

AVAILABLE FOR LEASE  
CLASS A LOGISTICS BUILDING

# 2247 N. PLAZA DRIVE

VISALIA, CA



**NEWMARK**  
PEARSON COMMERCIAL

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*Independently Owned and Operated* | Corporate License #00020875 | [newmarkpearson.com](http://newmarkpearson.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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# 2247 N. PLAZA DRIVE

VISALIA, CA

# PROPERTY

INFORMATION

## BUILDING INFORMATION

<b>Total Building Size:</b>	154,001± SF (entire building available)
<b>Space Available:</b>	Suite A: 118,813± SF Suite B: <u>35,188± SF</u> 154,001± SF*
	<i>*Can be leased together or separately</i>
<b>Asking Rent:</b>	Contact listing agent ( <i>See Note Below</i> )
<b>Parcel Size:</b>	9.40± acres
<b>Coverage:</b>	37.6%
<b>APN:</b>	077-360-014 ( <i>Tulare County</i> )
<b>Zoning:</b>	Heavy Industrial ( <i>City of Visalia</i> )
<b>Year Built:</b>	2004
<b>Construction Type:</b>	Concrete tilt-up
<b>Clear Height:</b>	30' minimum
<b>Column Spacing:</b>	56' x 50'
<b>Truck Court:</b>	185'
<b>Fire Sprinklers:</b>	ESFR
<b>Electrical:</b>	800 amps, 480 volt, 3-phase
<b>Skylights:</b>	54
<b>Roof:</b>	Built-up composite
<b>Parking:</b>	164 painted stalls

## SUITE A

<b>Size:</b>	118,813± SF
<b>Office:</b>	9,300± SF
<b>Asking Rate:</b>	Contact listing agent ( <i>See Note Below</i> )
<b>Dock High Doors:</b>	18 ( <i>9' x 10'</i> )
<b>Ground Level Doors:</b>	3 ( <i>12' x 14'</i> )
<b>Dock Levelers:</b>	6 pit levelers   10 edge of dock levelers
<b>Dock Seals:</b>	6 doors with seals
<b>Parking:</b>	81 painted stalls ( <i>Expandable on 1.0± acre unimproved area</i> )

