

1619 North Plaza Drive
Visalia, CA

QUICK FREEWAY ACCESS |
CROSS DOCK IOS OPPORTUNITY

±16,100 SF
ON ±5.16 ACRES

Available



PLAZA DR

W GOSHEN AVE

CBRE

YELLOW

Building Specifications

Spec Type	Spec Details
Property Address	1619 North Plaza Drive, Visalia, CA
Total Building Size	±16,100 SF
Acres	±5.16 Acres
Office Size	±3,600 SF
Building Dimensions	±55' x 250' - Warehouse; 90' x 50' - Office
Building Configuration	Cross Dock
Clear Height	30'
Dock Doors	3
Drive-in Doors	160
Truck Court Depth	180' West & 135' East
Trailer Parking	60 (±5.16 acres paved)
Auto Parking	30

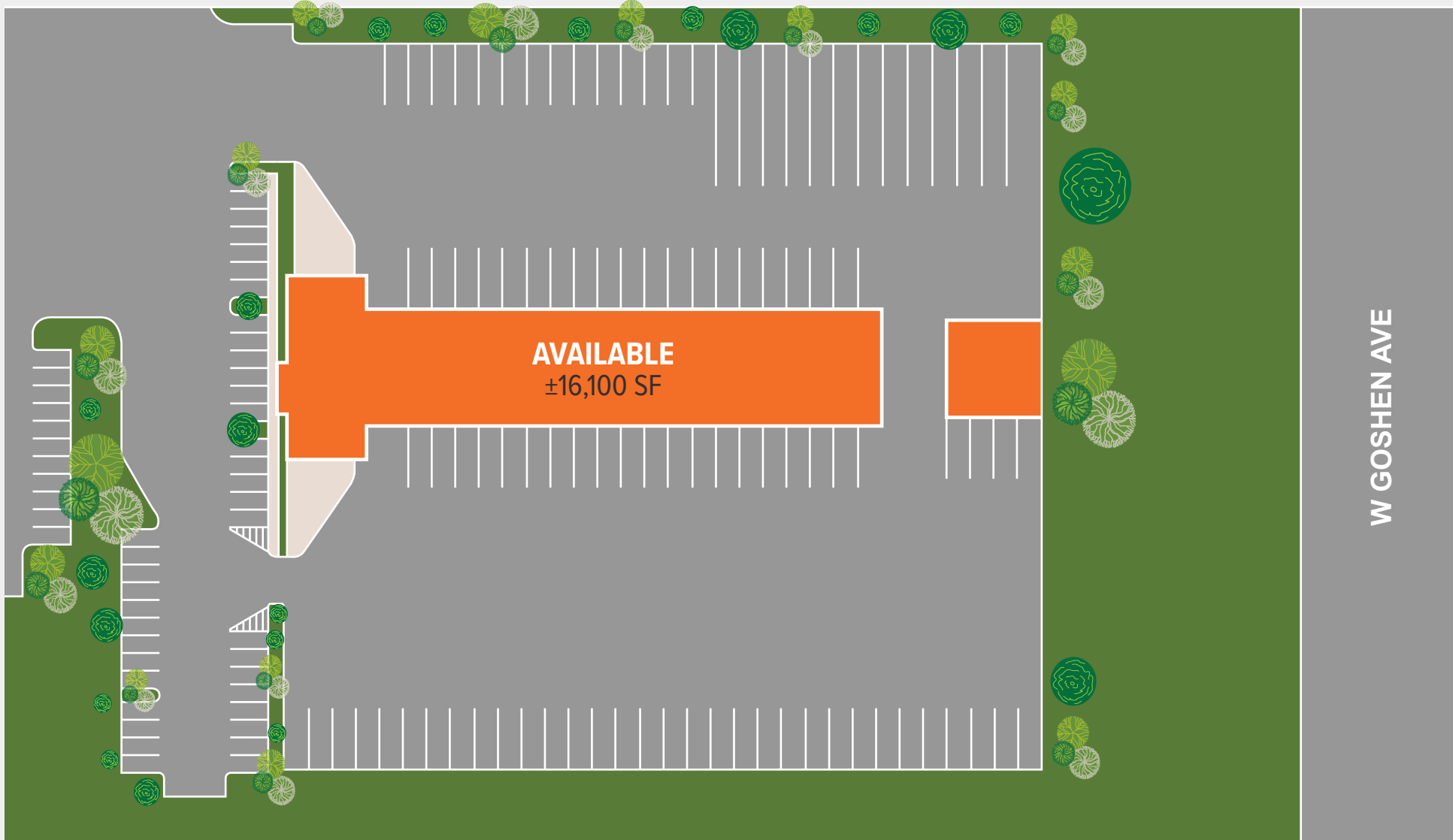


PROPERTY HIGHLIGHTS

- Very well located in heart of Visalia's industrial district
- Close proximity to major Highways (99 & 198)
- Rare terminal building with improved yard
- Visalia is a very pro-business city attracting many big box occupiers near this property
- Fully improved: paved, fenced, and secured

