

8505 W. Doe Avenue

VISALIA | CA

±209,664 SF

AVAILABLE FOR LEASE/ SALE

READY FOR IMMEDIATE OCCUPANCY!



BROKER CONTACT INFO:

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the
Wonderful
company™

CBRE

GRAHAM | & ASSOCIATES

Single Suite Plan

Total Building SF	±227,136
Available SF	±209,664
Design	Cross Dock
Office	±2,500 SF
Clear Height	
Edge of building	33
In middle	39
Auto Stalls	244
Truck Court Depth	±150 Feet
Dock Doors	
Make	Kelley-7X
Load	30,000
Ground Level Doors	4
Sprinkler: type, flow rate, and sprinkler head	K14.3 ¾ inch. 214 F Rated
Warehouse Slab	4 inch
Utilities	
Power	2,000 Amps - SoCal Edison
Gas	SoCal Edison
Internet/Data Provider	AT&T, Xfinity & Spectrum

Site Plan



Demising Plan Suite 101

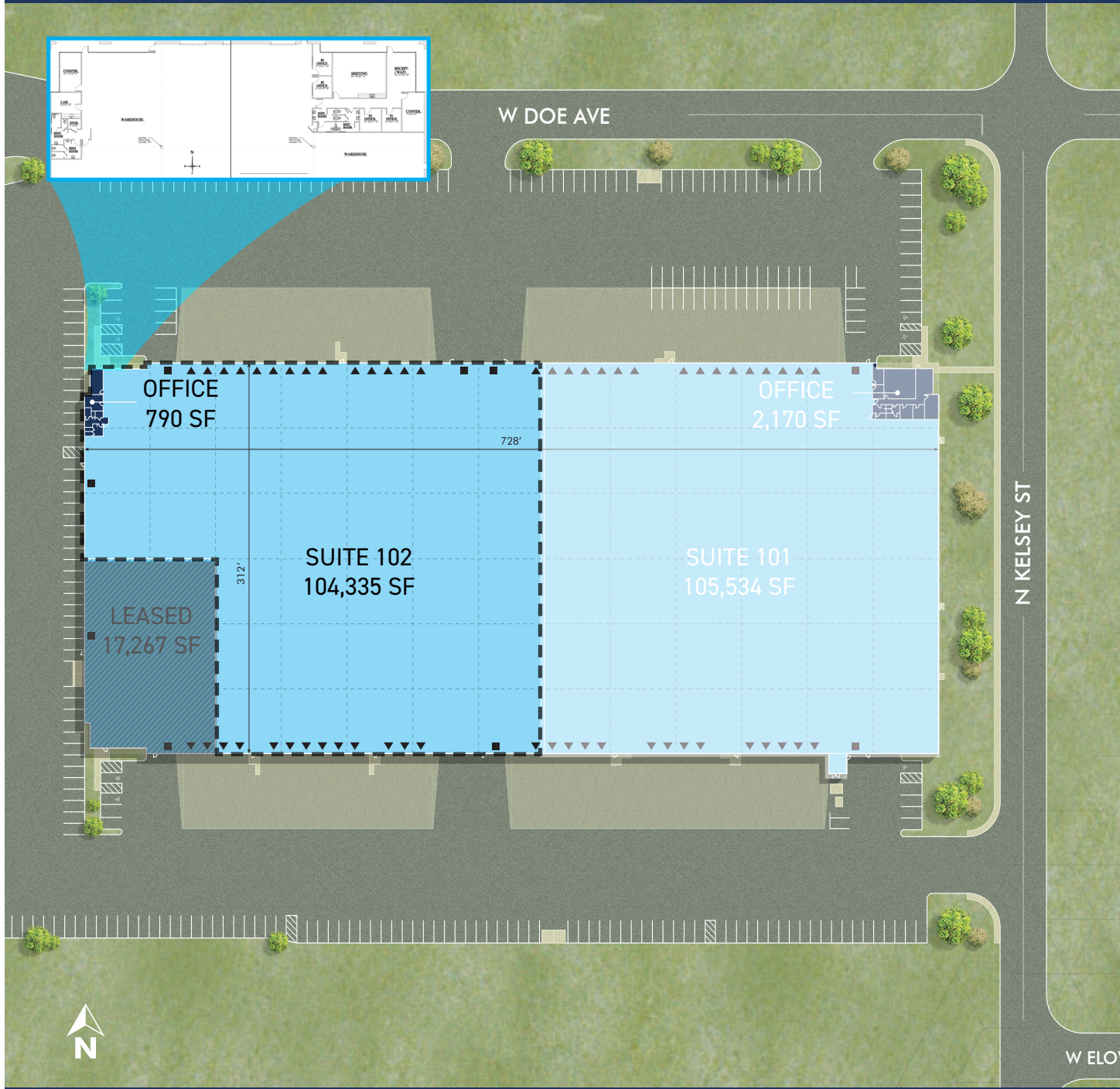
Total Suite SF	±105,534
Design	Cross Dock
Office	±2,170 SF
Clear Height	
Edge of building	33
In middle	39
Auto Stalls	244
Truck Court Depth	±150 Feet
Dock Doors	10
Make	Kelley-7X
Load	30,000
Ground Level Doors	2
Sprinkler: type, flow rate, and sprinkler head	K14.3 ¾ inch. 214 F Rated
Warehouse Slab	4 inch
Utilities	
Power	2,000 Amps - SoCal Edison
Gas	SoCal Edison
Internet/Data Provider	AT&T, Xfinity & Spectrum



