

2500 N PLAZA DRIVE

VISALIA, CA

INVESTMENT SUMMARY



Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

635,281 SF VALUE-ADD INDUSTRIAL OPPORTUNITY IN THE CENTRAL VALLEY

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc., ("JLL"), is pleased to exclusively offer for sale a vacant, institutional-quality distribution facility located at 2500 N. Plaza Drive in Visalia, CA (the "Property"). The Property is a 635,281 SF warehouse built with 36' clear height, 103 dock-high doors, 3 grade-level doors, ESFR fire suppression, and 3,200 amps of power (480v, 3-phase), situated on an 83.28-acre site (17.5% FAR).

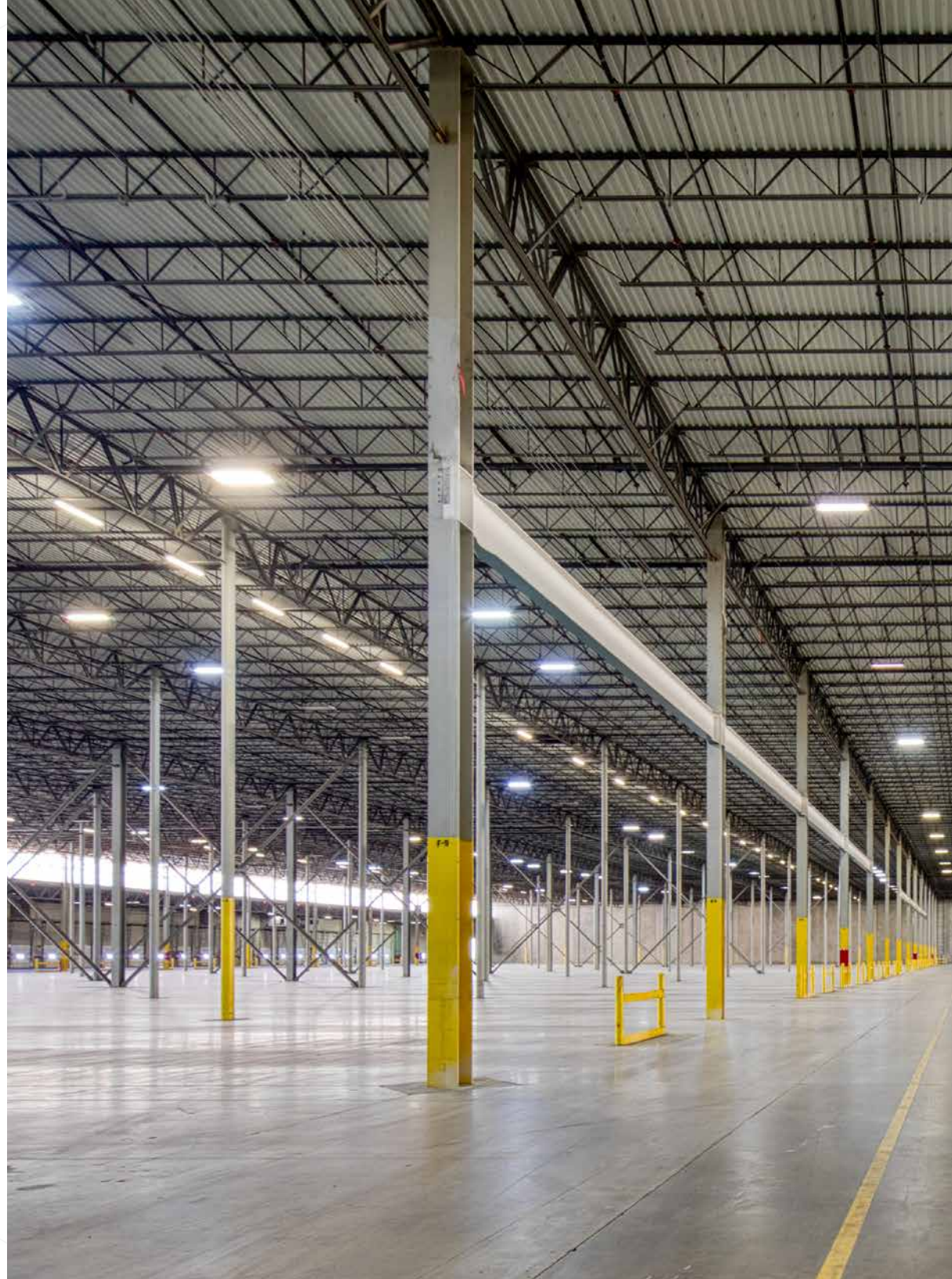
This sale includes the full ±83 AC site, providing investors the ability to expand the existing building up to 1.25M SF. The Property sits just 3 miles from Hwy 99 in the Central Valley logistics corridor, offering 1-day delivery access to 40M+ West Coast customers.