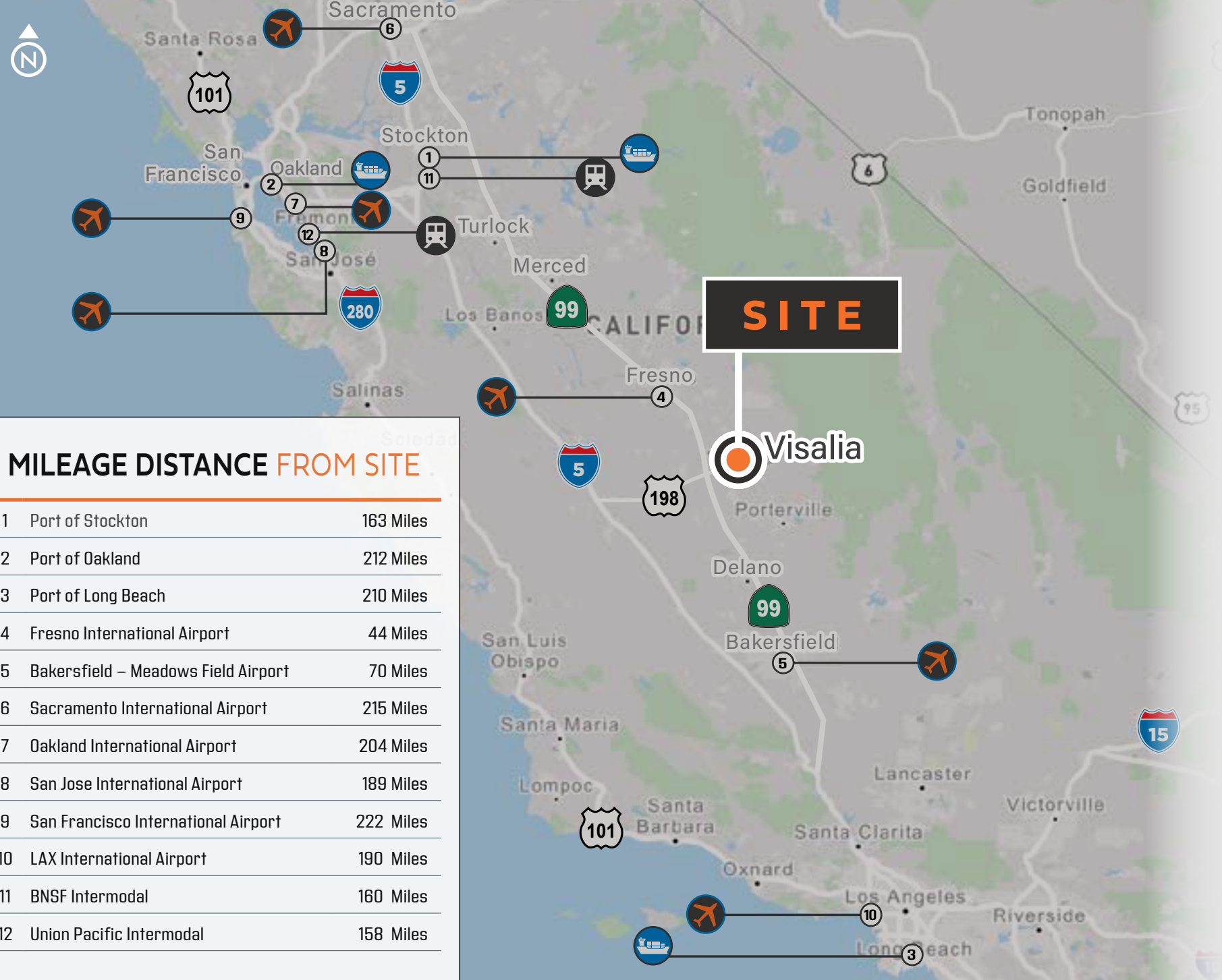
Site Plan

1619 North Plaza Drive, Visalia, CA