Demising Plan

Suite 102

Total Suite SF	±104,335
Design	Cross Dock
Office	±790 SF
Clear Height	
Edge of building	33
In middle	39
Auto Stalls	244
Truck Court Depth	±150 Feet
Dock Doors	25
Make	Kelley-7X
Load	30,000
Ground Level Doors	2
Sprinkler: type, flow rate, and sprinkler head	K14.3 ¾ inch. 214 F Rated
Warehouse Slab	4 inch
Utilities	
Power	2,000 Amps - SoCal Edison
Gas	SoCal Edison
Internet/Data Provider	AT&T, Xfinity & Spectrum



Corporate Neighbors



LEGEND

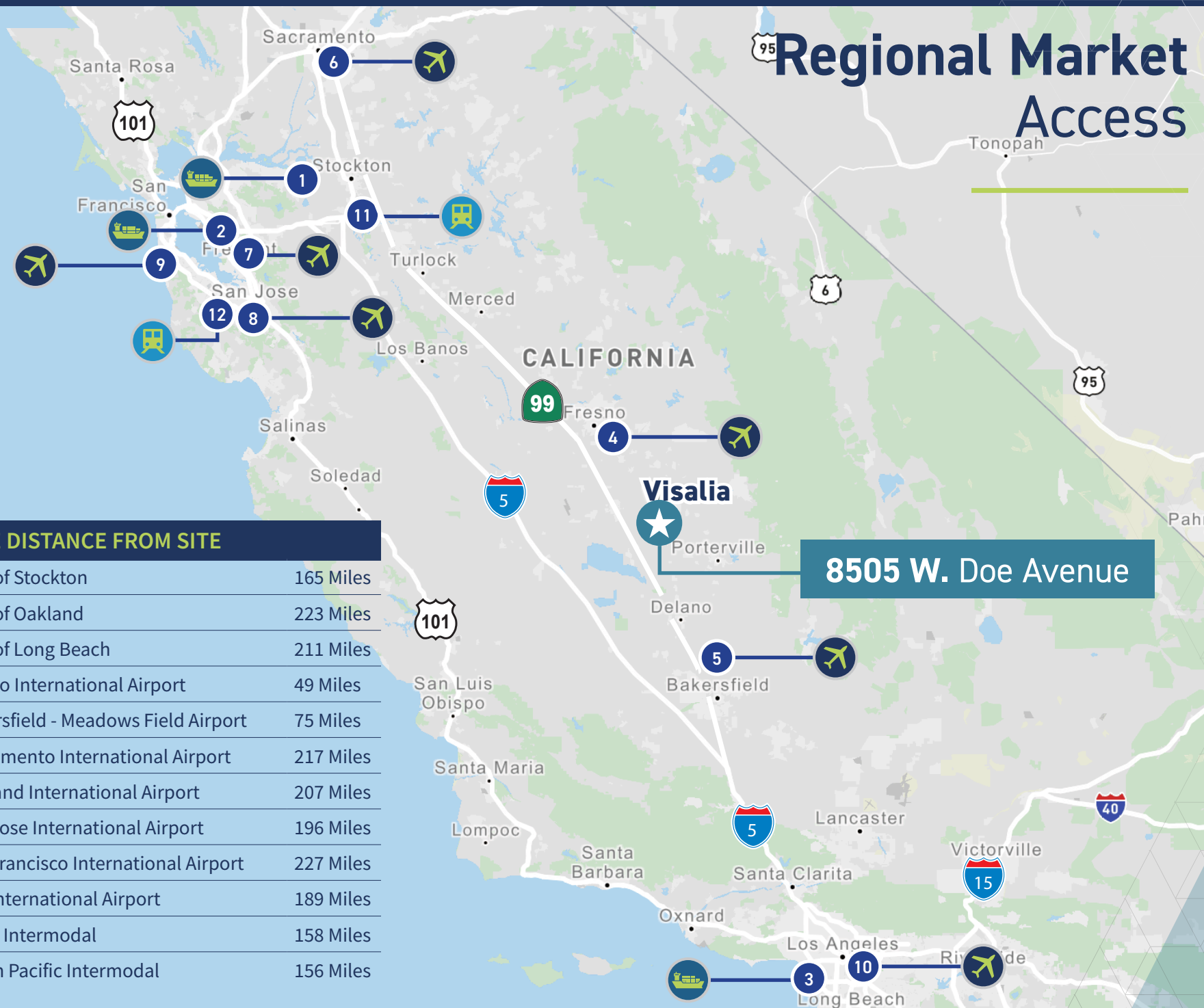
- 1 RR Donnelley
- 2 Hilti Distribution Center
- 3 VF Outdoor Distributor
- 4 OnTrac
- 5 International Paper Company
- 6 Ace Hardware
- 7 UPS Visalia HUB
- 8 Amazon FAT2
- 9 JDS Industries
- 10 Advanced Food Products