Ownership is investing approximately \$2.3 million in building-wide capital improvements, including a full electrical and high-bay LED lighting retrofit, HVAC replacement, and interior/exterior finish upgrades. These improvements are on track for completion by year-end 2026, positioning the Property for immediate move-in readiness and reducing a future tenant's capital burden.

This vacant, value-add offering presents investors with the opportunity to acquire a best-in-class distribution facility at a basis well below replacement cost, with significant upside through lease-up and expansion.

SITE SUMMARY

ADDRESS	2500 N. Plaza Drive
SUBMARKET	Visalia
MARKET	Central Valley South
BUILDING RSF	635,281 SF
LOADING	103 Dock-High / 3 Grade-Level
ACRES	83.28
ZONING	IH - Heavy Industrial



INVESTMENT HIGHLIGHTS



±83 ACRE SITE WITH EXPANSION OPTIONS UP TO 1.25M SF, INCLUDING 12.5 ACRES OF EXISTING TRAILER YARD



RARE FULL-TURN ACCESS TO PORTS OF LA/ LONG BEACH OR OAKLAND



HIGHLY FUNCTIONAL BUILDING SPECS WITH 36' CLEAR HEIGHT, 103 DOCKS, AND 3,200 AMPS OF POWER



CENTRAL VALLEY LOGISTICS HUB WITH 1-DAY DELIVERY TO 40M+ CUSTOMERS



ATTRACTIVE VALUE-ADD LEASE-UP OPPORTUNITY AS CENTRAL VALLEY BIG BOX LEASING ACTIVITY RECOVERS, WITH 1.6M SF OF YTD NET ABSORPTION AND SUBMARKET VACANCY DOWN TO 6.7%



