

## INDUSTRIAL FOR LEASE

### (3) WAREHOUSE SPACES AVAILABLE IN HANFORD, CA

13400 Hanford Armona Rd, Hanford, CA 93230



Lease Rate

**\$0.39 - 0.45  
SF/MONTH**

#### OFFERING SUMMARY

Building Size:	104,325 SF
Available SF:	10,000 - 14,000 SF
Lot Size:	11.9 Acres
Zoning:	Commercial
Market:	Hanford-Armona
Submarket:	Armona/CA-198 Commercial
APN:	017-110-016

#### PROPERTY HIGHLIGHTS

- ±10000, 14000, or 18500 SF Clear-Span Space Available in Hanford, CA
- Heavy Power, Fully Paved Lot, Private Rear Access
- Insulated Warehouse w/ Evaporative Cooler & Reznor Heaters
- Existing Office w/ Private Restroom | Clear Height 14'
- Ground Level & Dock High Doors | Functional Warehouse Spaces
- Flexible Zoning That Allows Many Uses | Well Located Industrial Building
- Clean & Quite CA-198 Location - Semi Access Available
- Fully Insulated w/ Skylights & Fire Sprinklers Throughout
- Excellent Access To All Major Freeways
- Well Maintained Building | Semi Trailer Parking On-Site
- Easy Truck Access - Highway 198 Access to I-5 and CA-41, 46, 99, 198
- Heavy Power Service - Heavy Duty Concrete - Multiple Truck Docks

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#### PROPERTY DESCRIPTION

±10000, 14000, or 18500 SF of warehouse space available in Hanford, CA. Space #106 of ±10,000 SF (80' x 125') offers (1) 8' x 11' roll up door, 10' x 12" dock door, and a rear fenced yard, space #107 of ±18,500 SF (80' x 225') consists of a ±1,000 SF (40' x 25') office space, (1) roll up door, & private restrooms within the ±11.9 AC Industrial complex. The concrete tilt up building is fully insulated, offers fire sprinklers, lighting throughout, skylights, reznor heater, multiple coolers, 12' height at the eave, 14' clear height, 20' building height, and nearby restroom access (a private one can be built). Freestanding industrial warehouse building with heavy power and a secure fully fenced private yard. Spaces feature separate coolers, heaters, and are all separately metered. The space offers (1) 12x12 roll up door, (1) loading dock, & 480 volt 3 phase power service. The yard has been improved with concrete & asphalt. The site offers ample loading area with semi access & parking.

#### LOCATION DESCRIPTION

Property is located north of Hanford Armona Rd, east of Oak Ave, south of 6th St and west of 13th Ave. Hanford, California, in Kings county, is 19 miles W of Visalia, California (center to center) and 29 miles S of Fresno, California. The city is situated in the south central portion of the San Joaquin Valley and is regarded as a prominent commercial and cultural center for the region. The cities Amtrak station provides service to Sacramento and the San Francisco Bay Area. Nearby cities & towns include Corcoran, Kingsburg, Lemoore, Parlier, Selma, Tulare, & many more!



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#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
13400 Hanford Armona Rd #106	Available	10,000 SF	Modified Gross	\$0.39 SF/month
13400 Hanford Armona Rd #105	Available	14,000 SF	Modified Gross	\$0.45 SF/month

