



10652 Jackson
Avenue, Hanford, CA

For sale **Industrial Manufacturing/ Warehouse Opportunity** **with Rail Access**

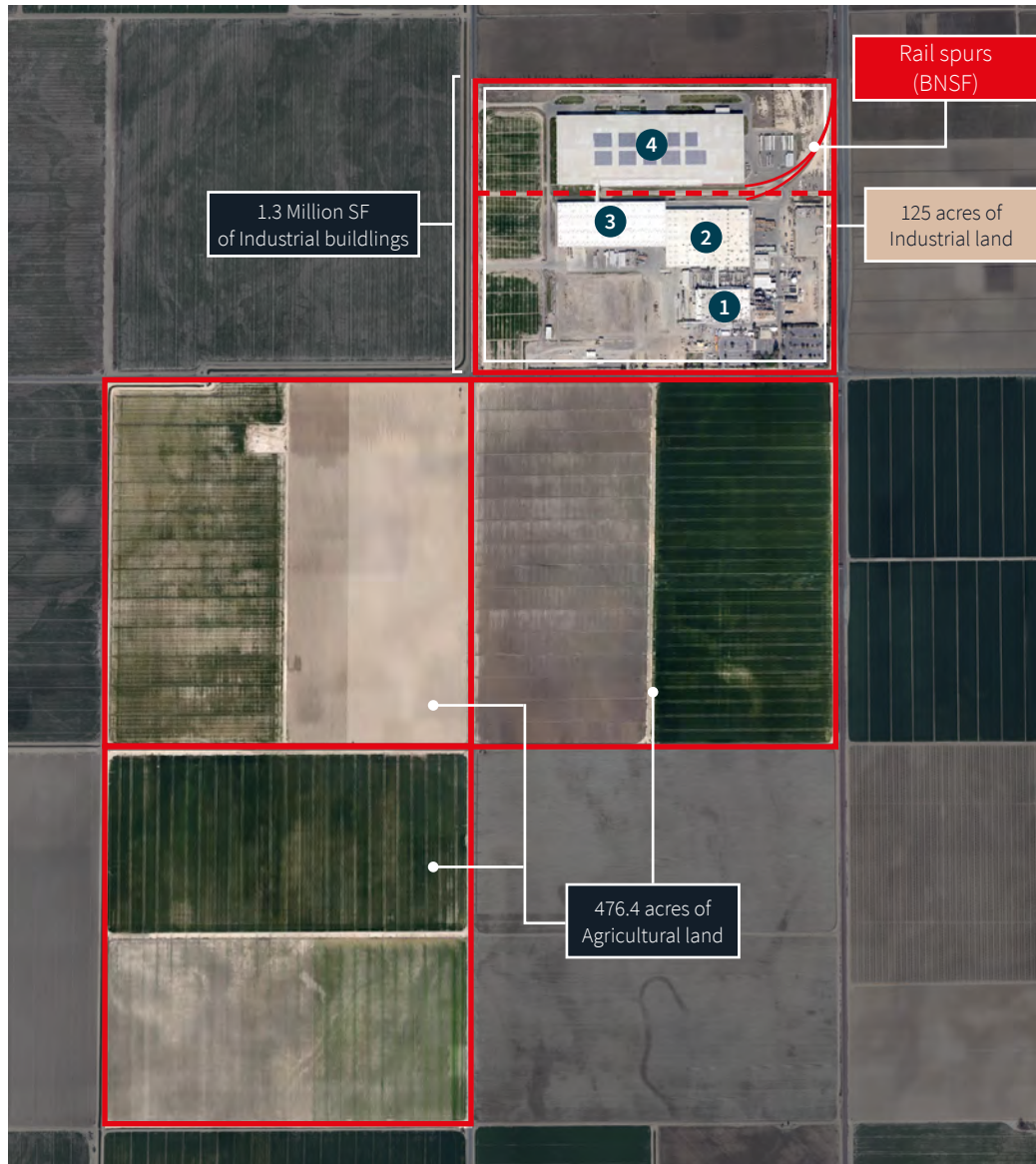
±1,319,937 SF on ±125AC + additional ±476.4 AC of excess land

Jones Lang LaSalle
Brokerage, Inc.
Real Estate License
#: 01856260



Project overview

This property represents a rare opportunity to secure substantial industrial capacity with rail connectivity in California's most productive agricultural region.



