

AVAILABLE NOW



CAPROCK
CENTRAL POINT

VISALIA, CA

Building 1 | 1,270,750 SF
4001 North Plaza Drive,
Visalia CA 93291

Site area: **74.92 AC**
Building clear height: **40'**
Building dimensions: **1,904' x 660'**
Typical column spacing: **56' x 60'**
Dock doors: **274**
Ground level doors: **2**
Office square footage: **6,596 SF**
Truck court depth: **185'**
Excess trailer parking: **542 (Up to 1,854 max)**
Electrical service: **4,000 Amps**
Fully fenced yard • ESFR sprinkler system •
Dedicated truck circulation • LEED Certified



CAPROCK
PARTNERS



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

Option 1

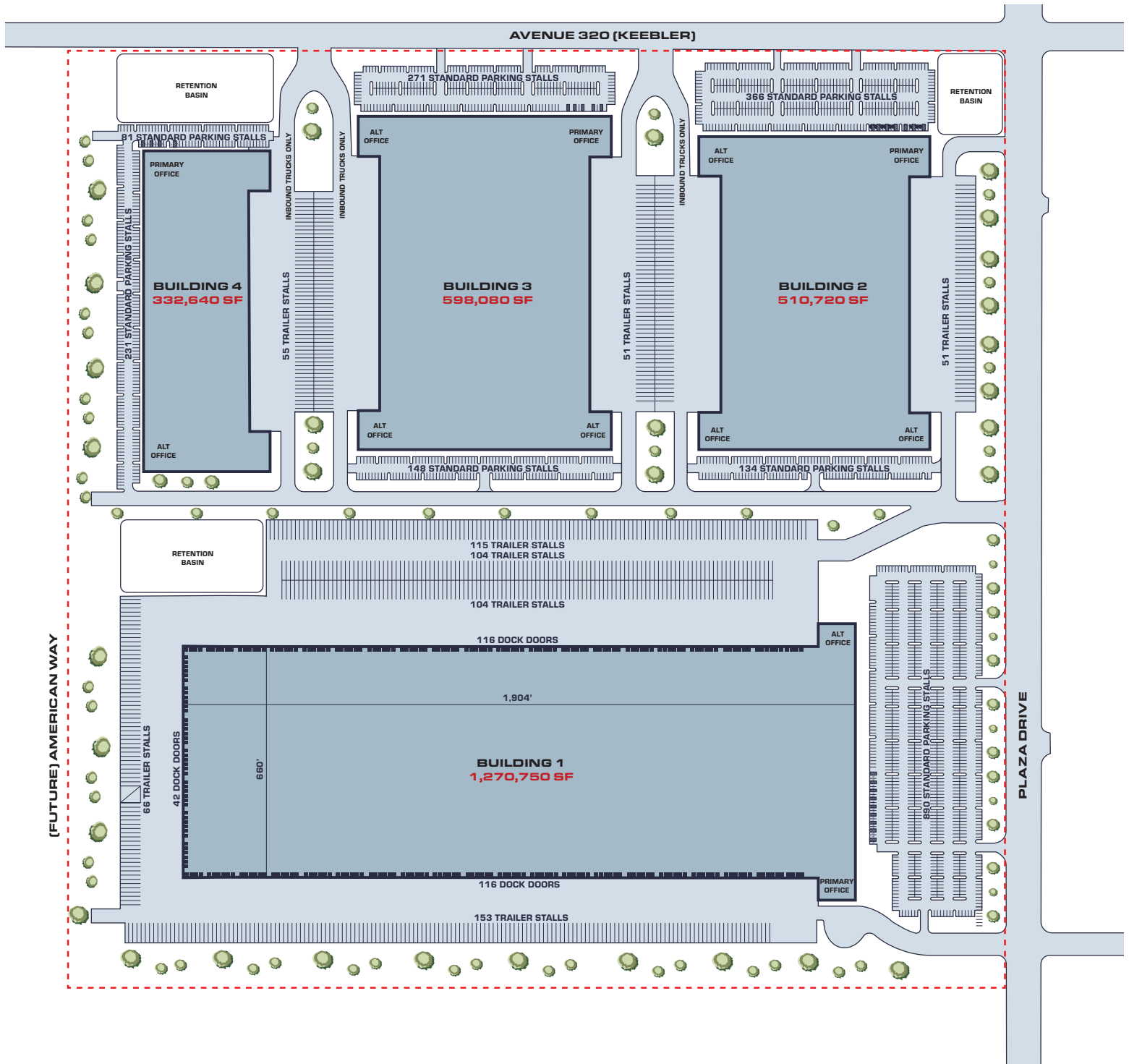
Master site plan

Building 1 - 542 Trailer stalls



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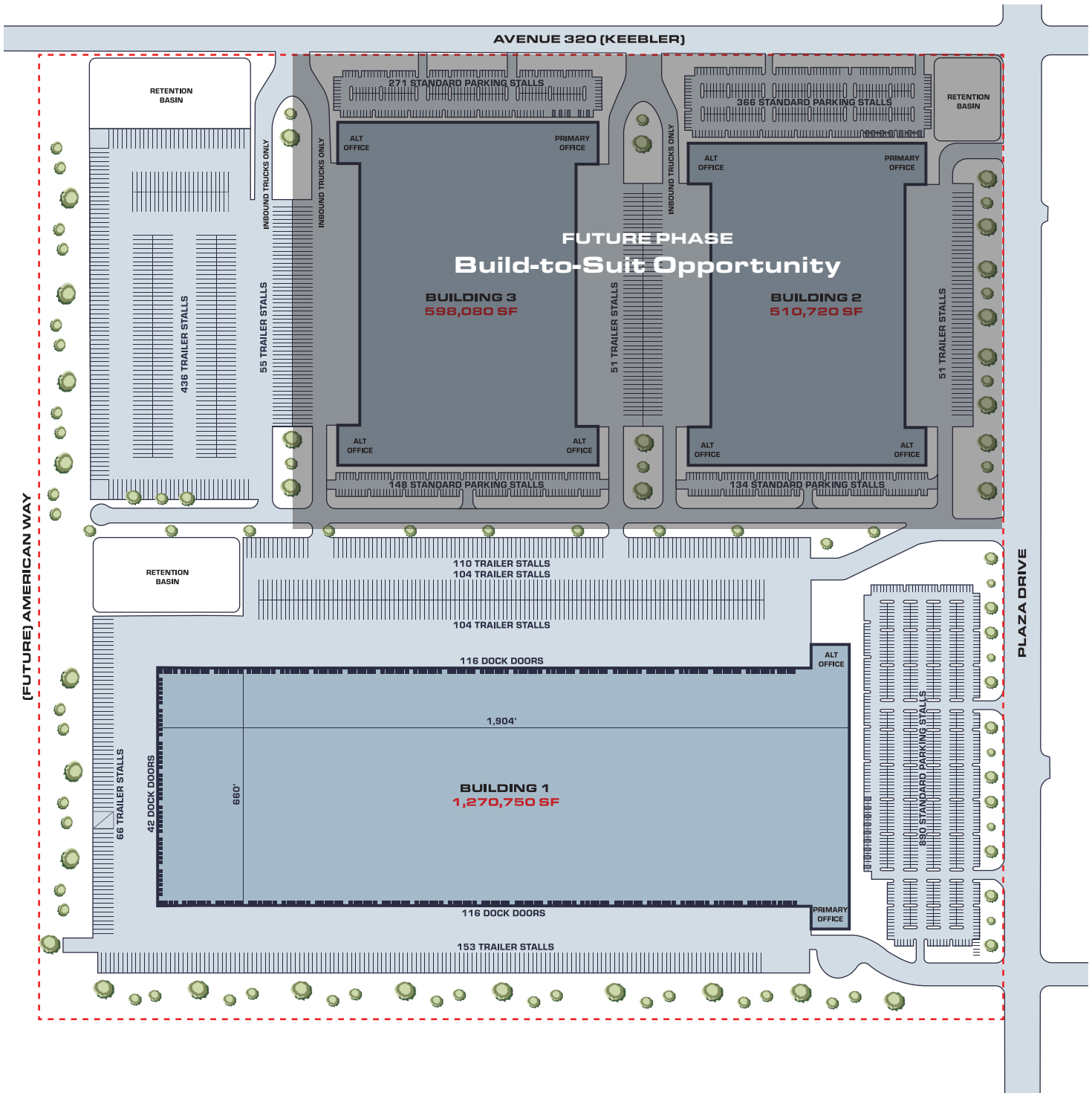
Option 2

