion
  
-  IL Light Industrial
-  I Industrial
-  BRP Business Research Park
  
-  A Agriculture
-  QP Quasi-Public
-  OS Open Space
-  AP Airport
  
-  Downtown Retail Overlay District

Includes amendments through March 6, 2017



Prepared by:  


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