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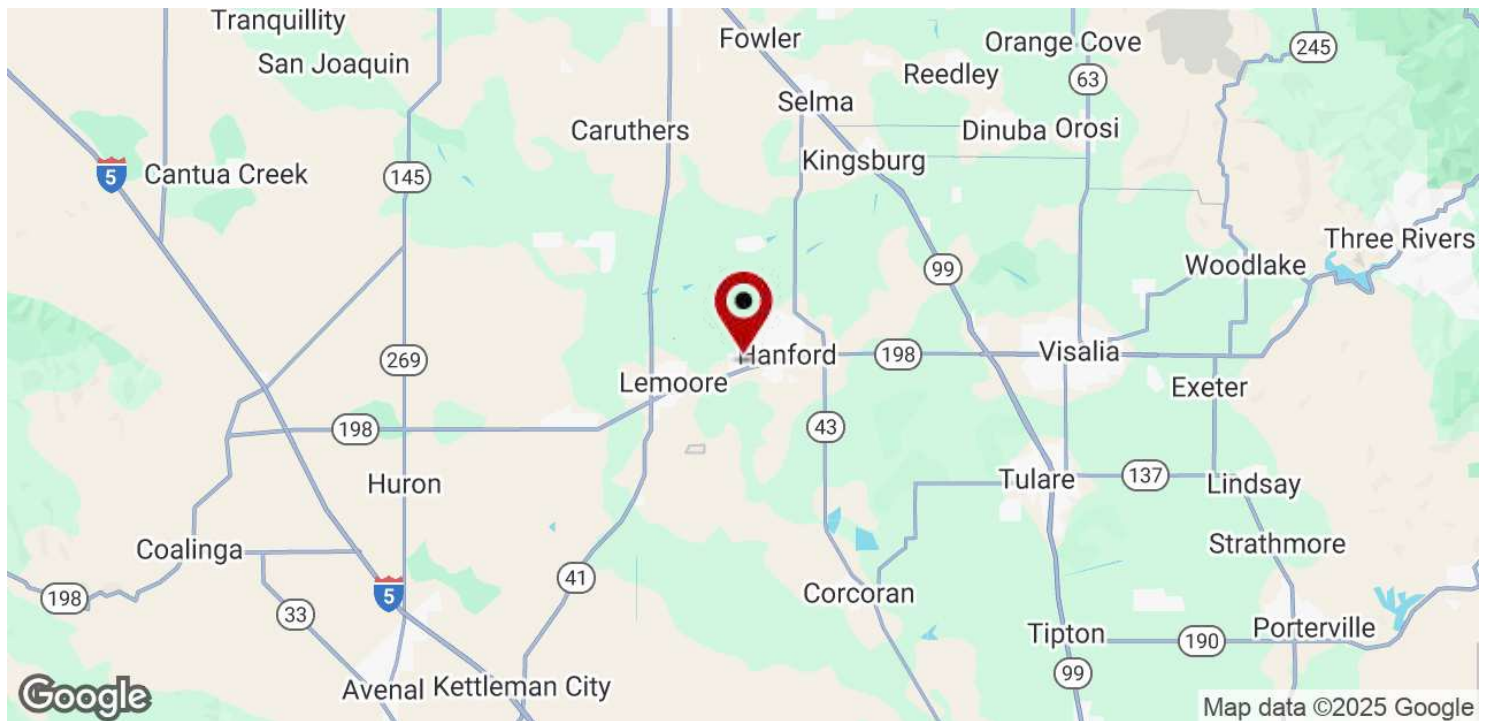
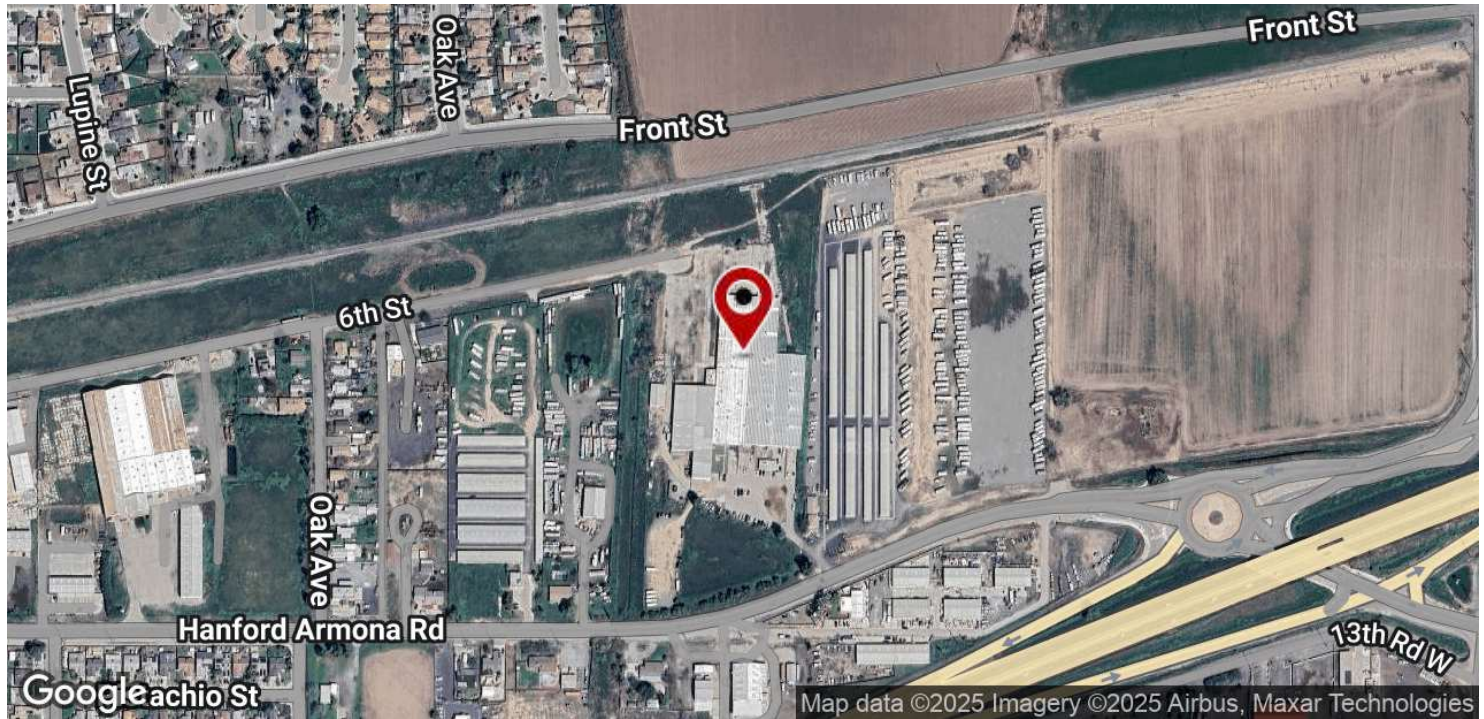