Site plan

1,028 Trailer stalls



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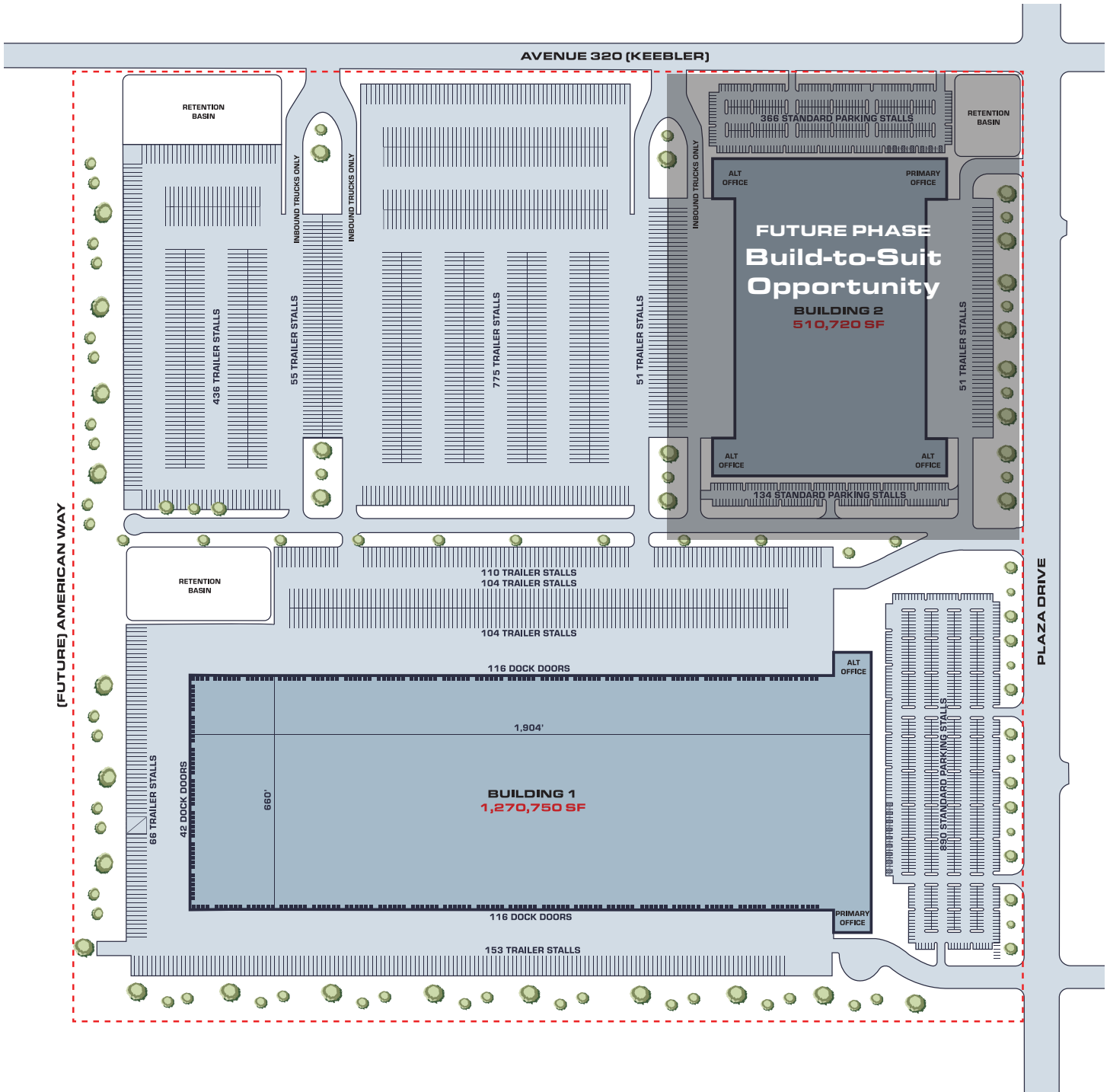
Option 3

Site plan

1,854 Trailer stalls



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Mike McCrary
RE license #01054055
Executive Managing Director
+1 909 467 6885
mike.mccrary@jll.com

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- **56" Tall Pallets: 200,000 Pallet Positions**
- **64" Tall Pallets: 170,000 Pallet Positions**

