

AVAILABLE FOR LEASE
15,960± SF CLASS 'A' INDUSTRIAL BUILDING WITH DOCK HIGH LOADING

7940 W. DOE AVENUE
VISALIA, CA

AVAILABLE SPACE
15,960±SF

NEWMARK
PEARSON COMMERCIAL

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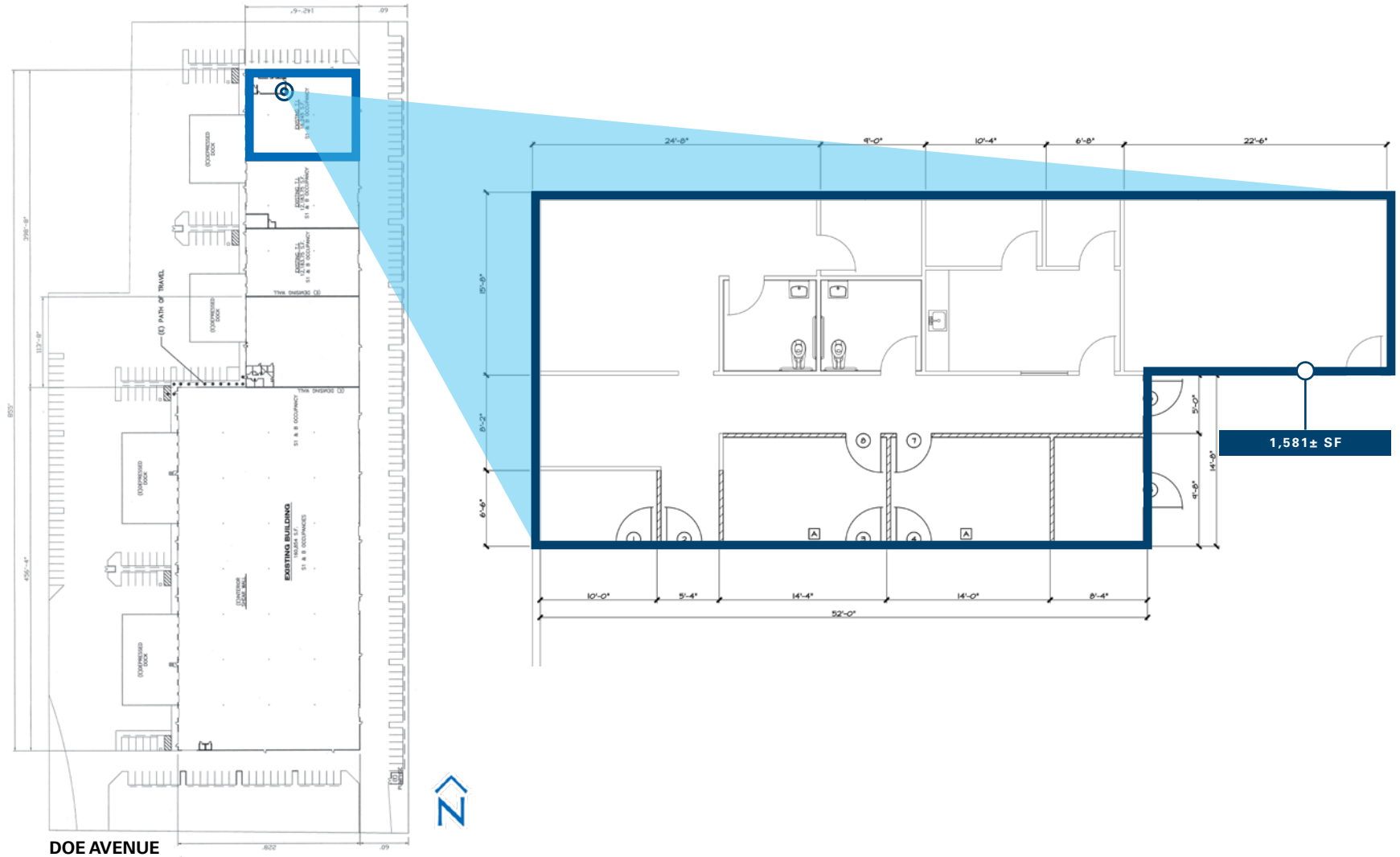


