

AVAILABLE FOR LEASE  
310,030± SF CLASS "A" LOGISTICS BUILDING

1030 N. KELSEY STREET  
VISALIA, CA

*For information, please contact:*

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**NEWMARK**  
PEARSON COMMERCIAL

Developed and Managed by:



*Independently Owned and Operated* | Corporate License #00020875 | [newmarkpearson.com](http://newmarkpearson.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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**1030 N. KELSEY STREET**  
VISALIA, CA

**LOCATION**  
DESCRIPTION



**DRONE FOOTAGE**

The property is located in the highly desirable industrial, office and commercial park near HWY 198 and Plaza Drive in Visalia, CA. The development is near 7M+ SF new logistics projects, including two new Amazon fulfillment centers, a new UPS regional sort and distribution hub and Tru Value's new 1M± SF regional distribution center. Property is located on Kelsey Road (*also called Road 84*) between Hurley Avenue and Goshen Avenue. Access to the property is via HWY 198 and Plaza Dr. interchange, which is less than one mile from HWY 99.



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VISALIA, CA

## PROPERTY INFORMATION



<b>Building Size:</b>	310,030± SF
<b>Lot Size:</b>	15.15± Acres
<b>Electrical:</b>	4,000 AMPS/480V
<b>Construction Type:</b>	Concrete tilt-wall
<b>Sprinklers:</b>	ESFR
<b>Ceiling Height:</b>	36'
<b>Drive-in Doors</b>	Four (4)
<b>Dock High Doors:</b>	Forty-six (46)
<b>Utilities:</b>	Electric and gas ( <i>Southern Cal Edison</i> ), Water ( <i>The Water Co.</i> ), Sewer ( <i>City of Visalia</i> )
<b>Parking:</b>	Ample, on-site Over 380 parking stalls
<b>Year Built:</b>	Shell Completed, September 2025
<b>Zoning:</b>	Industrial
<b>APN:</b>	081-033-077 ( <i>City of Visalia</i> )

### PROPERTY DESCRIPTION

New, 310,030± SF Class "A" logistics building in Visalia, CA. The building is designed for tenants requiring state-of-the-art functionality and features. The site and building design allows for over 300 parking stalls, 46 dock positions and 4 grade-level/drive-in doors. The building features 36' clear height, ESFR sprinklers, 54' x 58' typical column spacing, 4000+ AMPS/480V electrical service, natural gas to the building and office area to suit. Landlord will consider adding solar to rooftop.

# SITE PLAN





**1030 N. KELSEY STREET**  
VISALIA, CA

**PROPERTY**  
PHOTOS





**1030 N. KELSEY STREET**  
VISALIA, CA

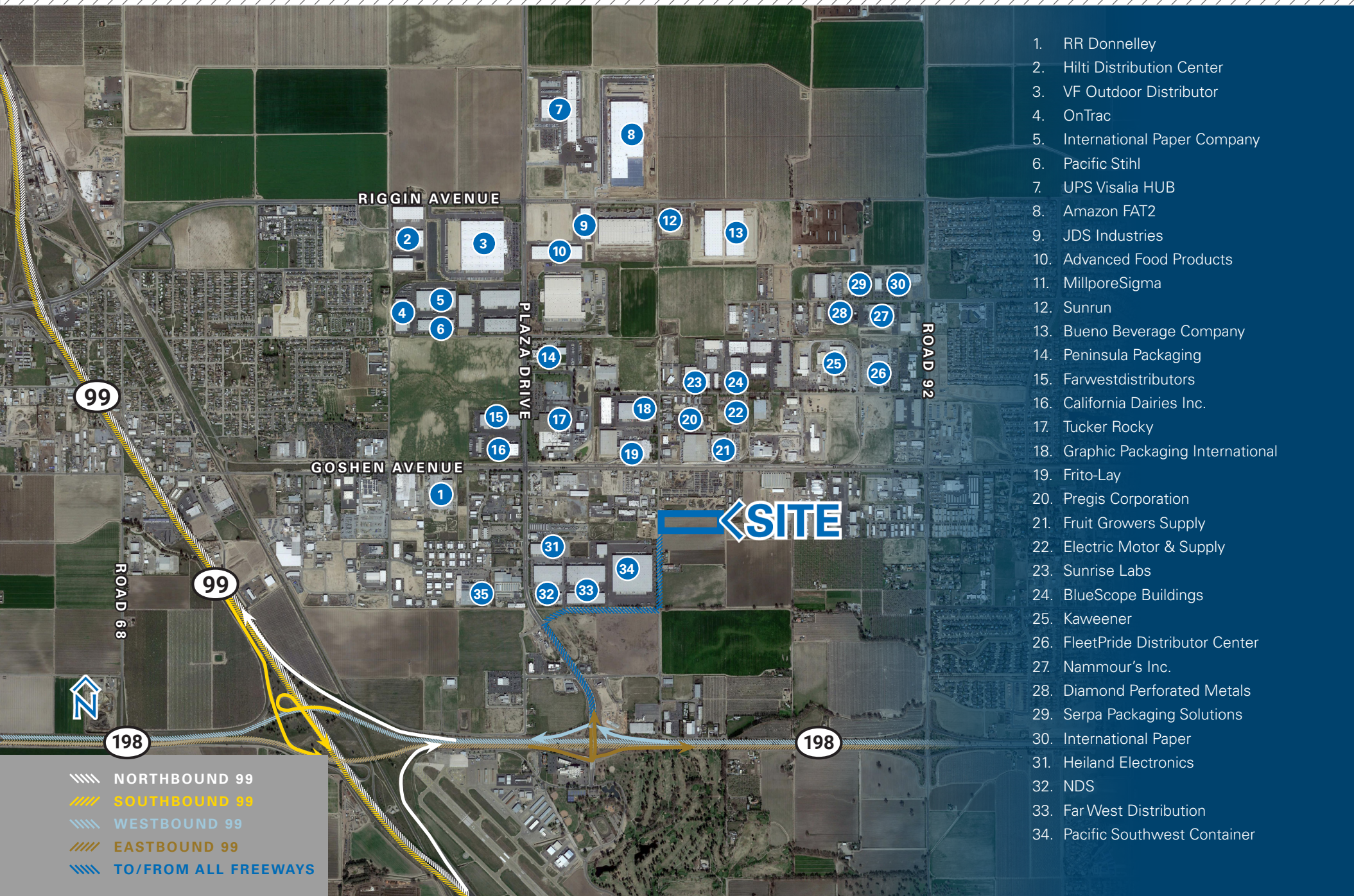
**BUILDING**  
PHOTO





**1030 N. KELSEY STREET**  
VISALIA, CA

**NEARBY**  
INDUSTRIAL USERS





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