

8505 W. Doe Avenue

VISALIA | CA

±209,664 SF

AVAILABLE FOR LEASE/ SALE

READY FOR IMMEDIATE OCCUPANCY!



BROKER CONTACT INFO:

DANIEL DAVIS, SIOR, CCIM

Senior Vice President

dt.davis@cbre.com

+1 209 476 2941

Lic. 01964386

THOMAS DAVIS, SIOR

Vice Chairman

td.davis@cbre.com

+1 209 476 2940

Lic. 00880761

RYAN DAVIS

Associate

ryan.davis1@cbre.com

+1 209 476 2995

Lic. 02167375

MATTHEW GRAHAM

President | Graham & Associates

matt@mdgre.com

+1 559 754 3020

Lic. 01804235

the
Wonderful
company™

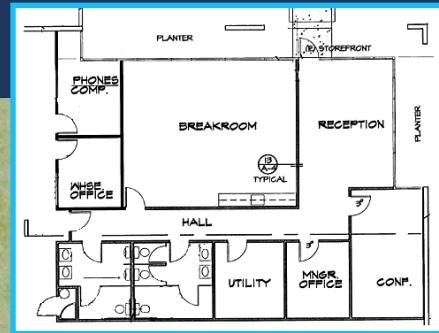
CBRE

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	35
Make	Kelley-7X
Load	30,000
Ground Level Doors	4
Sprinkler: type, flow rate, and sprinkler head	K14.3 3/4 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

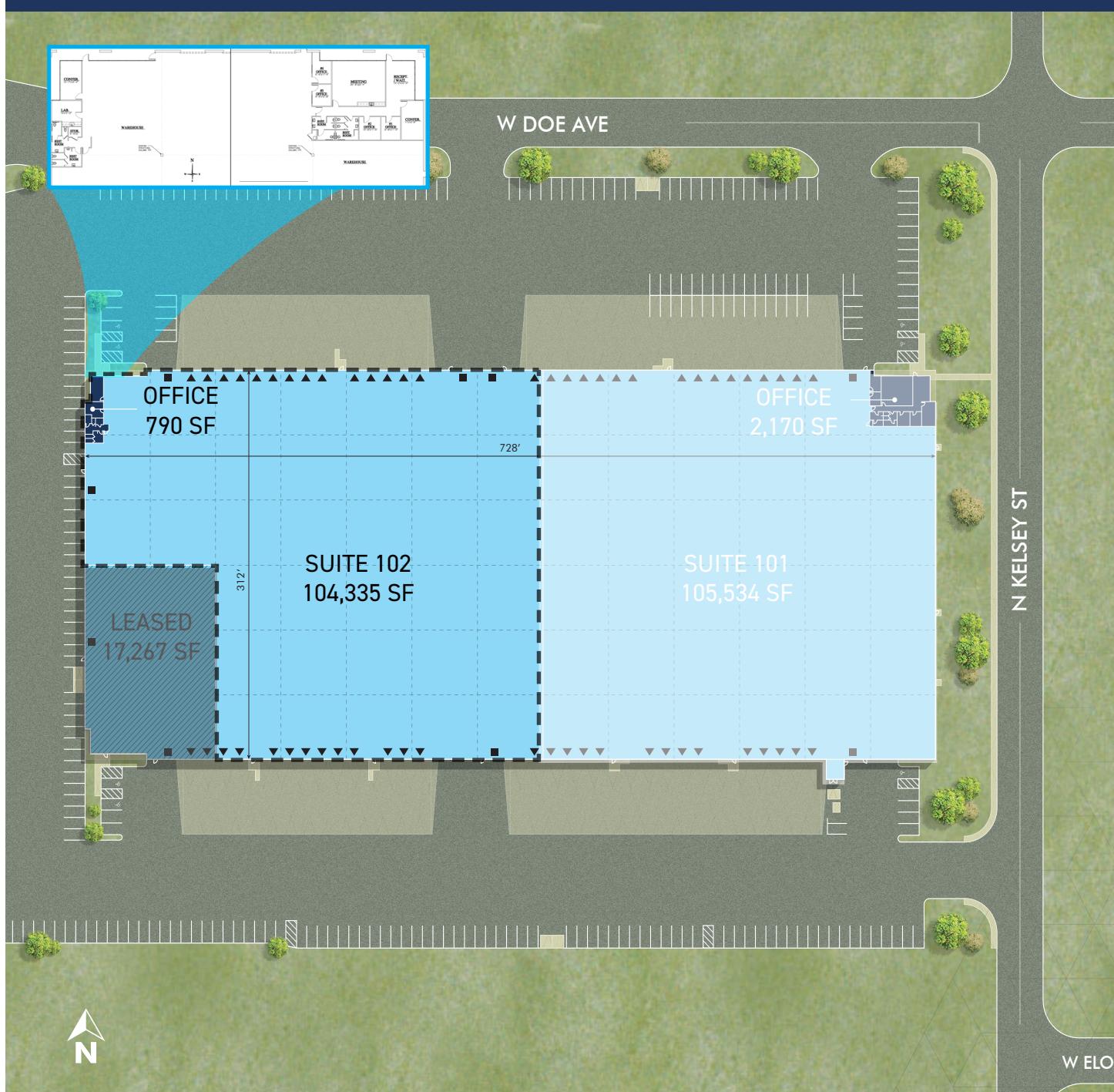
Total Suite SF	±105,534
Design	Cross Dock
Office	±2,170 SF
Clear Height	
Edge of building	33
In middle	39
Auto Stalls	244
Truck Court Depth	±150 Feet
Dock Doors	10
Make	Kelley-7X
Load	30,000
Ground Level Doors	2
Sprinkler: type, flow rate, and sprinkler head	K14.3 3/4 inch. 214 F Rated
Warehouse Slab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