10652 Jackson Avenue / Hanford, CA

Features

±1,319,937 SF

across 4 large buildings and several smaller buildings

±125 acres

Acres of industrial zone land (industrial campus w/ excess land)

±476.4 acres

Acres of excess agricultural zoned land (wastewater discharge spray fields with active permits)



Rail-served with heavy capacity:

Active BNSF rail service with 2 Rail spurs that have 60+ Car Capacity

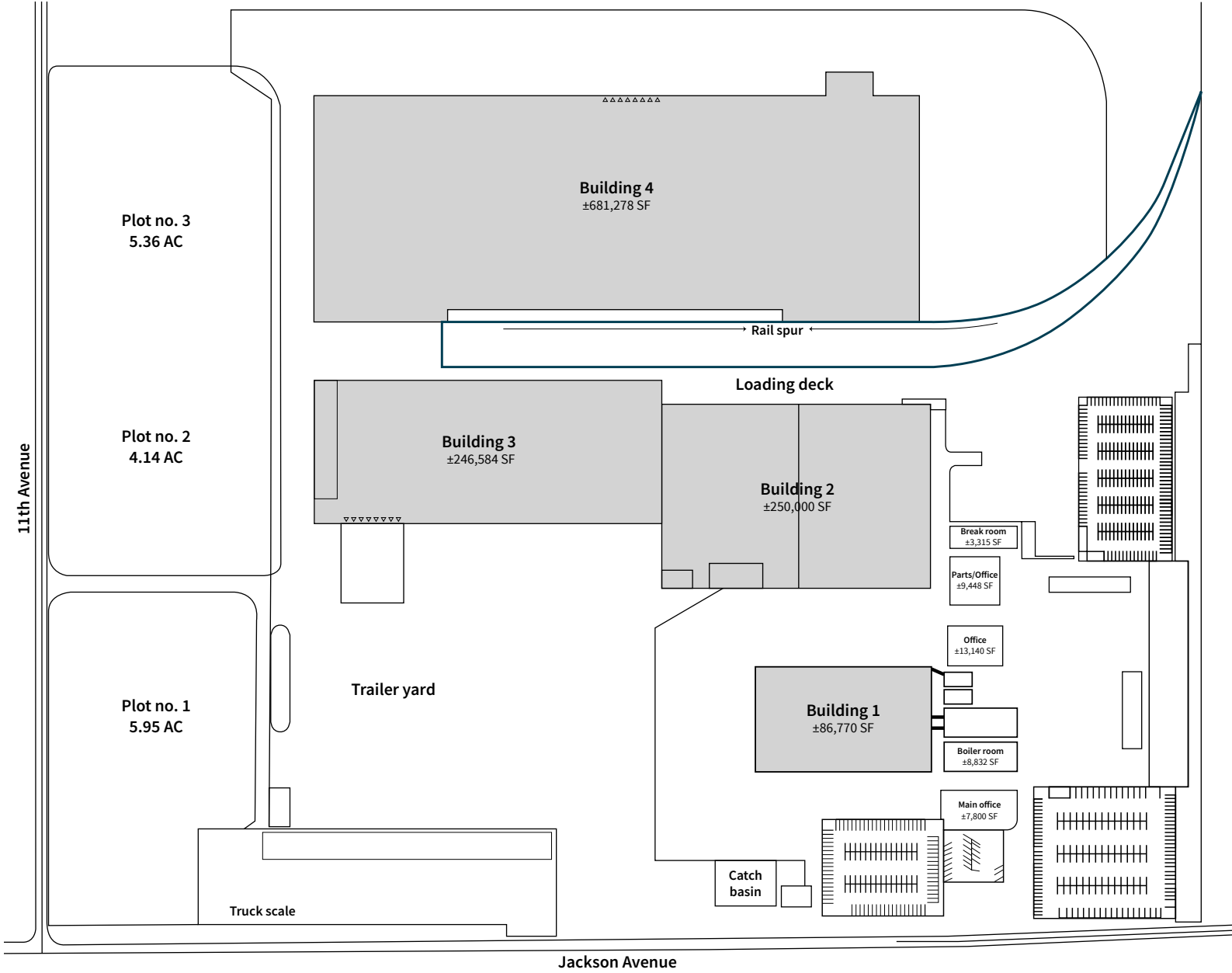


Strategic Location - Central Valley positioning offering next day ground shipping to most of California. Lower labor costs, established industrial workforce and reduced regulatory complexity compared to coastal California markets



Existing Infrastructure - Heavy Power w/ onsite substation, 5 industrial water wells, natural gas, wastewater treatment with discharge spray field system, facilities connected to City of Hanford sewer.

