

**AVAILABLE FOR SUB-LEASE**  
**CLASS A DISTRIBUTION WAREHOUSE**

**2247 N. PLAZA DRIVE**

VISALIA, CA

*For information, please contact:*

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**ZEEB**  
**PEARSON COMMERCIAL**

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**2247 N. PLAZA DRIVE**  
VISALIA, CA

**PROPERTY  
INFORMATION**

**Total Building Size:** 154,001 ± SF (entire building available)

**Space Available:** Suite A: 118,813 ± SF  
Suite B: 35,188 ± SF  
154,001 ± SF\*

*\*Can be leased together or separately*

**Asking Rent:** \$78,194 / month NNN

**Rental Rate:** \$0.508 / SF- NNN

**Parcel Size:** 9.4 ± acres

**Coverage:** 37.6%

**APN:** 077-360-014

**Zoning:** Heavy Industrial

**Year Built:** 2004

**Construction Type:** Concrete tilt-up

**Clear Height:** 30' minimum

**Column Spacing:** 56' x 50'

**Truck Court:** 185'

**Fire Sprinklers:** ESFR

**Electrical:** 800 amps, 480 volt, 30

**Skylights:** 54

**Roof:** Built-up composite

**Parking:** 164 painted stalls



**\$0.508**  
PER SQUARE FOOT

**NNN**  
LEASE RATE

**SUITE A**

**Size:** 118,813± SF  
**Office:** 9,300± SF  
**Asking Rate:** \$0.658 / SF  
**Dock High Doors:** (18) 9' x 10'  
**Ground Level Doors:** (3) 12' x 14'  
**Dock Levelers:** 6 pit levelers | 10 edge of dock levelers  
**Dock Seals:** 6 doors with seals  
**Parking:** 81 painted stalls  
 (Expandable on 1± acre unimproved area)

**SUITE B**

**Size:** 35,188± SF  
**Office:** 1,880± SF  
**Asking Rate:** \$0.658 / SF  
**Dock High Doors:** (4) 9' x 10'  
**Ground Level Door:** (1) 12' x 14'  
**Dock Levelers:** 4 pit levelers  
**Dock Seals:** 1 door with seals  
**Parking:** 83 painted stalls



**TOTAL BUILDING SIZE: 154,001±SF**

**2247 N. PLAZA DRIVE**  
VISALIA, CA

**SITE PLAN**



**LEGEND**

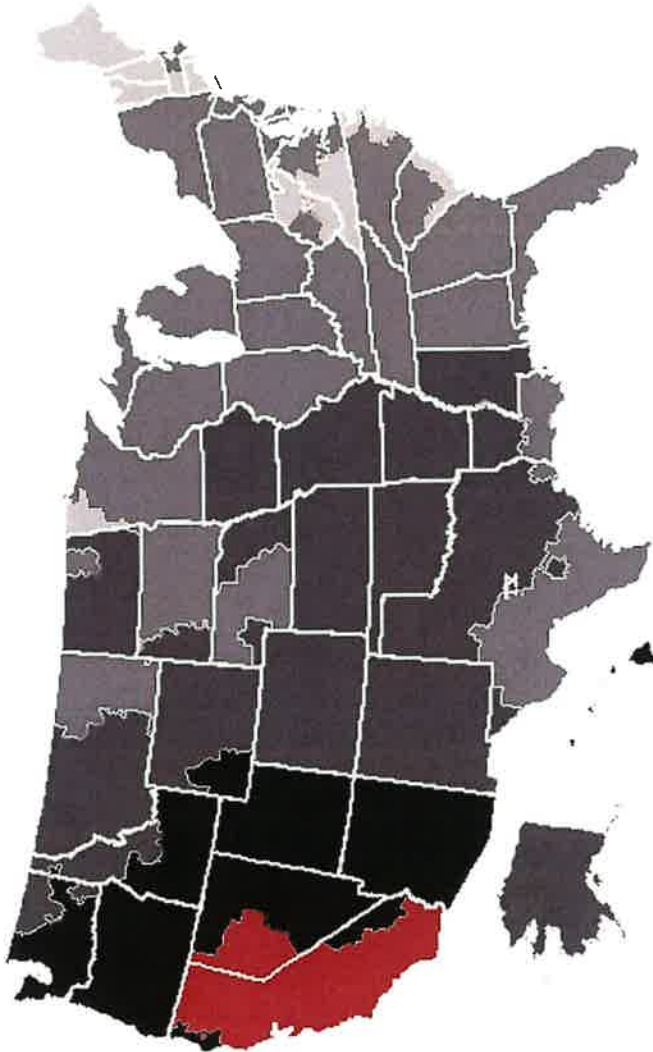
- DOCK HIGH/GRADE LEVEL DOORS
- OFFICE SPACE

**2247 N. PLAZA DRIVE**  
VISALIA, CA

**UPS**  
GROUND MAP



*From Visalia, CA 93291*



**TRANSIT DAYS**

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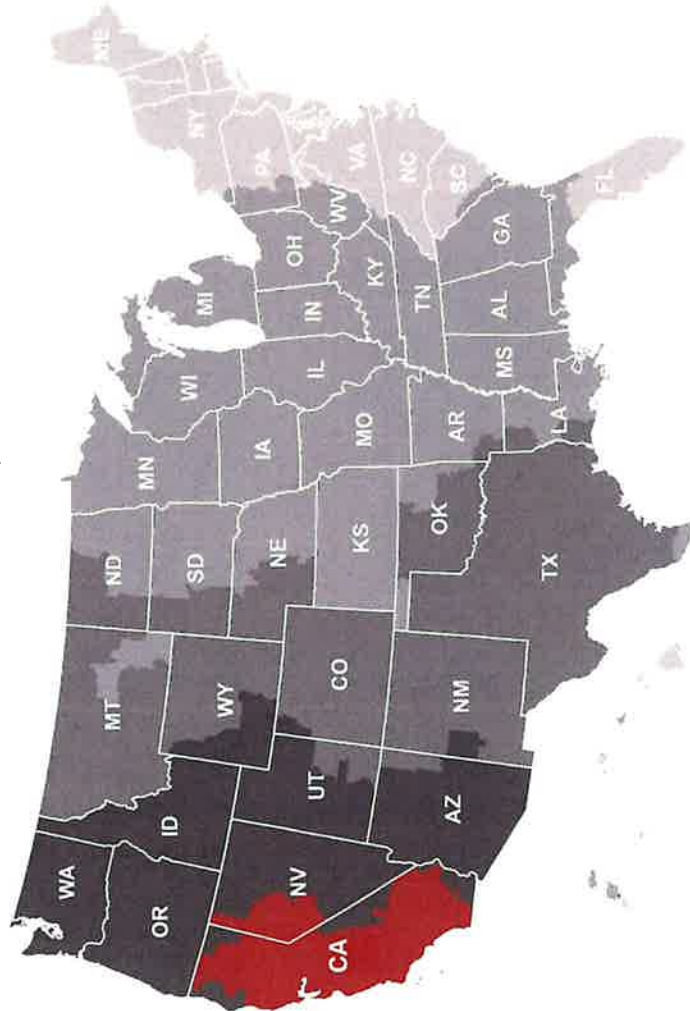
*• Reach Virtually All of California Via Overnight Ground Service*

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.

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VISALIA, CA



*From Visalia, CA 93291*



**TRANSIT DAYS**



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.

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**LOCAL BUSINESS**  
MAP





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