

# 2500 N. PLAZA DRIVE VISALIA, CA



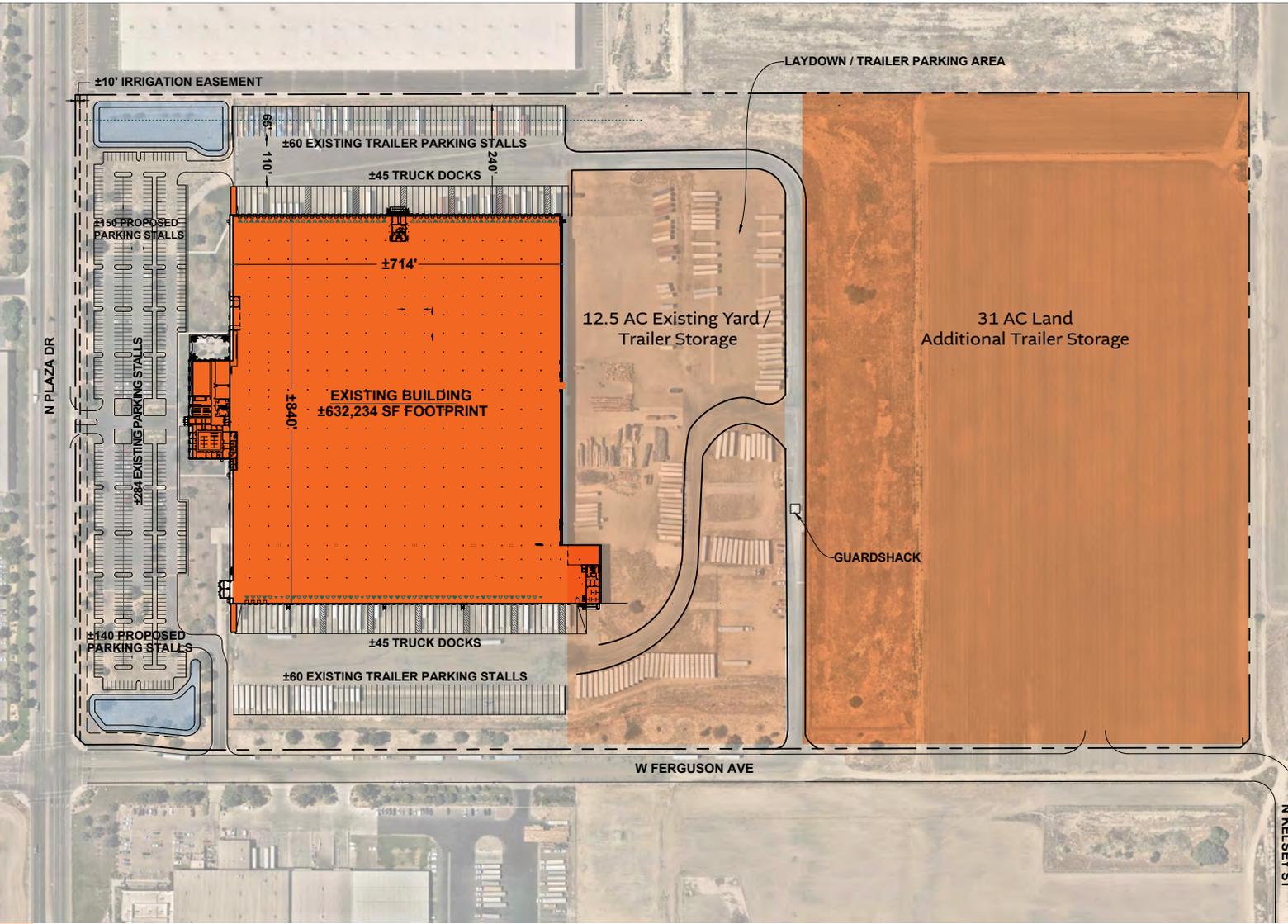
**FOR LEASE ±632,234 SF INDUSTRIAL OPPORTUNITY**