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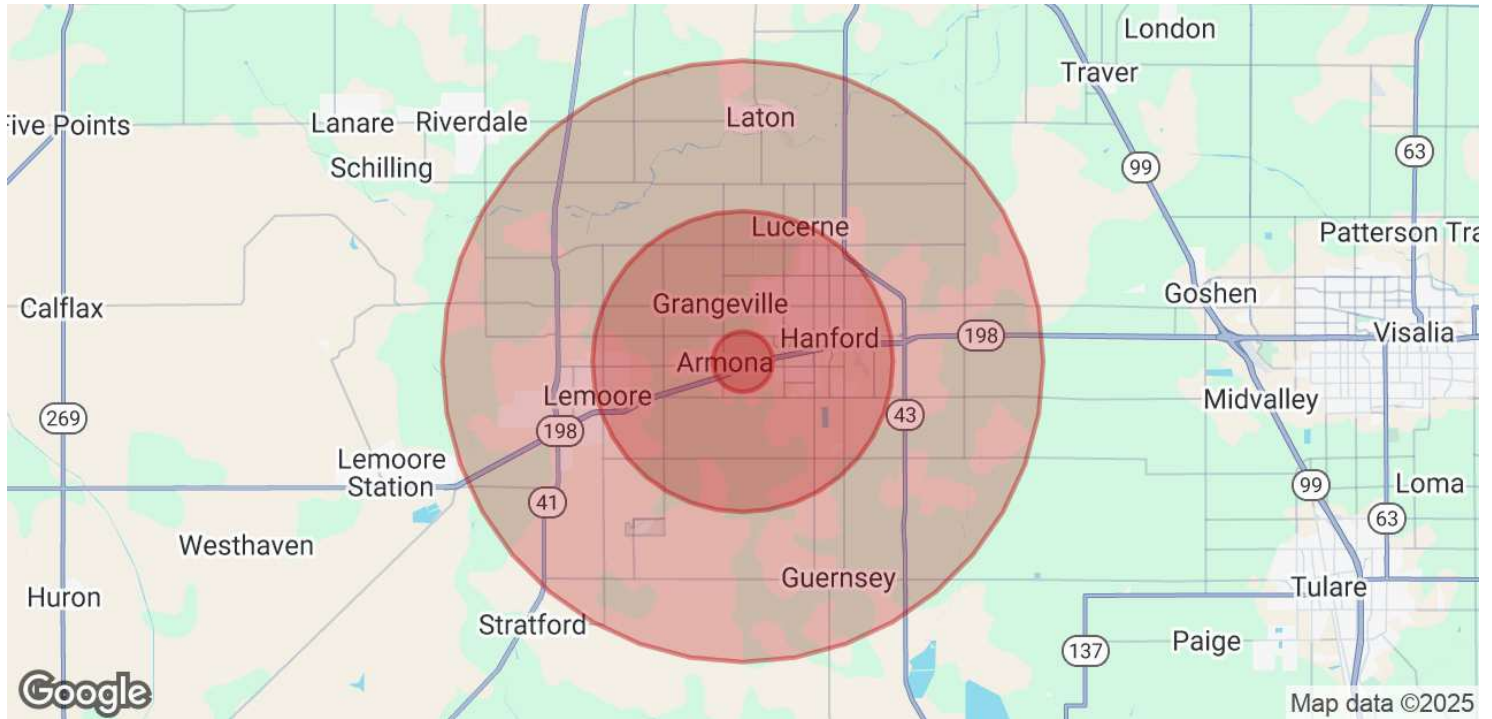
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,487	65,470	98,079
Average Age	31.6	32.0	33.0
Average Age (Male)	31.8	32.2	33.3
Average Age (Female)	31.7	31.6	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	719	20,702	31,284
# of Persons per HH	3.5	3.2	3.1
Average HH Income	\$61,563	\$65,143	\$65,179
Average House Value		\$220,531	\$239,148
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	47.0%	43.7%	42.5%

2020 American Community Survey (ACS)

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