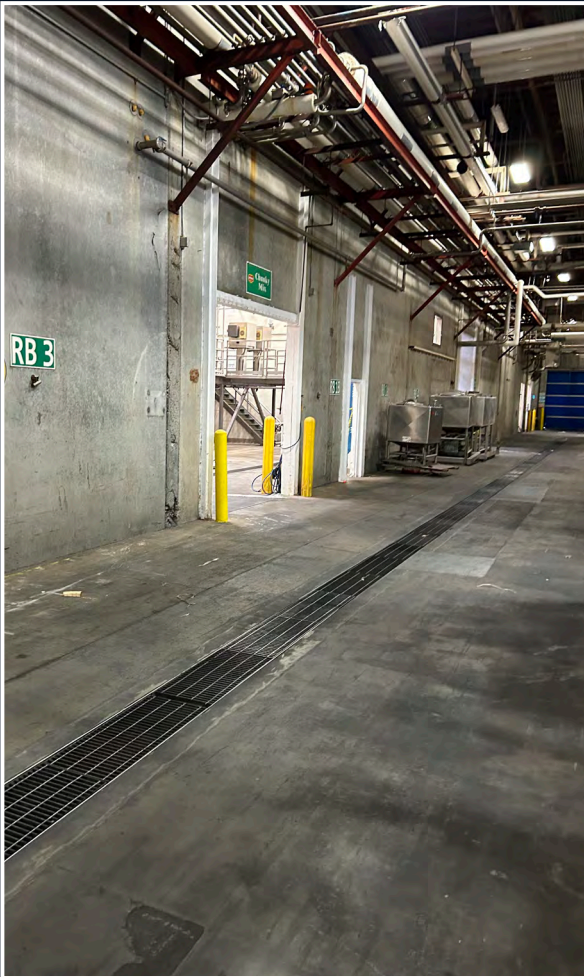
Site plan



Building 1 specs

10652 Jackson Ave, Hanford, CA

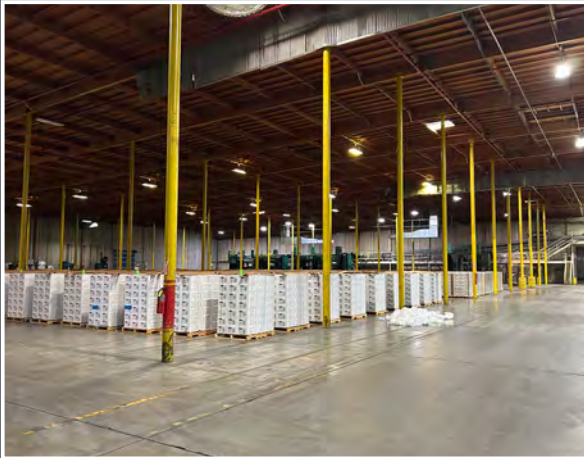
- $\pm 86,770$ SF
- Former Manufacturing Building
- Grade Level Doors: 6
- Existing Office
- Distributed Power
- Trench floor drains
- Sprinklers: Wet system



Building 2 specs

10652 Jackson Ave, Hanford, CA

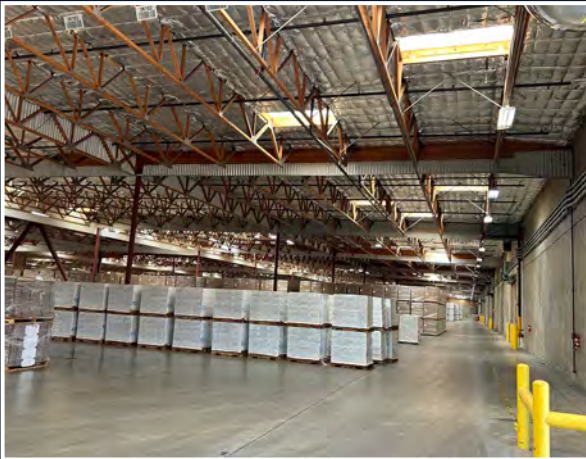
- $\pm 250,000$ SF – divisible to $\pm 125,000$ SF
- Exterior Docks: 4
- Grade Level Doors: 8
- Clear height: $\pm 28'$ - $29'$
- Column spacing: $\pm 20' \times 55'$
- $\pm 6,000$ SF of existing cooler
- Active rail spur with loading dock and rail doors
- Existing Office
- Sprinklers: Wet system



Building 3 specs

10652 Jackson Ave, Hanford, CA

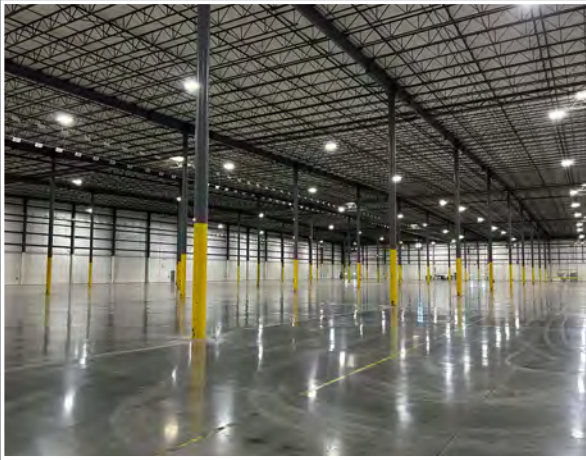
- $\pm 246,584$ SF
- Dock Doors: 8 with mechanical levelers
- Grade Level Doors: 7
- Clear height: $\pm 23'5"$
- Column spacing: $\pm 55' \times 47'$
- Insulated warehouse
- Roof deck
- Active rail spur with loading dock and rail doors
- Sprinklers: Wet system
- Lighting: T-5 lighting
- Skylights
- Existing Office