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

# 2500 N. PLAZA DRIVE

**±83 AC Site, 632,234 SF Industrial Building**  
with expansion options up to 1.25M SF

 Available



Just 3 miles to  
HWY 99



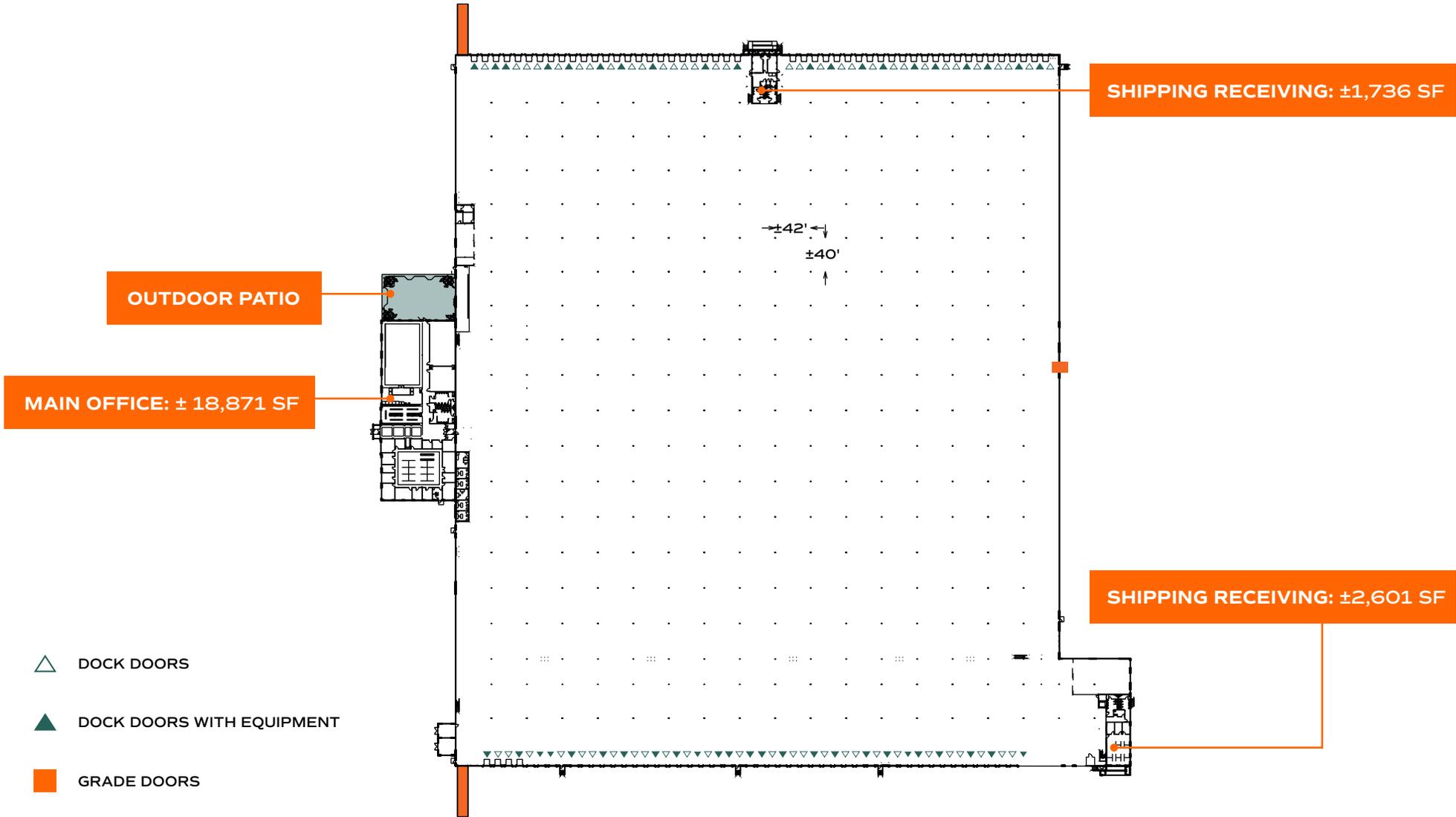
Divisible to  
±158,000 SF



The location  
provides businesses  
with access to  
over 40 million  
customers with  
next-day ground  
shipping.

