

# 38 DOOR CROSS-DOCK LOCATED IN SOUTH SAN JOAQUIN VALLEY

## FOR LEASE

1619 N Plaza Dr, Visalia, CA 93291



**Lease Rate: \$30,000/month, NNN**  
**Available for Immediate Occupancy**

### PROPERTY DETAILS

15,600± SF TOTAL BUILDING:

- 10,000± SF Dock
- 38 Loading Positions
- 2,000± SF Detached Shop (3 Bays)
- 3,600± SF Office

5.16± ACRE SITE:

- Paved
- IH Zoning



### LOCATION HIGHLIGHTS

Located on the corner of North Plaza Drive and West Goshen Avenue, this cross-dock distribution facility is well-located for serving the Fresno and Visalia markets. Close proximity to the Hwy 99 and Hwy 198.



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