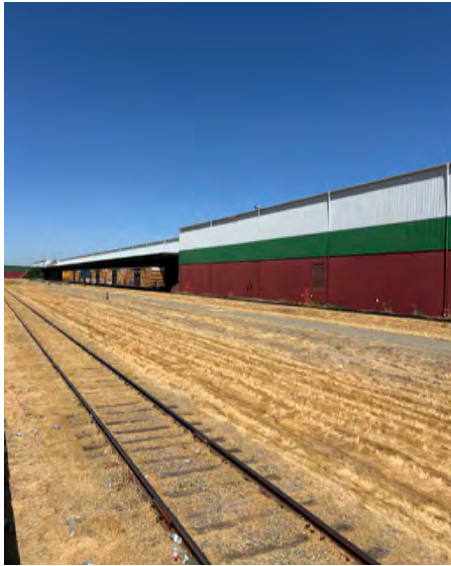
Building 4 specs

11693 11th Ave, Hanford, CA

- $\pm 681,278$ SF
- Dock Doors: 8 with mechanical levelers
- Grade Level Doors: 5
- Clear height: $\pm 37'$ - $41'$
- Column spacing: $\pm 49' \times 49'$
- Newer construction with concrete and metal siding
- Active rail spur with loading dock, sprinklered canopy, 5 rail doors
- Sprinklers: Wet system
- Lighting: LED Lighting
- Skylights
- Food-grade improvements
- Insulated warehouse
- Existing Office
- Roof deck