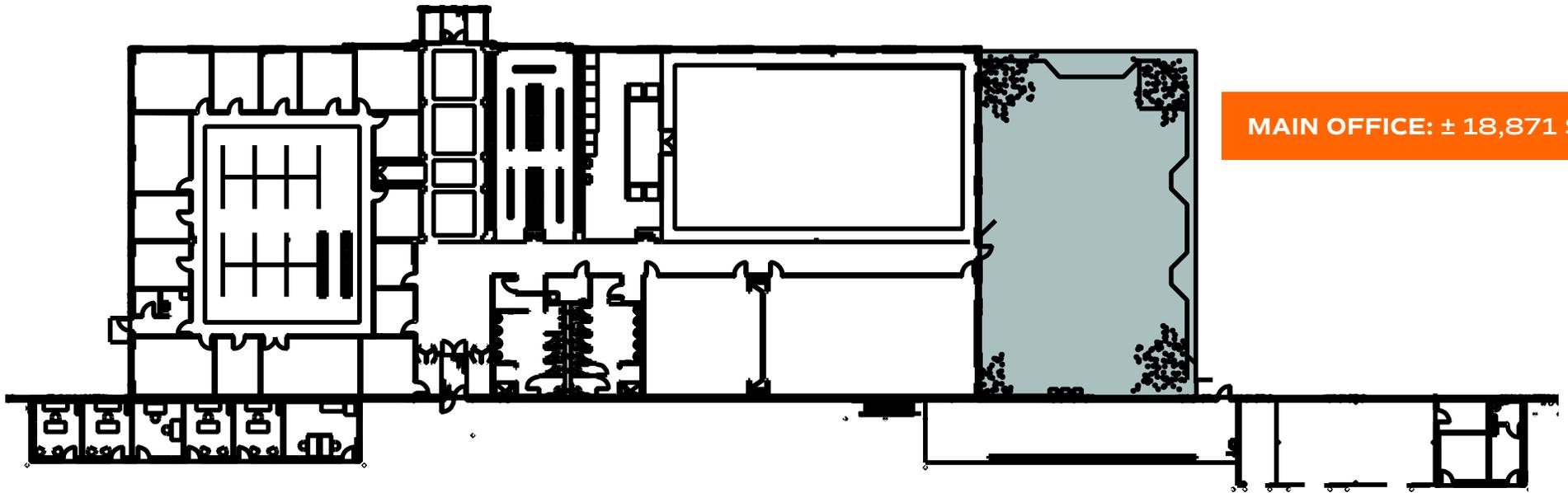
# 2500 N. PLAZA DRIVE

±632,234 SF



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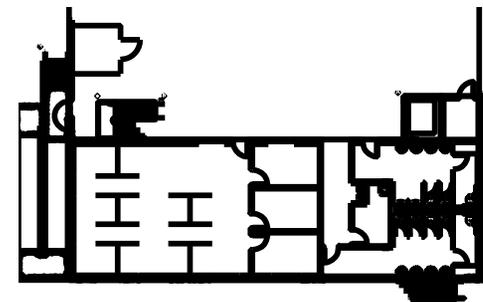
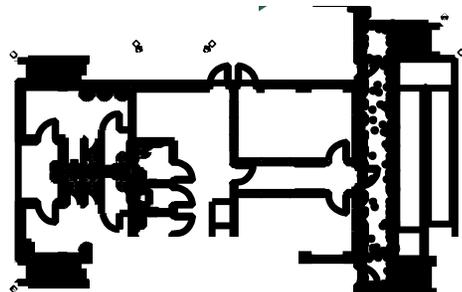
±632,234 SF