- 11 Jo-Ann Stores Distribution Center
- 12 Millpore Sigma
- 13 Sunrun
- 14 Bueno Beverage 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



Regional Market Access

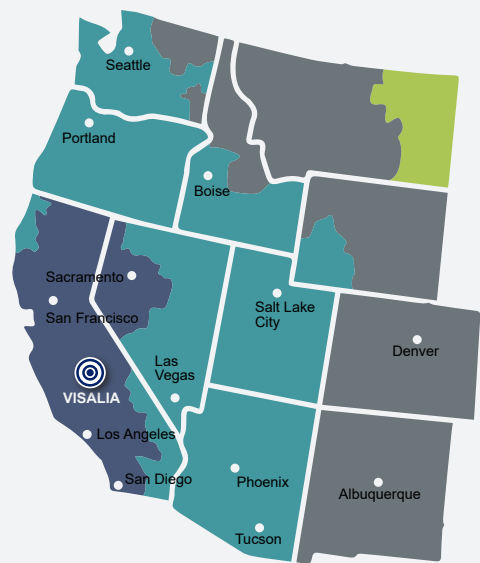
MILEAGE DISTANCE FROM SITE

1.	Port of Stockton	165 Miles
2.	Port of Oakland	223 Miles
3.	Port of Long Beach	211 Miles
4.	Fresno International Airport	49 Miles
5.	Bakersfield - Meadows Field Airport	75 Miles
6.	Sacramento International Airport	217 Miles
7.	Oakland International Airport	207 Miles
8.	San Jose International Airport	196 Miles
9.	San Francisco International Airport	227 Miles
10.	LAX International Airport	189 Miles
11.	BNSF Intermodal	158 Miles
12.	Union Pacific Intermodal	156 Miles