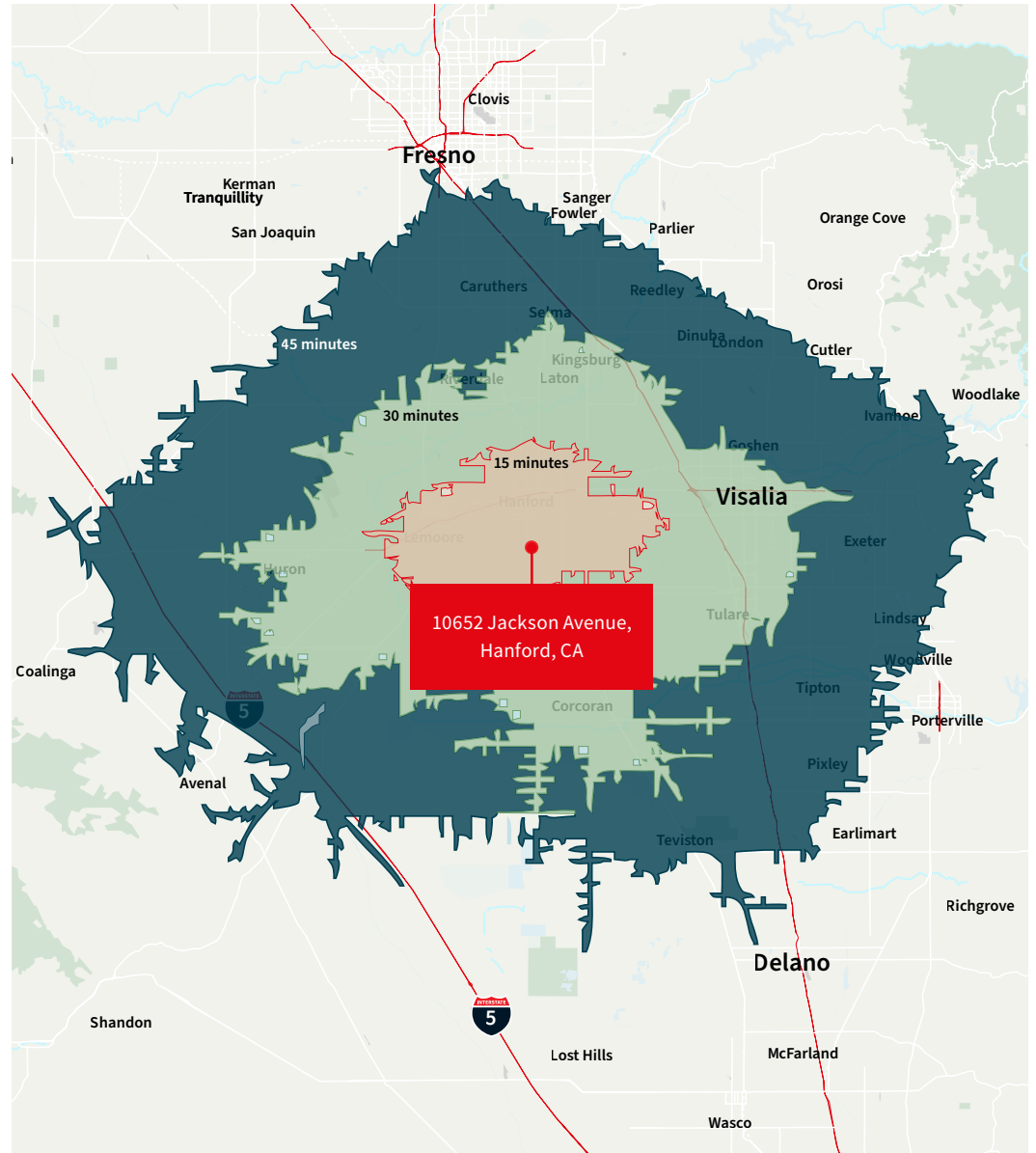


Property images



Demographics

		15 mins	30 mins	45 mins
Population	Total Population	71,972	310,067	599,911
Age	Generation Z	26.85%	27.11%	27.97%
	Millennials	25.84%	26.43%	25.37%
	Generation X	17.35%	17.63%	17.73%
Income & Affordability				
	Baby Boomer	15.18%	14.42%	14.39%
	Median Household Income	\$69,107	\$71,975	\$70,031
	Household Income greater than \$100,000	33.96%	35.11%	34.31%

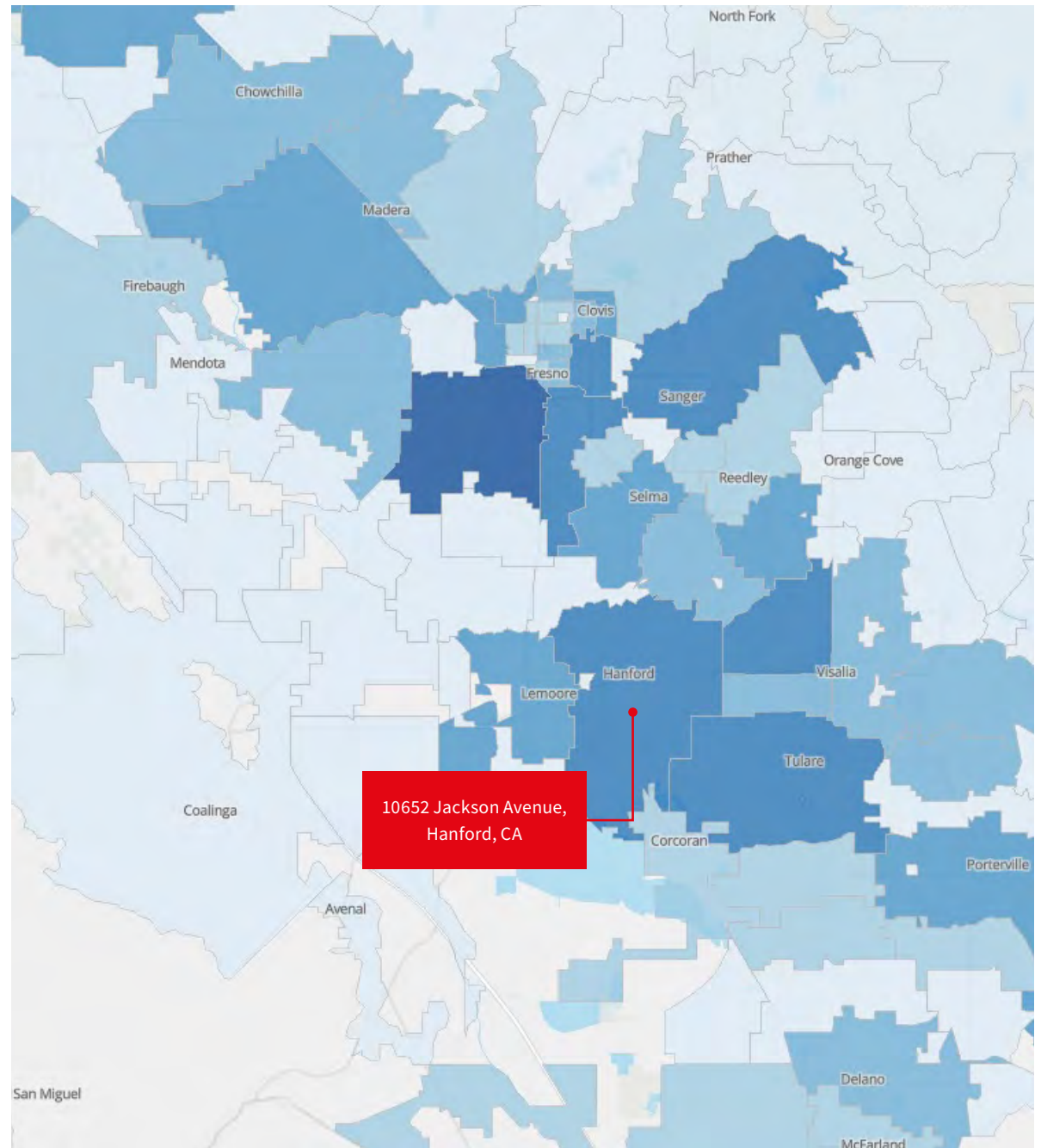
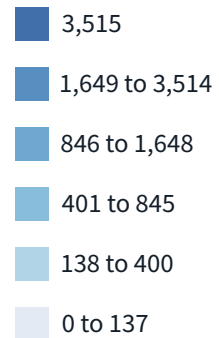