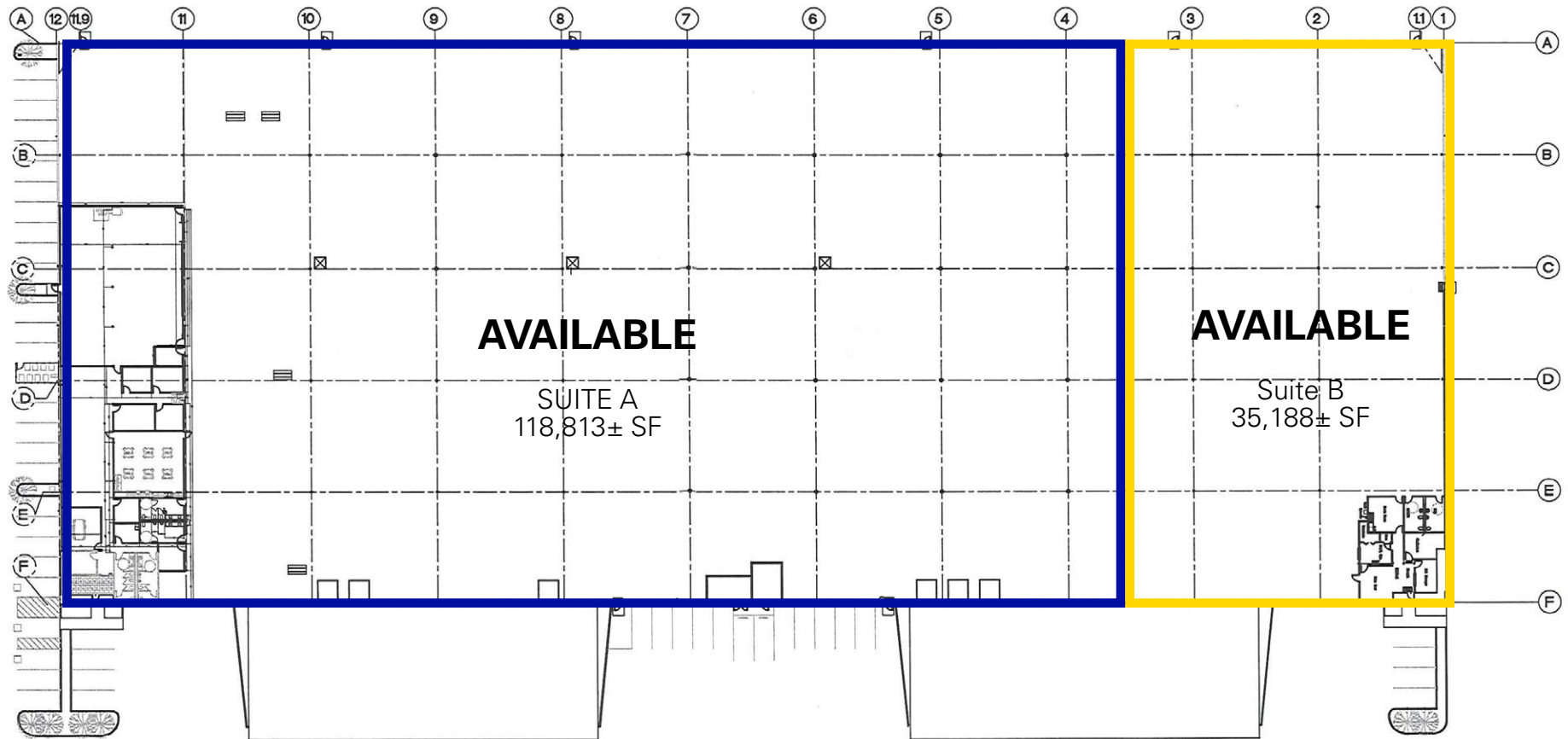
## SUITE B

<b>Size:</b>	35,188± SF
<b>Office:</b>	1,880± SF
<b>Asking Rate:</b>	Contact listing agent ( <i>See Note Below</i> )
<b>Dock High Doors:</b>	4 ( <i>9' x 10'</i> )
<b>Ground Level Door:</b>	1 ( <i>12' x 14'</i> )
<b>Dock Levelers:</b>	4 pit levelers
<b>Dock Seals:</b>	1 door with seals
<b>Parking:</b>	83 painted stalls

*Note:* Current tenant's lease expires on 5/31/2026. Occupancy prior to 5/31/2026 is available. Please contact listing agent



Total Building Size: 154,001± SF



2247 N. PLAZA DRIVE  
VISALIA, CA

TRANSPORTATION  
ADVANTAGES



#### TRANSIT DAYS



1 DAY 2 DAYS 3 DAYS 4 DAYS 5 DAYS

#### UPS GROUND MAP

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.



#### TRANSIT DAYS



1 DAY 2 DAYS 3 DAYS 4 DAYS 5 DAYS

#### FEDEX GROUND MAP

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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INDUSTRIAL  
USERS



amazon

VWR™  
part of avantor

MILLIPORE  
SIGMA

ups

JDS Industries  
Wholesale Supplies for Awards, Personalization & Signs

FP

Far West  
Distributors  
Inc  
Dairy Ingredients  
Established 1930

sarnova

RIGGIN AVENUE

PLAZA DRIVE

Graphic Packaging  
INTERNATIONAL

**SITE**

1.0± ACRES  
UNIMPROVED LAND

FERGUSON AVENUE



**2247 N. PLAZA DRIVE**  
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**PROPERTY**  
PHOTO



**SITE**





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