PROPERTY INFORMATION

Suite 800: <i>Office Space:</i> <i>Warehouse Space:</i>	15,960± SF 1,581± SF 14,379± SF
Lease Rate:	<i>Call for pricing</i>
Lease Type:	NNN
Property Subtype:	Warehouse/Distribution
Construction Type:	Concrete tilt-up
Roof Construction:	Standing seam metal roof with R-10 insulation
Column Spacing:	57' x 57' 28' x 57'
Ceiling Height:	28' Minimum
Sprinklers:	ESFR
Drive in Bays:	1
Dock High Doors:	4 <i>(2 with edge of dock load levels)</i>
Dock Apron:	60' Concrete
Year Built:	1999
Zoning:	IH <i>(Heavy Industrial)</i>

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SITE PLAN WITH OFFICE FLOOR PLAN (Not to Scale)



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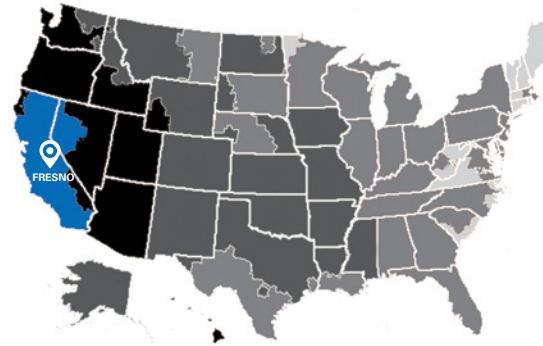
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DISTANCES FROM VISALIA

(Reach Virtually All of California Via Overnight Ground Service)



UPS Ground Map

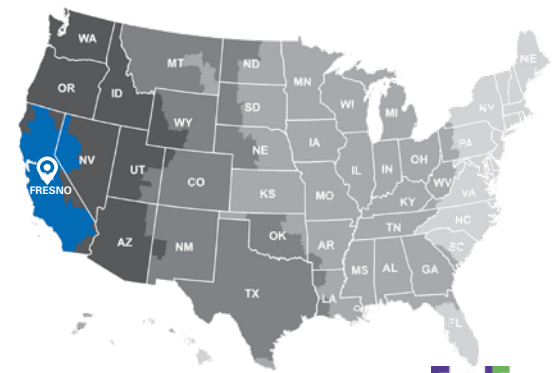


TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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FedEx Map



TRANSIT DAYS

1 DAY	2 DAYS	3 DAYS	4 DAYS	5 DAYS
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DISTANCE TO MAJOR MARKETS (Miles)

- Silicon Valley:	140	- Las Vegas:	385
- Sacramento:	145	- Phoenix:	580
- Los Angeles:	192	- Portland:	746
- Reno:	285	- Salt Lake City:	816
- San Diego:	315	- Seattle:	920



DISTANCE TO DEEP WATER PORTS (Miles)