~\$2.3M IN OWNERSHIP-FUNDED CAPITAL IMPROVEMENTS, ON TRACK FOR COMPLETION BY YEAR-END 2026



ATTRACTIVE ACQUISITION BASIS WELL BELOW REPLACEMENT COST

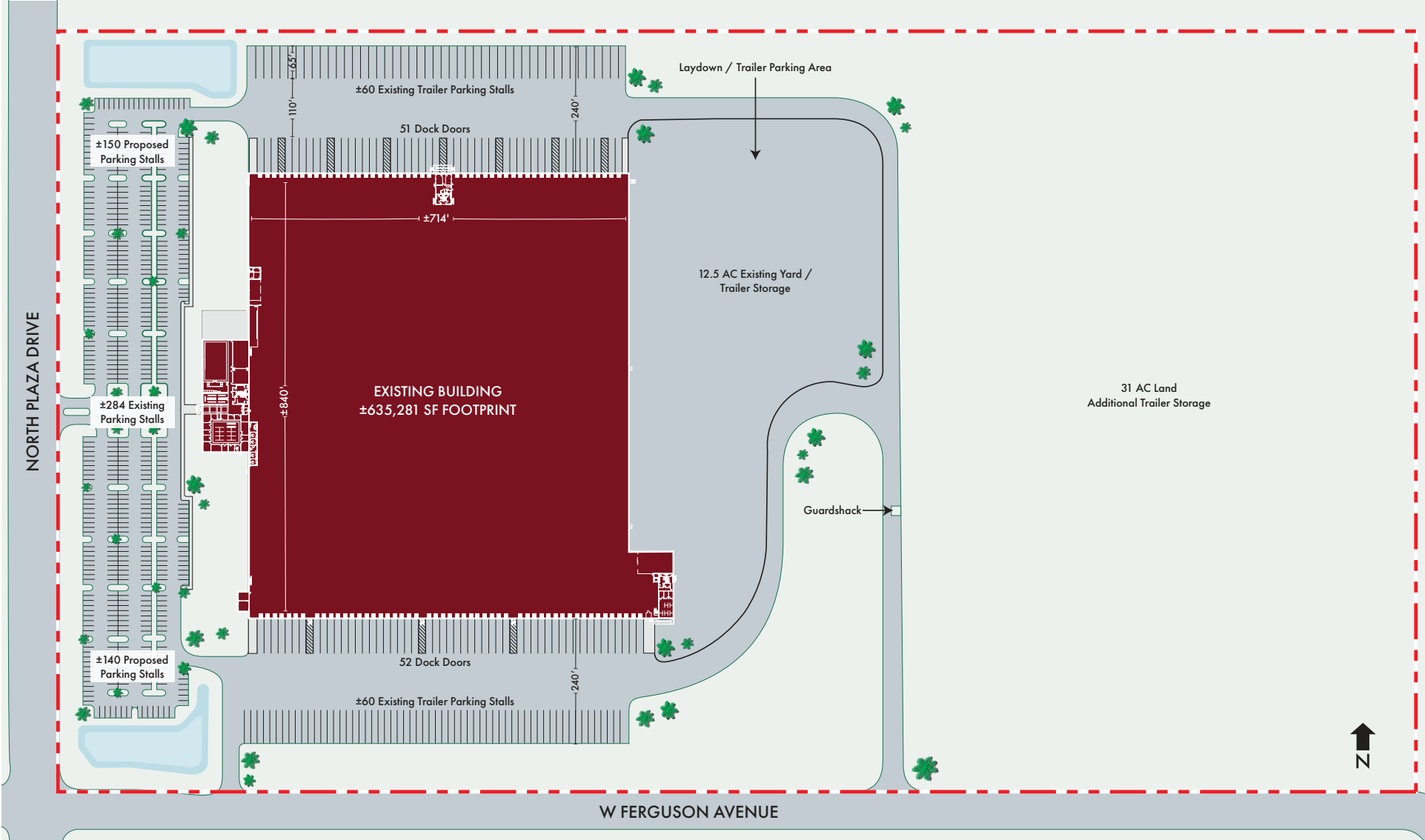
PROPERTY DESCRIPTION

ADDRESS	2500 N. Plaza Drive
RSF	635,281 SF (Expandable)
OFFICE SIZE	±23,208 SF
ACRES	83.28
YEAR BUILT	2001
UNIMPROVED LAND	31 AC
CLEAR HEIGHT	36'
LOADING	Cross-Dock
DOCK-HIGH DOORS	103

GRADE-LEVEL DOORS	3
ZONING	IH - Heavy Industrial
CONSTRUCTION	Reinforced Concrete
COLUMNS	40' W x 42' D
SPRINKLERS	ESFR
POWER	3,200 Amps (Expandable to 4,600)
PARKING SPOTS	±284
DIVISIBLE TO	158,820 SF
WAREHOUSE SLAB	6 1/2" Thick Concrete



SITE PLAN



INFILL LOCATION IDEAL FOR SAME & NEXT DAY DELIVERY

TRANSPORTATION

Strategically positioned for Local, Regional, and Western Region Distribution & Easy Access to major cities on the West Coast.

TRANSPORTATION SUMMARY

Cities	Miles	Time
San Jose	185	2 Hr 50 Min
Oakland	210	3 Hr 30 Min
San Francisco	222	3 Hr 50 Min
Sacramento	205	2 Hr 50 Min
Reno	334	4 Hr 40 Min
Los Angeles	186	2 Hr 40 Min
San Diego	305	4 Hr 20 Min
Las Vegas	362	4 Hr 50 Min
Portland	784	11 Hr 10 Min
Boise	755	10 Hr 50 Min
Phoenix	557	7 Hr 30 Min
Salt Lake City	780	10 Hr 10 Min
Seattle	957	13 Hr 40 Min
Helena	1,215	16 Hr 30 Min
Santa Fe	1,124	14 Hr 50 Min
Cheyenne	1,206	16 Hr 10 Min
Denver	1,108	14 Hr 50 Min



PREMIER TRANSIT ACCESS

FREEWAYS: I-5, CA-99 & CA-198

Just 3 miles from CA-99 and 2.5 miles from the CA-198/99 interchange via N. Plaza Dr, the Property provides ease of access to the regional freeway system, with CA-198 offering direct west-side connectivity to Interstate 5. This positions the Property for rapid distribution to major Central Valley cities and West Coast port markets.



PORT & CITY PROXIMITY

- Positioned at the midpoint between San Francisco and Los Angeles
- One-day ground delivery access to 40M+ West Coast customers

NEARBY PORTS & CITIES

PORTS / CITIES	MILES
Fresno	37
Port of Stockton	165
Port of Oakland	210
Port of Long Beach	211
Los Angeles	186
San Francisco	222



PORT OF OAKLAND

THE PORT OF LOS ANGELES



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