Access to Labor

within a 45-minute drive time

Occupation	Jobs	Resident Workers
Production Occupations	18,920	12,649
Food Processing Workers	4,607	2,615
Industrial Truck and Tractor Operators	3,262	2,278
Laborers and Freight, Stock, and Material Movers, Hand	6,544	5,218

Legend



Access to the West Coast

Rail destinations

- Union Pacific Intermodal (Lathrop) 153 miles
- BNSF Intermodal (Stockton) 158 miles
- BNSF Intermodal (Los Angeles) 190 miles

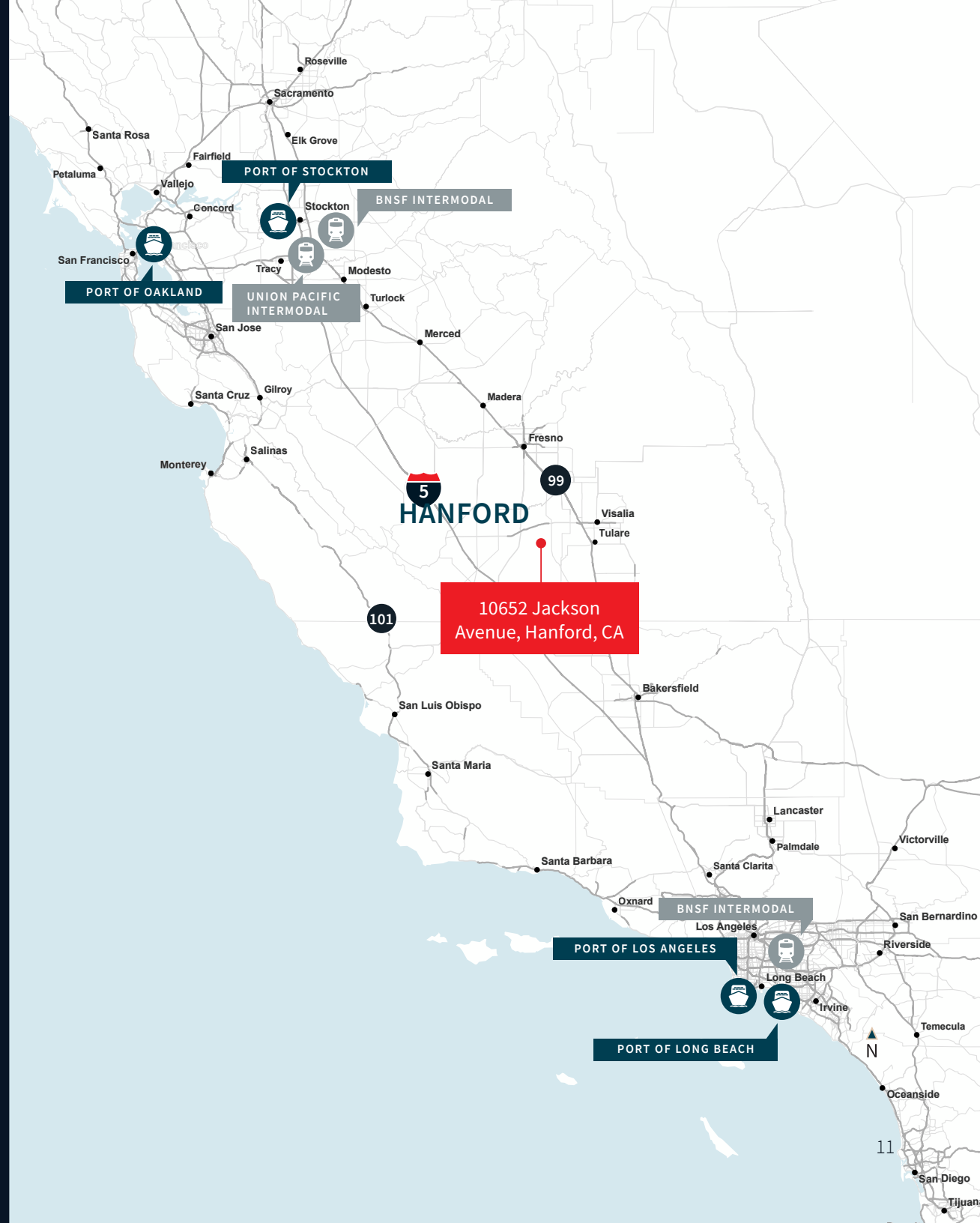
Port destinations

- Port of Stockton 163 miles
- Port of Los Angeles 208 miles
- Port of Long Beach 209 miles
- Port of Oakland 210 miles
- Port of Seattle 861 miles