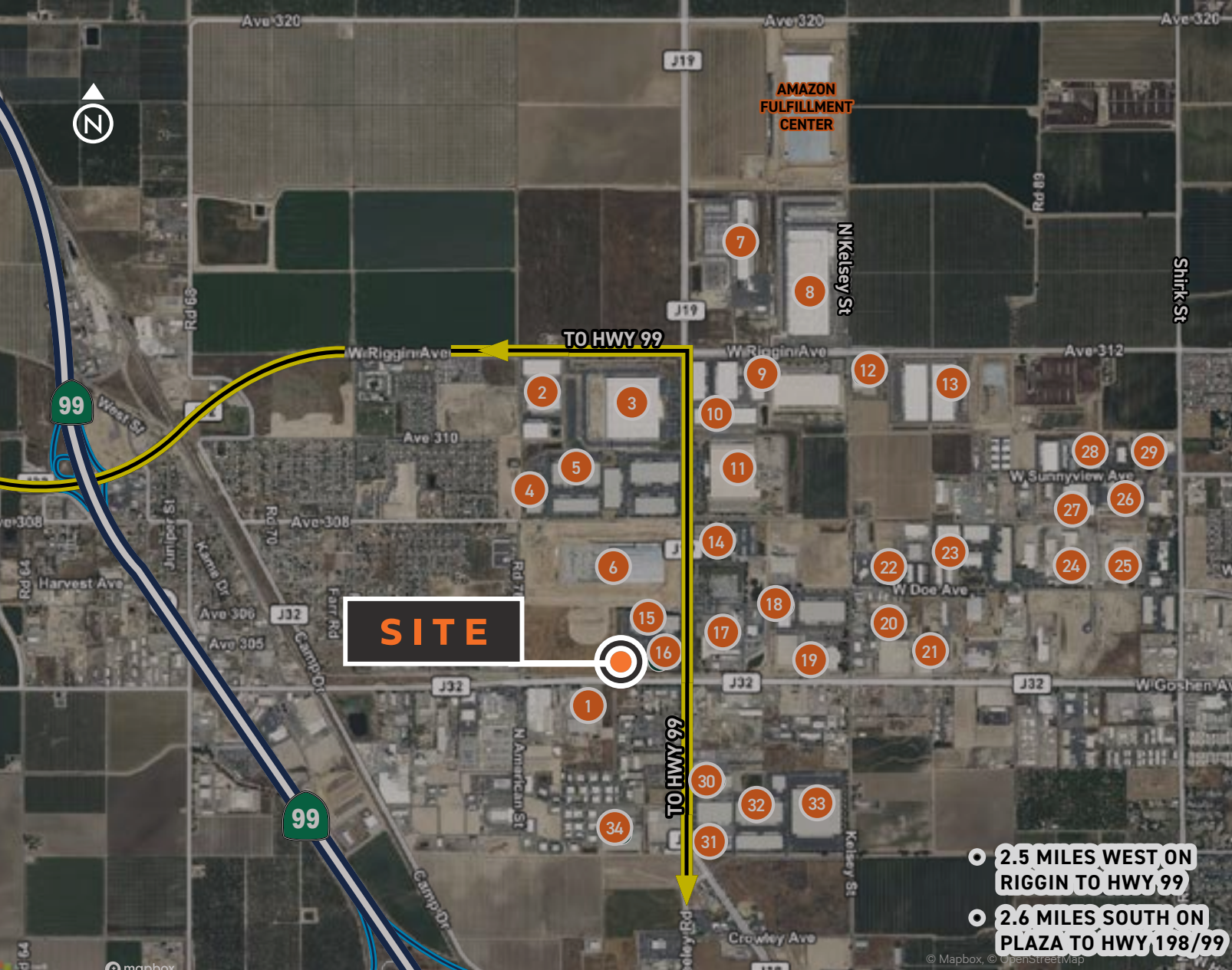
ALL MEASUREMENTS ARE APPROXIMATE.

