

SHELL COMPLETE - READY FOR OCCUPANCY

AVAILABLE FOR LEASE

30152 Road 84
Visalia, California

For information, please contact:

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Developed & Managed by:
G3 Development Company

WAREHOUSE DISTRIBUTION

PROPERTY INFORMATION

Total Building Size:	310,030± SF
Lot Size:	15.15± acres
Lease Rate:	Contact Agent
APN's:	081-033-077
Zoning:	Industrial
Year Built:	Shell Completed, May 2025
Ceiling Height:	36'

Electrical:	4,000 AMPS/480V
Drive-in Doors:	Four (4)
Dock High Doors:	Forty-six (46)
Construction Type:	Concrete tilt-wall
Sprinklers:	ESFR
Utilities:	Electric and gas (<i>Southern Cal Edison</i>), water (<i>The Water Co.</i>), sewer (<i>City of Visalia</i>)
Parking:	Ample, on-site. Over 380 parking stalls.

PROPERTY DESCRIPTION

New, 310,030± SF Class "A" logistics building in Visalia, CA. The building is designed for tenants requiring state-of-the art functionality and features. The site and building design allows for over 300 parking stalls, 46 dock positions and 4 grade-level/drive-in doors. The building features 36' clear height, ESFR sprinklers, 54' x 58' typical column spacing, 4000+ AMPS/480V electrical service, natural gas to the building and office area to suit. Landlord will consider adding solar to rooftop.

LOCATION DESCRIPTION

The property is located in the highly desirable industrial, office and commercial park near HWY 198 and Plaza Drive in Visalia, CA. The development is near 7M+ SF new logistics projects, including two new Amazon fulfillment centers, a new UPS regional sort and distribution hub and Tru Value's new 1M± SF regional distribution center. Property is located on Kelsey Road (*also called Road 84*) between Hurley Avenue and Goshen Avenue. Access to the property is via HWY 198 and Plaza Dr. interchange, which is less than one mile from HWY 99.

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Site Photos *(Images shot on 02/21/25)*



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Southern Elevation *(Images shot on 02/21/25)*



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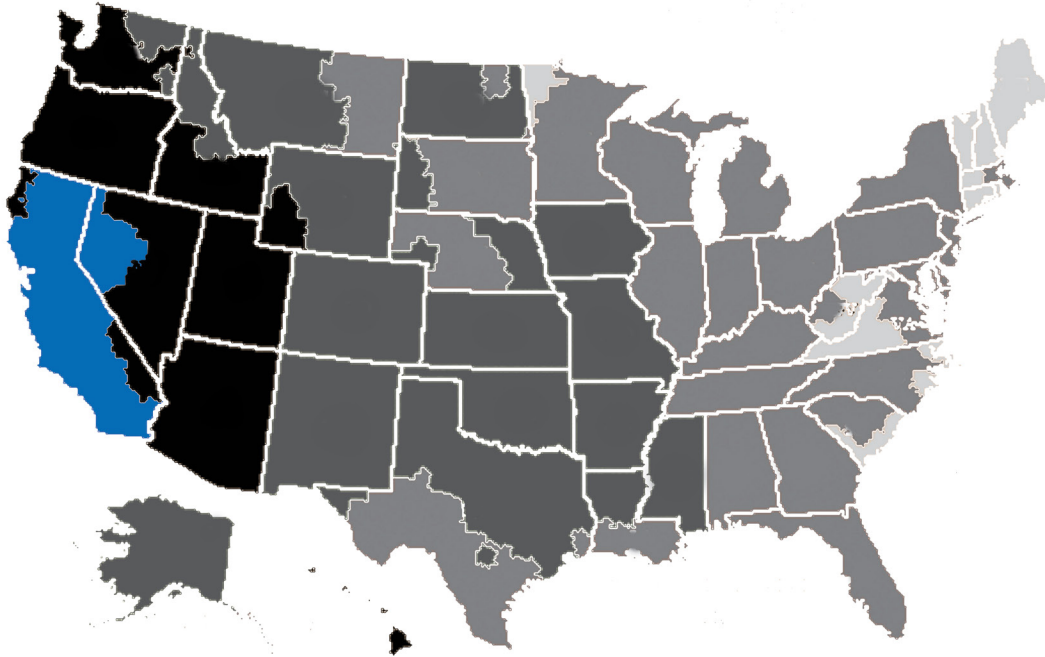
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WAREHOUSE DISTRIBUTION