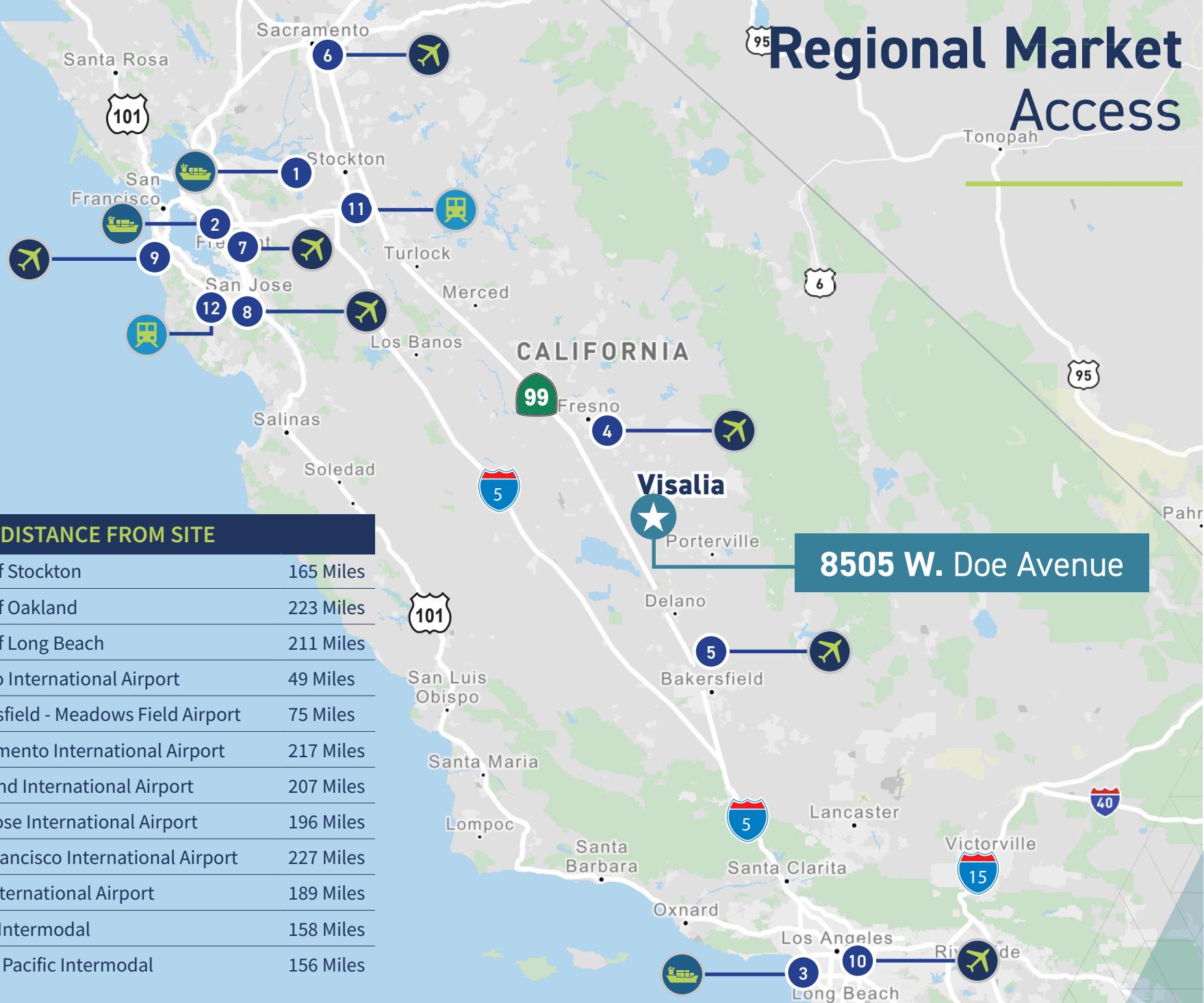
Corporate Neighbors



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

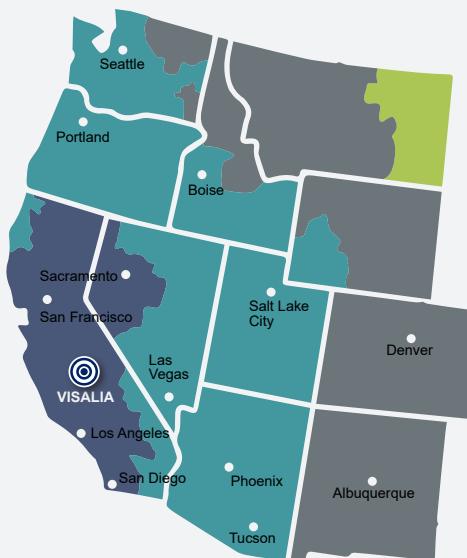
Regional Market Access



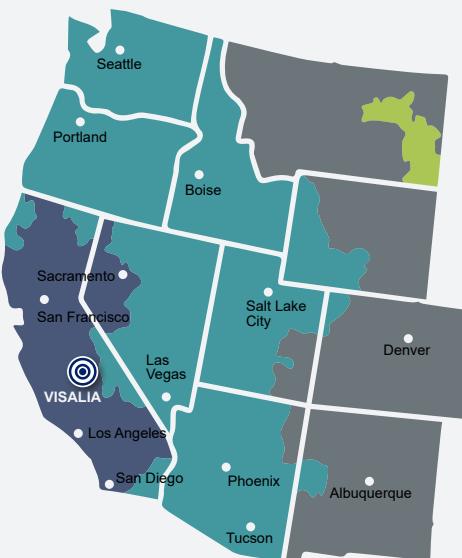
Ground Package Delivery

Transit Days from Visalia

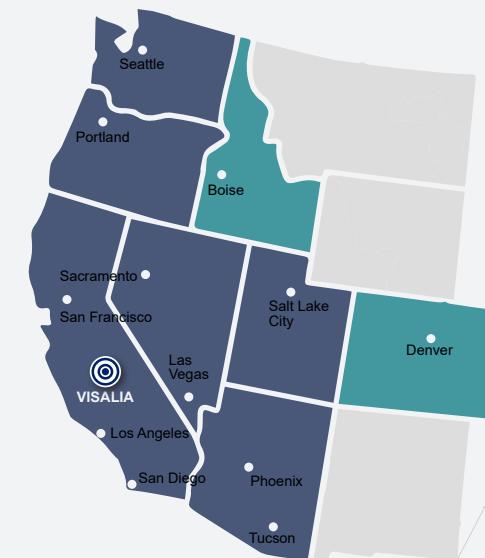
UPS



FedEx



OnTrac



1

2

3

4

TRANSIT DAYS

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

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



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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Senior Vice President

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+1 209 476 2941

Lic. 01964386

THOMAS DAVIS, SIOR

Vice Chairman

td.davis@cbre.com

+1 209 476 2940

Lic. 00880761

RYAN DAVIS

Associate

Ryan.davis1@cbre.com

+1 209 476 2995

Lic. 02167375

MATTHEW GRAHAM

President | Graham & Associates

Matt@mdgre.com

+1 559 754 3020

Lic. 01804235

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company™

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GRAHAM | & ASSOCIATES

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