

AVAILABLE FOR LEASE
CLASS A LOGISTICS BUILDING

2247 N. PLAZA DRIVE
VISALIA, CA

NEWMARK
PEARSON COMMERCIAL

Ethan Smith, SIOR, CCIM
Senior Vice President - Industrial Division
t 559-447-6256
esmith@pearsonrealty.com
CA RE Lic. #01395349

Independently Owned and Operated | Corporate License #00020875 | 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

Total Building Size:	154,001± SF (entire building available)
Space Available:	Suite A: 118,813± SF Suite B: <u>35,188± SF</u> 154,001± SF*
	<i>*Can be leased together or separately</i>
Asking Rent:	Contact listing agent (<i>See Note Below</i>)
Parcel Size:	9.40± acres
Coverage:	37.6%
APN:	077-360-014 (<i>Tulare County</i>)
Zoning:	Heavy Industrial (<i>City of Visalia</i>)
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, 3-phase
Skylights:	54
Roof:	Built-up composite
Parking:	164 painted stalls

SUITE A

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

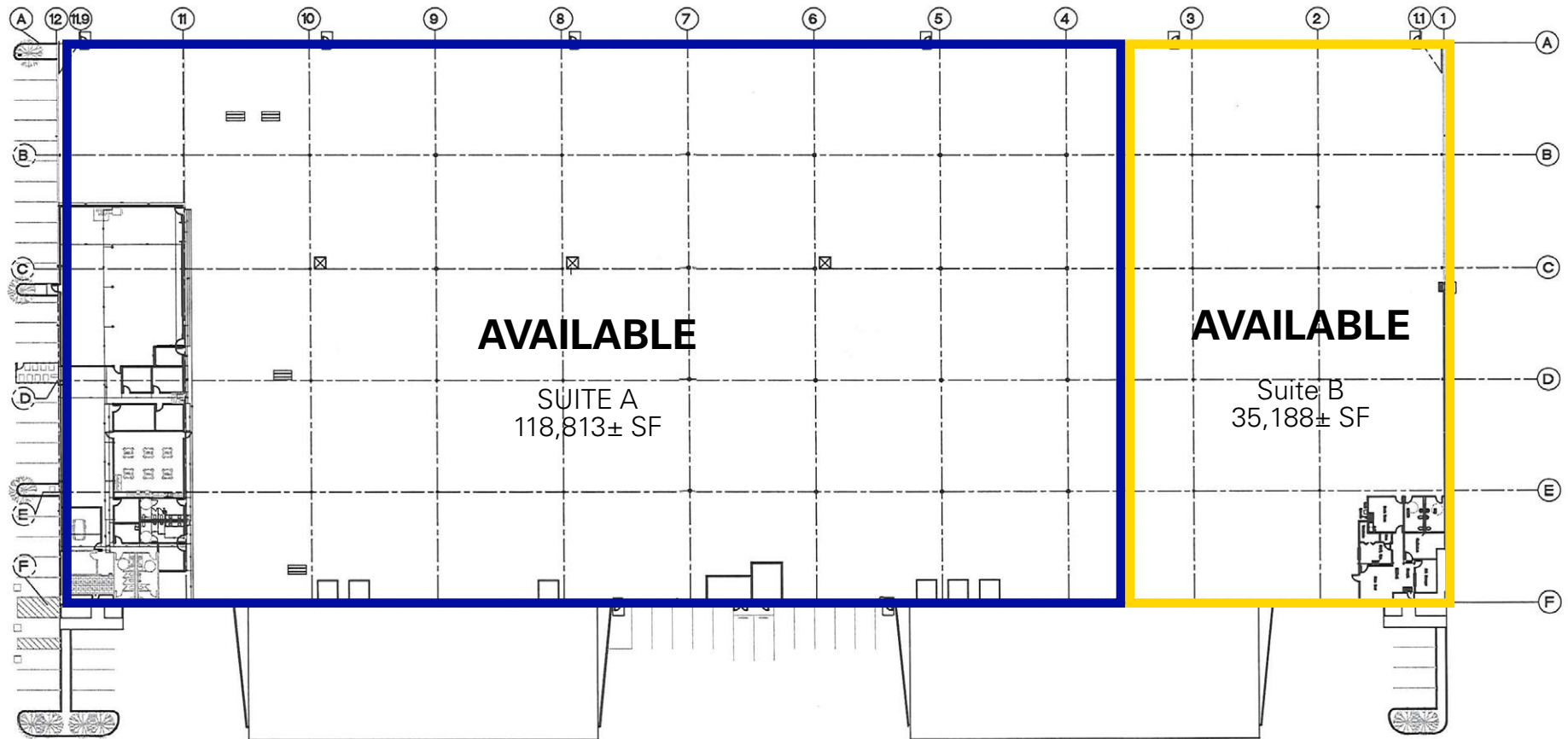
SUITE B

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



JDS Industries
Wholesale Supplies for Awards, Personalization & Signs

VWR™
part of avantor

MILLIPORE SIGMA

JOANN



Far West
Distributors
Inc. Dairy Ingredients
established 1930

sarnova

Graphic Packaging
INTERNATIONAL

SITE

1.0± ACRES
UNIMPROVED LAND



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PROPERTY
PHOTO





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