UPS Ground Map



TRANSIT DAYS

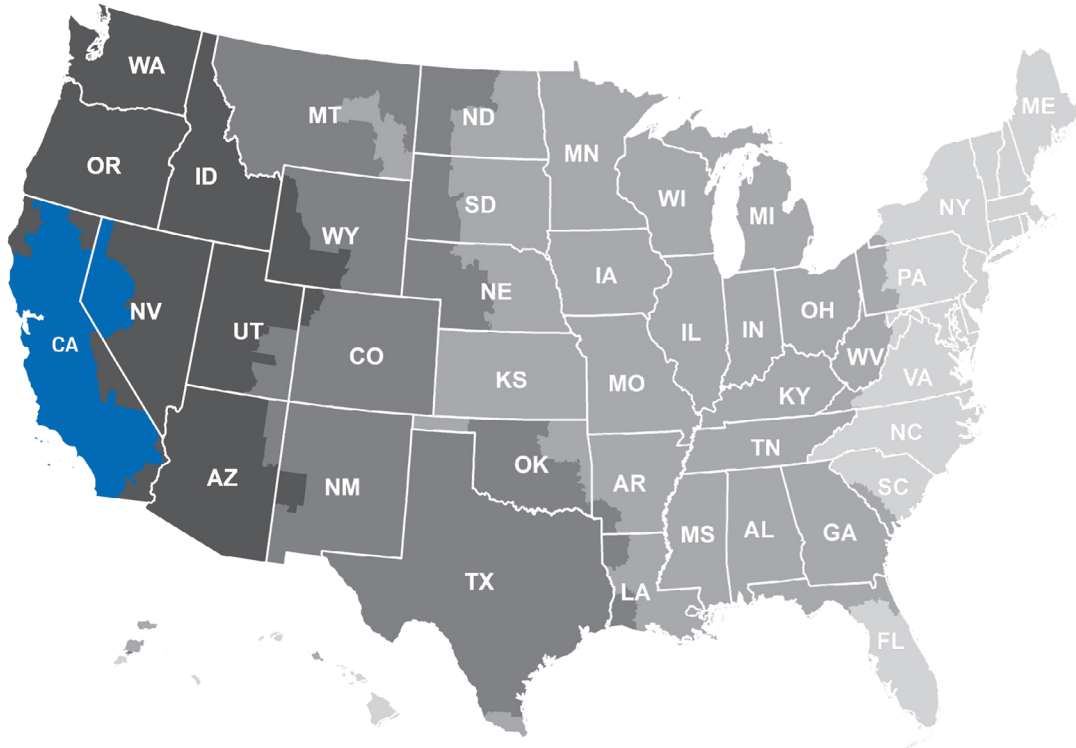
1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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- *Reach Virtually All of California Via Overnight Ground Service*

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

WAREHOUSE DISTRIBUTION

FedEx Ground Map



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FedEx Ground offers overnight delivery via ground service to over 98% of California's population. Additionally, over 60,000,000 people in the western US are reachable within two-days by ground service.

VISALIA MAP



NEARBY INDUSTRIAL USERS

1. RR Donnelley
2. Hilti Distribution Center
3. VF Outdoor Distributor
4. OnTrac
5. International Paper Company
6. Pacific Stihl
7. UPS Visalia HUB
8. Amazon FAT2
9. JDS Industries
10. Advanced Food Products
11. Jo-Ann Stores Distribution Center
12. MillporeSigma
13. Sunrun
14. Bueno Beverage Company
15. Peninsula Packaging
16. Farwestdistributors
17. California Dairies Inc.
18. Tucker Rocky
19. Graphic Packaging International
20. Frito-Lay
21. Pregis Corporation
22. Fruit Growers Supply
23. Electric Motor & Supply
24. Sunrise Labs
25. BlueScope Buildings
26. Kaweener
27. FleetPride Distributor Center
28. Nammour's Inc.
29. Diamond Perforated Metals
30. Serpa Packaging Solutions
31. International Paper
32. Heiland Electronics
33. NDS
34. Far West Distribution
35. Pacific Southwest Container