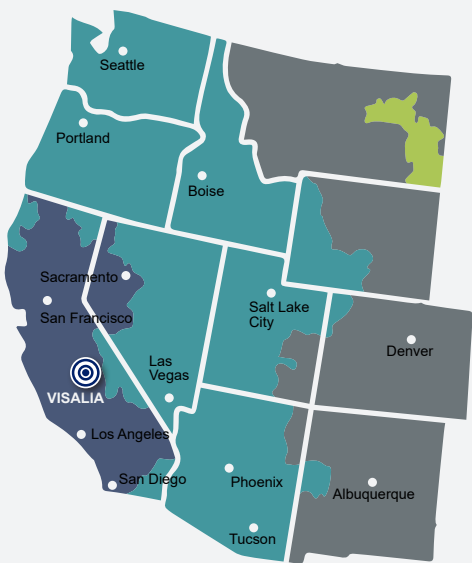


Ground Package Delivery Transit Days from Visalia

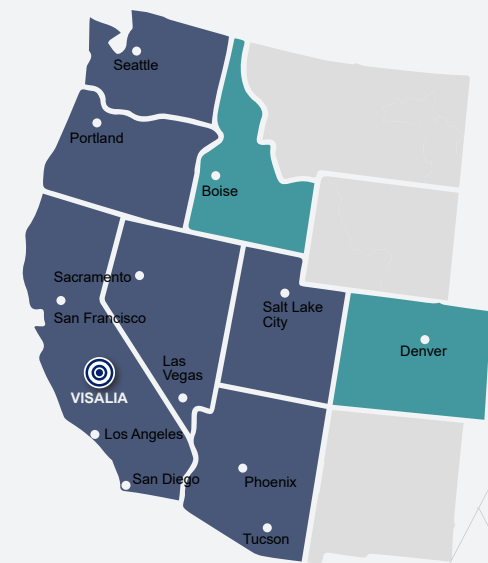
UPS



FedEx



OnTrac



City of Visalia Demographics

(2021 EST.)

- » **ACCESS TO 40 MILLION CUSTOMERS** WITH GUARANTEED ONE DAY SHIPPING
- » **NEW EMPLOYMENT OPPORTUNITIES**
EMPLOYMENT PROGRAM (NEO) WAGE REIMBURSEMENT
 - WEEK 1-13 – 100%
 - WEEK 14-26 – 75%
 - WEEK 27-39 – 50%
 - WEEK 40-52 – 25%
- » **MANUFACTURING**
47,297 JOBS – 3.3% INCREASE OVER THE LAST 5 YEARS
- » **TRANSPORTATION AND WAREHOUSING**
 - 27% INCREASE OVER THE LAST 5 YEARS
- » **PG&E ECONOMIC DEVELOPMENT RATE (EDR)**
OFFERS 25% ENHANCED RATE REDUCTION ON MONTHLY ELECTRICITY COST.

VISALIA



39,042

TOTAL BUSINESSES
WITHIN 40-MILE RADIUS

4%

VISALIA MSA % GROWTH
(2018-2028)

29.7%

TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2018-2028)

33%

OF EMPLOYEES WORK IN "BLUE COLLAR"
JOBS WITHIN 40-MILE RADIUS

WITHIN 40-MILE RADIUS



1,395,349

CURRENT
POPULATION



\$74,922

MEDIAN
NET WORTH



7.3%

UNEMPLOYMENT
RATE



24.4%

COLLEGE
GRADUATES



31.0

MEDIAN AGE OF
POPULATION



899,362

VISALIA MSA TOTAL
LABOR FORCE



VISALIA AREA ADVANTAGES

- » Fresno International Airport (42 miles away)
- » Fresno State University (40,000 Students)
- » Reach more than 95 million consumers overnight
- » Access 90% of CA Population, and 14% of U.S. Populations within a 300-mile radius
- » Hour away from Yosemite, the Central Coast and other California locations



DISTANCE TO MAJOR MARKETS (MILES)

- | | |
|------------------------|------------------------|
| » Silicon Valley – 197 | » Las Vegas – 360 |
| » Sacramento – 207 | » Phoenix – 555 |
| » Los Angeles – 184 | » Portland – 786 |
| » Reno – 336 | » Salt Lake City – 778 |
| » San Diego – 304 | » Seattle – 959 |



LINK TO YOUR WEST COAST SUPPLY CHAIN (MILES)

- » Distance to Deep Water Ports:
 - Stockton – 163
 - Oakland – 212
 - LA/Long Beach – 210

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the
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company™

CBRE

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