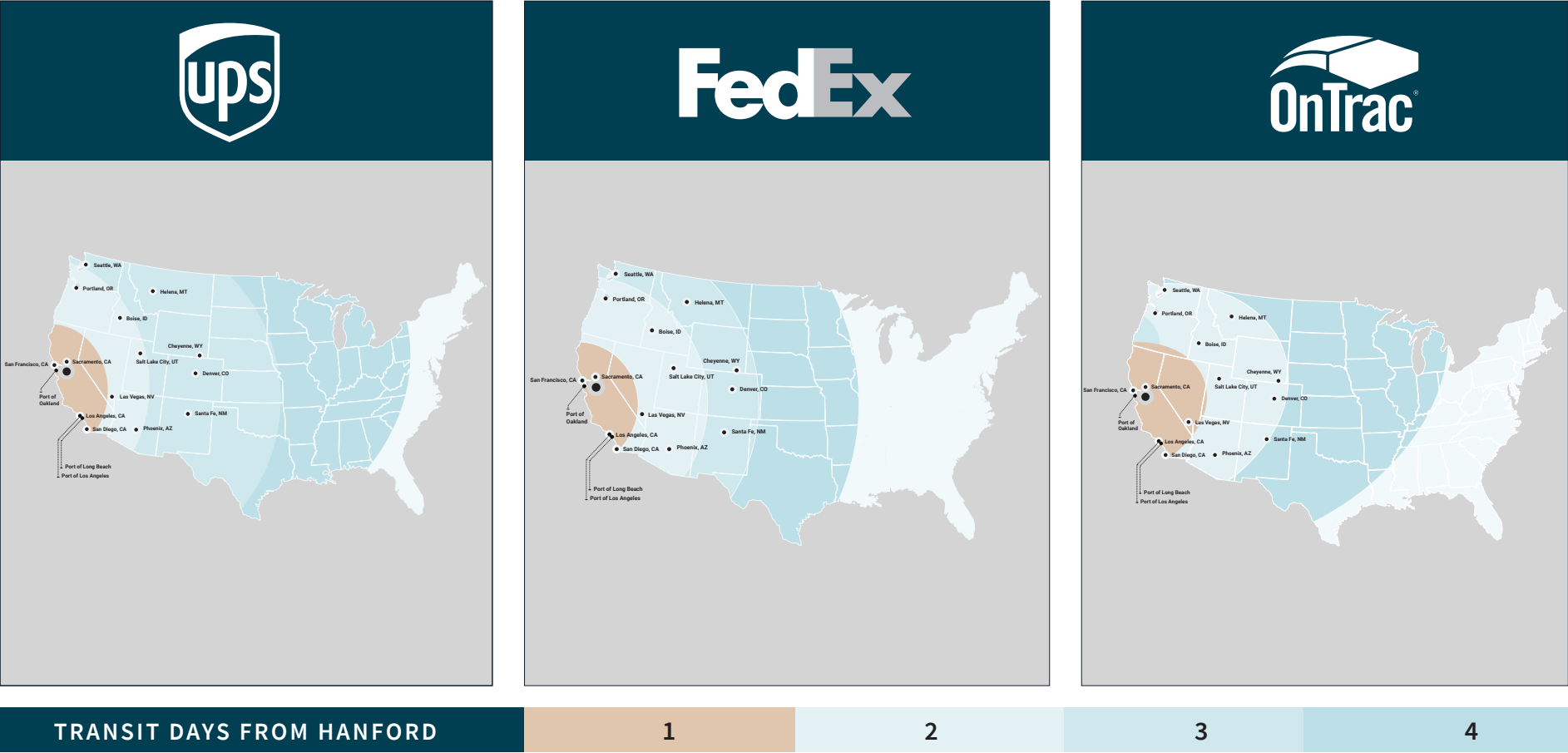
City destinations

- Tulare 12 miles
- Visalia 15 miles
- Fresno 37 miles
- Bakersfield 74 miles
- Turlock 116 miles
- Modesto 130 miles
- Los Angeles 182 miles
- Tracy 159 miles
- San Jose 189 miles
- Sacramento 204 miles
- San Francisco 231 miles
- Reno 333 miles
- Las Vegas 359 miles
- Phoenix 544 miles
- Salt Lake City 753 miles
- Portland, OR 783 miles