Regional Map



MILEAGE DISTANCE FROM SITE

1	Port of Stockton	163 Miles
2	Port of Oakland	212 Miles
3	Port of Long Beach	210 Miles
4	Fresno International Airport	44 Miles
5	Bakersfield – Meadows Field Airport	70 Miles
6	Sacramento International Airport	215 Miles
7	Oakland International Airport	204 Miles
8	San Jose International Airport	189 Miles
9	San Francisco International Airport	222 Miles
10	LAX International Airport	190 Miles
11	BNSF Intermodal	160 Miles
12	Union Pacific Intermodal	158 Miles



NEARBY INDUSTRIAL USERS

- 1 RR Donnelley
- 2 Hilti Distribution Center
- 3 VF Outdoor Distributor
- 4 OnTrac
- 5 International Paper Company
- 6 Ace Hardware
- 7 UPS Visalia HUB
- 8 Amazon FAT2
- 9 JDS Industries
- 10 Advanced Food Products
- 11 Jo-Ann Stores Distribution Center
- 12 Millpore Sigma
- 13 Sunrun
- 14 Bueno Beverage Company
- 15 Peninsula Packaging
- 16 Far West Distributors, Inc.
- 17 California Dairies Inc.
- 18 Animal Health International & Jim's Formal Wear
- 19 Graphic Packaging International
- 20 Frito-Lay
- 21 Pregis Corporation
- 22 Electric Motor & Supply
- 23 Sunrise Labs
- 24 BlueScope Buildings
- 25 Kaweener
- 26 FleetPride Distributor Center
- 27 Nammour's Inc.
- 28 Diamond Perforated Metals
- 29 Serpa Packaging Solutions
- 30 International Paper
- 31 Heiland Electronics
- 32 NDS
- 33 Far West Distribution
- 34 Pacific Southwest Container

Corporate Neighbors

Visalia, California



PLAZA DR

W GOSHEN AVE

1619 North Plaza Drive

±16,100 SF Property Available

Exclusively **Listed By**

THOMAS DAVIS, SIOR
Vice Chairman
+1 209 476 2940
td.davis@cbre.com
Lic. 00880761

DANIEL DAVIS, SIOR, CCIM
Senior Vice President
+1 209 476 2941
dt.davis@cbre.com
Lic. 01964386

ROBERT TAYLOR
Senior Vice President
+1 209 476 2920
rj.taylor@cbre.com
Lic. 00937509

RYAN DAVIS
Associate
+1 209 476 2995
ryan.davis1@cbre.com
Lic. 02167375

ROSS RUDOW
Associate
+1 209 476 2996
Ross.rudow@cbre.com
Lic. 02219068

YELLOW

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2024