- Stockton:	116
- Oakland:	165
- LA/ Long Beach:	241

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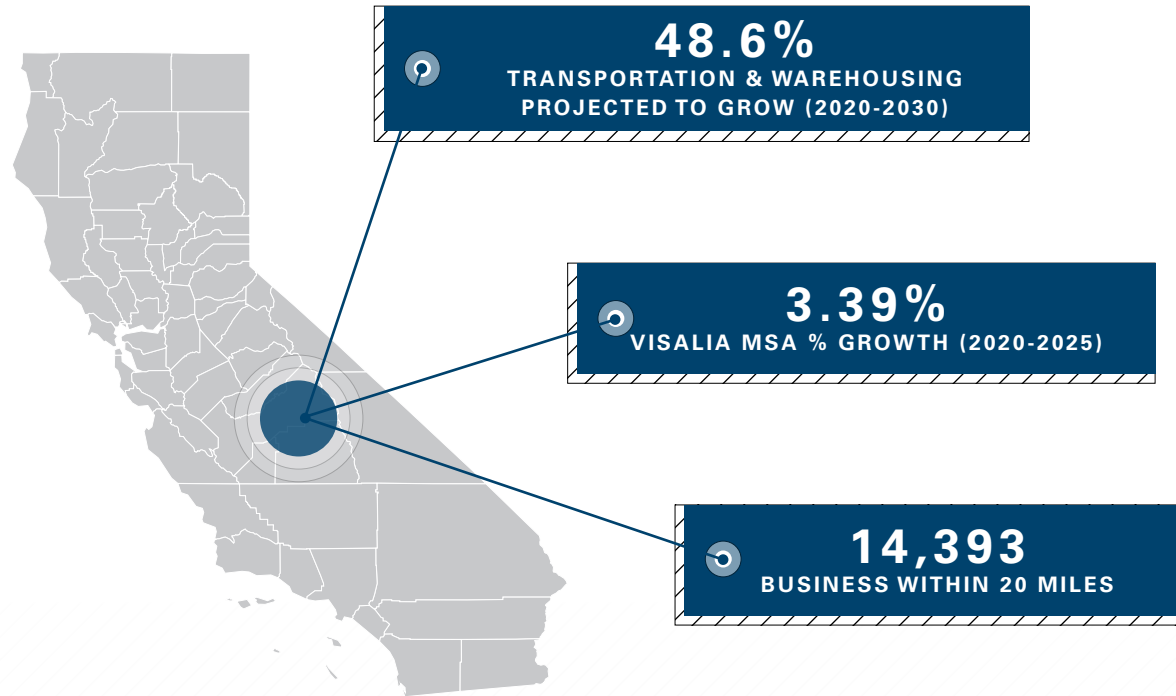
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VISALIA AREA STATISTICS



VISALIA AREA ADVANTAGES

1 HOUR AWAY FROM SEQUOIA & KINGS NATIONAL PARKS, THE CENTRAL COAST AND OTHER CALIFORNIA LOCATIONS	ACCESS TO 40 MILLION CUSTOMERS <i>(Guaranteed one day ground shipping)</i>
TRANSPORTATION AND WAREHOUSING <i>(34.7% increase over the last 5 years)</i>	MANUFACTURING JOBS <i>(7% increase over the last 5 years)</i>



482,425

POPULATION



31.6

MEDIAN AGE



29.5%

COLLEGE GRADUATES



\$59,095

MEDIAN HOUSEHOLD INCOME



274,200

TULARE/KINGS COUNTY MSA TOTAL LABOR FORCE

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AREA MAP - NEARBY INDUSTRIAL USERS

1. RR Donnelley
2. Hilti Distribution Center
3. VF Outdoor Distributor
4. OnTrac
5. Graphic Packaging International
6. Pacific Stihl
7. HLA6 Amazon
8. UPS Visalia HUB
9. Amazon FAT2
10. JDS Industries
11. Advanced Food Products
12. VWR International
13. MillporeSigma
14. Sunrun Solar
15. Jo-Ann Stores Distrubtion Center
16. ACE Hardware Retail Support Center
17. Bueno Beverage Company
18. Peninsula Packaging
19. Farwestdistributors
20. California Dairies Inc.
21. Graphic Packaging International
22. Tucker Rocky
23. Frito-Lay
24. Electric Motor & Supply
25. Pregis Corporation
26. Fruit Growers Supply
27. Sunrise Labs
28. Varco Pruden Buildings
29. Nammour's Inc.
30. Diamond Perforated Metals
31. Serpa Packaging Solutions
32. FleetPride Distributor Center
33. Kaweener
34. International Paper
35. Pacific Southwest Container
36. Heiland Electronics
37. NDS
38. Far West Distribution

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