10652 Jackson Avenue / Hanford, CA



Ground package delivery times



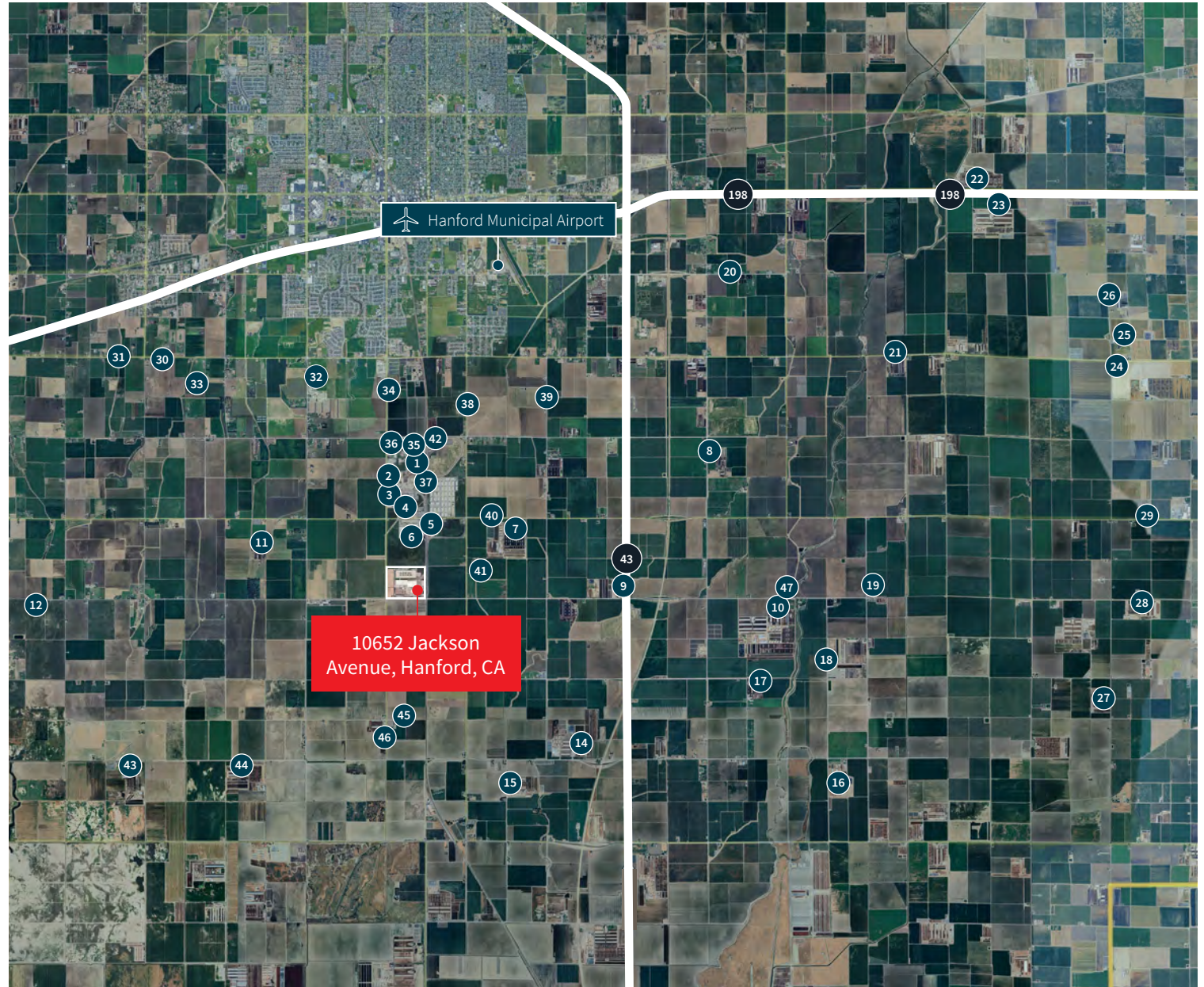
This site is strategically located in Hanford, CA, in the heart of the Central Valley. The location provides businesses with access to over 40 million customers with next-day ground shipping. Excellent location for a multi-market distribution center with the ability to reach most major western markets within 2-day ground shipping.

Nearby amenities



Corporate neighbors

1. Nutrien Ag Solutions
2. Tank Depot of Hanford, California
3. Verdegaal Brothers, Inc.
4. Tessenderlo Kerley, Inc.
5. Hanford Milling Co
6. FF ieFactory California
7. Diamond D Dairy
8. Sunshine Dairy
9. Highroller Dairy
10. River Ranch Dairy Barn
11. Hakker Dairy
12. Soares pistachios farms
13. S & A dairy
14. Lakeside Dairy
15. Valadao Dairy
16. Poplar lane dairy
17. Tony Cox Dairy #3
18. Valley View Farms Scale House
19. Jersey Creek Dairy
20. Rising Green Inc Tree Service
21. Bill Idsinga Dairy
22. Cowlifonia Dairy
23. Dixie Creek Ranch
24. County Line Gin Inc
25. Myers Well Drilling, Inc.
26. Barreto And Silveira Dairy
27. D.D.W. Farms
28. Richard Westra Dairy
29. HotSpot AG
30. Haynes & Sons Well Drilling, LLC
31. Farm and Land Company, Inc.
32. True Organic
33. E & B Bulk Transportation, Inc.
34. Simplot Grower Solutions
35. Walmart Distribution Center
36. California Organic Fertilizers
37. Morgan & Slates Manufacturing & Supplies
38. Grabow Well Drilling, Inc.
39. Mustin Pipeline Construction
40. Hakker Heifer Ranch
41. Pitman Family Farms
42. Vaca Linda Dairy
43. LAWRENCE DAIRY
44. Victor Borba Dairy 2
45. Fernandes Dairy
46. Landbouw Ranches





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