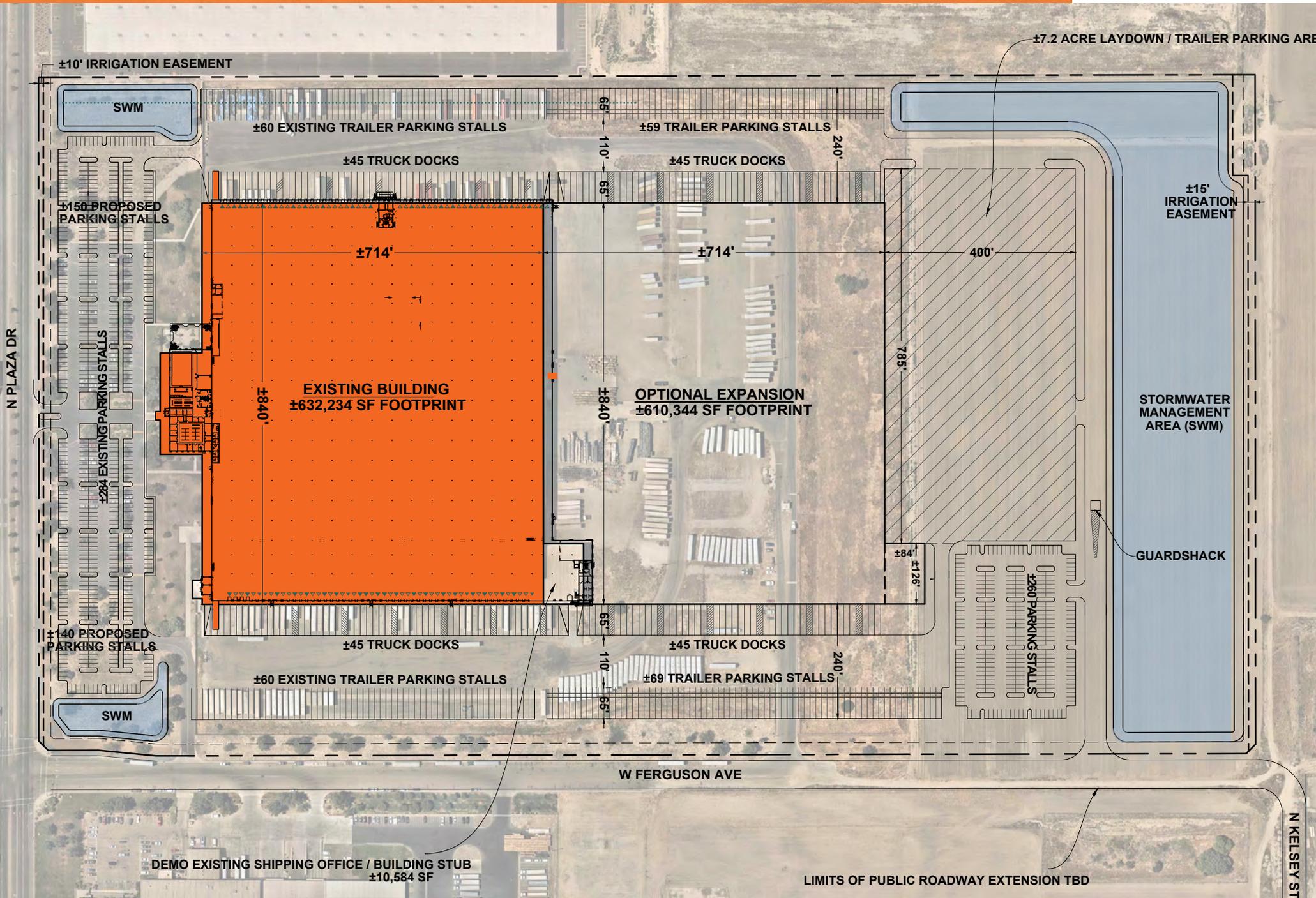
MAIN OFFICE: ± 18,871 SF

SHIPPING RECEIVING NORTH SIDE: ±1,736 SF

SHIPPING RECEIVING SE CORNER: ±2,601 SF



# 2500 N. PLAZA DRIVE (EXPANSION OPTION)



# BUILDING SPECIFICATIONS

±632,234 SF

## Building Size

±632,234 SF (expandable)

## Building Dimensions

±714' x ±840'

## Divisible to

±158,000 SF

## Office Size

±23,208 SF total

## Loading

Cross-Dock

## Dock-High Doors

102 (9' x 8')

## Dock Equipment

53 - hydraulic pit levelers, seals, restraints, and fan/light combos. 48 - edge of dock levelers, seals, and fan/light combos

## Grade Level Doors

3 (16' x 12')

## Clear Height

±36'

## Column Spacing

±40' x ±42' (typical)

## Yard

Fully fenced guard house with HVAC, restroom, and swinging gate

## Truck Court

±240'

## Trailer Parking

120 spaces (±35 AC additional land for yard or trailer storage)

## Warehouse Slab

±6 1/2" thick concrete slab on grade (±4,000psi) with steel fiber reinforcement; all slab joints sealed

