

8505 W. Doe Avenue

VISALIA | CA

±209,664 SF
AVAILABLE FOR LEASE
READY FOR IMMEDIATE OCCUPANCY!



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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
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Dock Doors	35
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Make	Kelley-7X
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Load	30,000
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Ground Level Doors	4
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Sprinkler: type, flow rate, and sprinkler head	K14.3 ¾ inch. 214 F Rated
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Warehouse Slab	4 inch
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Utilities

Power	2,000 Amps - SoCal Edison
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Gas	SoCal Edison
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Internet/Data Provider	AT&T, Xfinity & Spectrum
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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

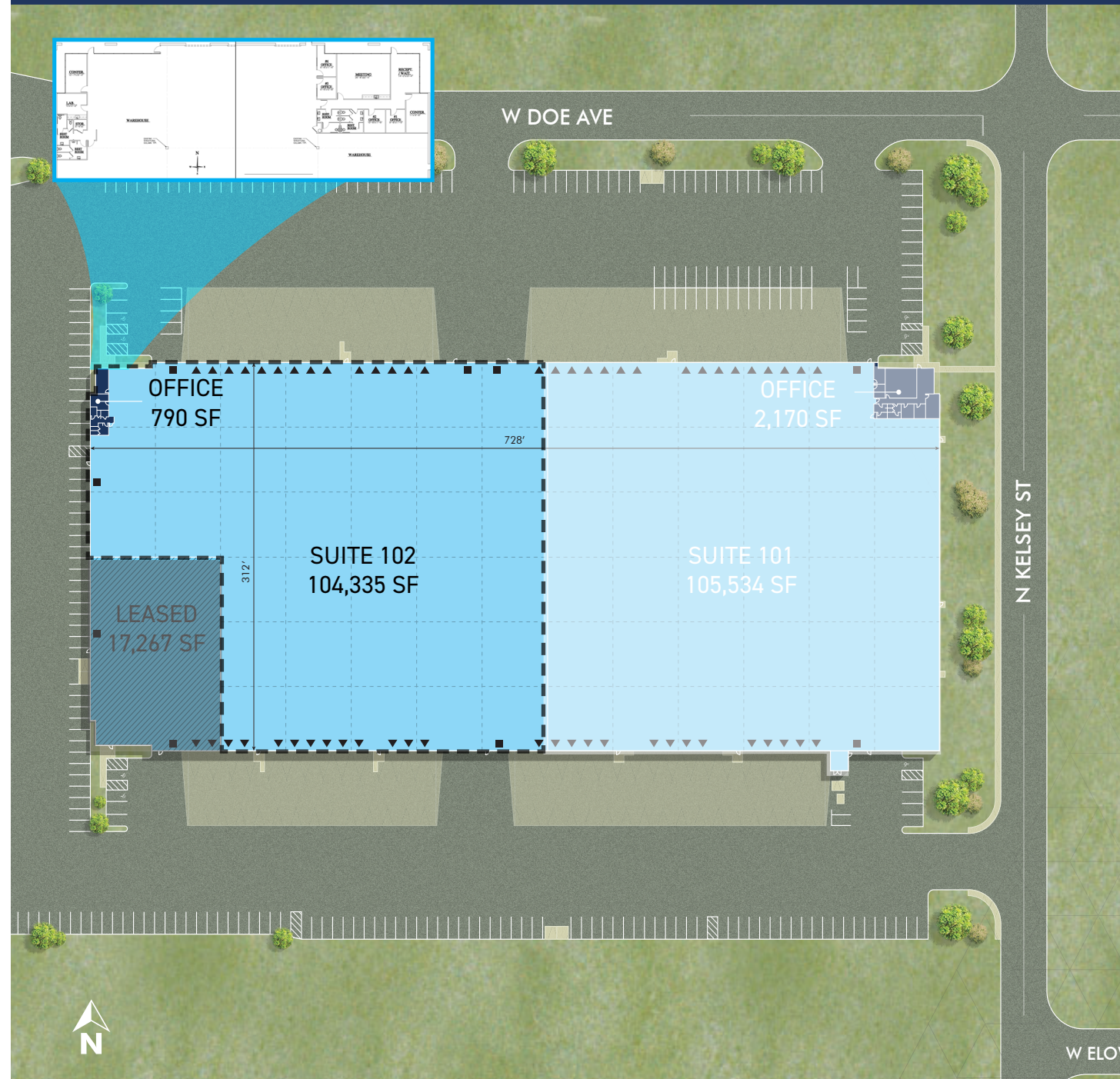
Warehouse Slab 4 inch

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



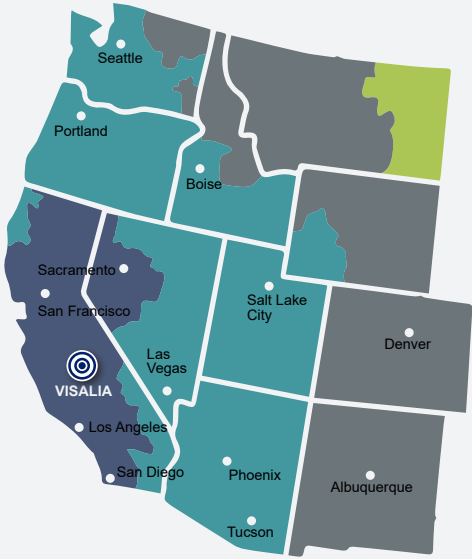
MILEAGE DISTANCE FROM SITE

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

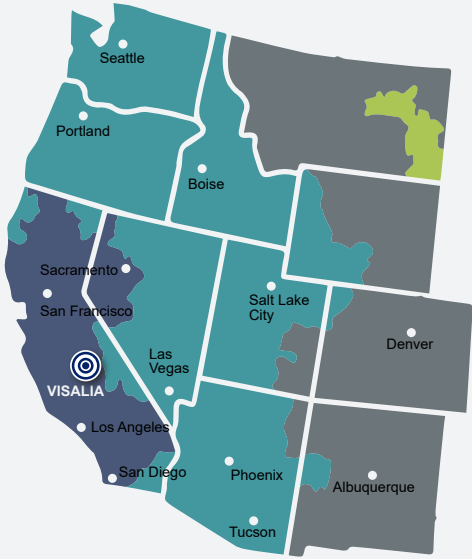
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Ground Package Delivery Transit Days from Visalia

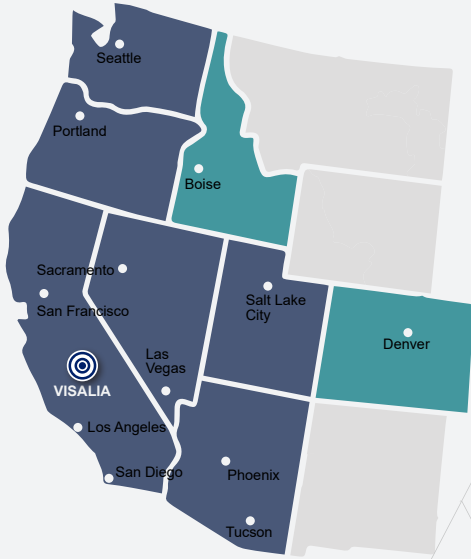
UPS



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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GRAHAM | & ASSOCIATES

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