## Fire suppression

ESFR

## Climate-controlled warehouse

with 32 x 18,000CFM evap coolers

## Skylights

Wall sidelight windows above loading docks

## Power

±4,600 amps @ 480v, 3-phase

## Auto Parking

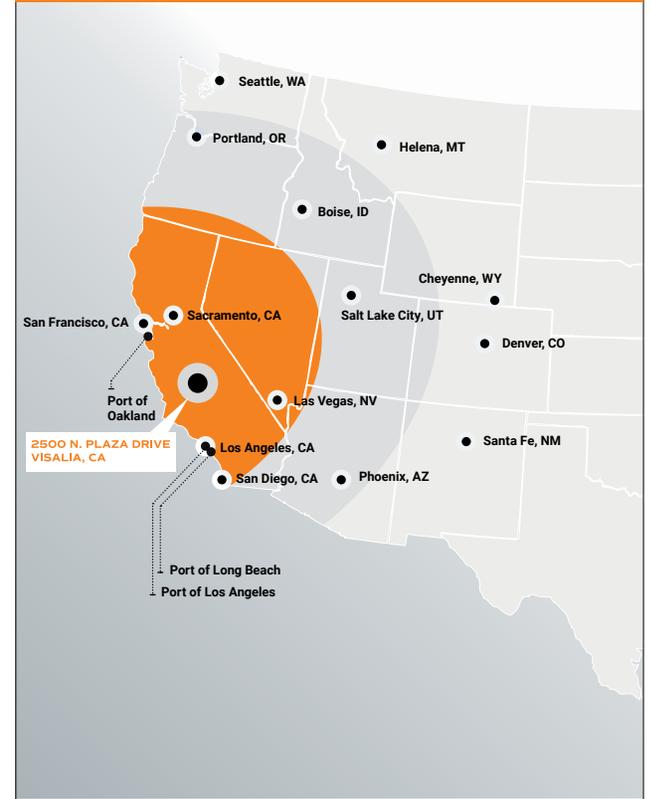
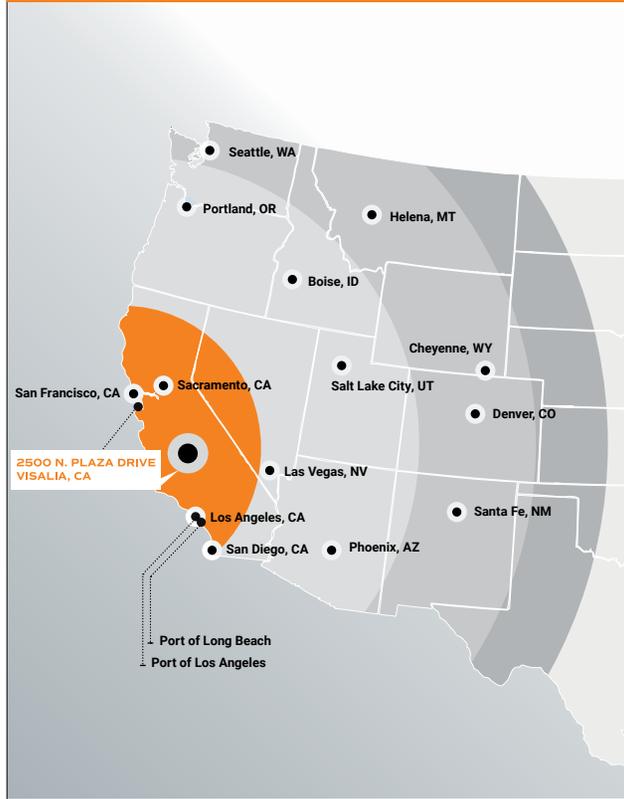
±287 spaces

## Construction

2001



# GROUND PACKAGE DELIVERY TIMES



TRANSIT DAYS FROM 2500 N. PLAZA DRIVE

1

2

3

4

# ACCESS TO THE WEST COAST



## TO RAIL

## MILES

Union Pacific Intermodal (Lathrop)	152
BNSF Intermodal (Stockton)	157
BNSF Intermodal (Los Angeles)	191



## TO PORTS

## MILES

Port Of Stockton	165
Port of Oakland	210
Port of Los Angeles	210
Port of Long Beach	211
Port Of Seattle	958

## TO CITIES

## MILES

Visalia	7
Fresno	37
Bakersfield	75
Turlock	116
Modesto	130
Tracy	159
San Jose	185
Los Angeles	186
Sacramento	205
San Francisco	222
Reno	334
Las Vegas	362
Phoenix	569
Salt Lake City	780
Portland	784

# CORPORATE NEIGHBORS



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REAL  
ESTATE

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