



MANUFACTURING/WAREHOUSE BUILDING

10555 Iona Avenue Hanford, CA

AVAILABLE FOR LEASE

Lease Rate:	\$0.40 PSF, NNN (<i>\$55,313 per month, NNN</i>)
Total Available Space:	138,282± SF
Building Size:	138,282± SF
Land Size:	18.40± AC
APN(s):	018-242-056, 018-242-057
Zoning:	H-1
Rail Doors:	5 Doors Serving BNSF
Dock Doors:	3 Dock High Positions
Ceiling Height:	17' to 25'
Column Spacing:	24' x 40'
Lights:	Metal Halide/LED
Power:	4,000 AMPs at Transformer, 2,500 AMPs at Panel
Heat:	3 Space Heaters
Cooling:	5 Large Ceiling Fans, Sprinklered
Security:	Warehouse Cameras

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10555 IONA AVENUE - HANFORD, CA

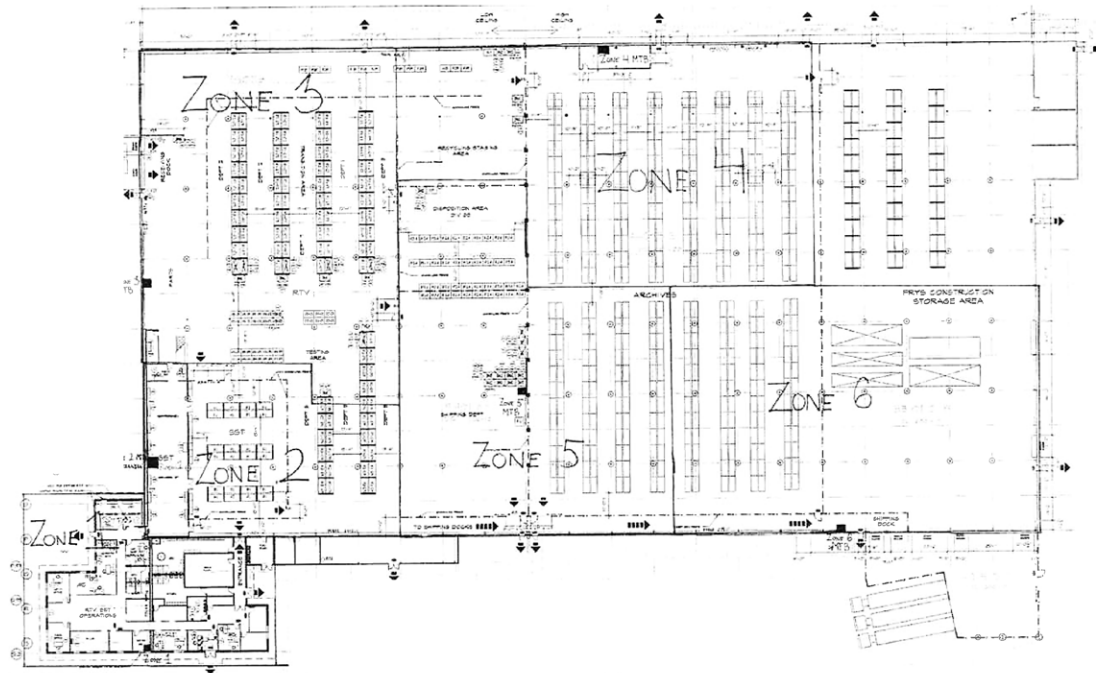
PROPERTY OVERVIEW

Building is currently occupied and used for warehouse and distribution needs. Landlord will occupy part of building. The building is located equal distance to Silicon Valley and Los Angeles for ease of distribution between both markets. Prior use of the building was a container manufacturing plant occupied by International Paper.

The property sits on 18.40± acres and has a 138,282± square foot block and metal industrial manufacturing building with 10,466± square feet of office area. The facility has sprinklers and heavy power of 4,000 amps at transformer and 2,500 amps at panel. It also has high ceiling for distribution storage with ceiling height ranging from 22-32± feet. The property is fenced in and has several access points with a large concrete apron and covered outdoor storage as well.

This property has rail service with BNSF with 5 rail doors and is centrally located between both the Oakland and Long Beach Ports, estimated 220± miles from each Port. UPS from Visalia provides overnight service to 98%± of all of California. Truck transfer from this site reaches 7 western states overnight; please see Regional Truck Distribution and UPS Maps enclosed.

Site Plan



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COMMUNITY

Hanford is the Seat for Kings County and the largest City in Kings County. Hanford is located mid-way between I-5 and Highway 99 the two major north south highways through California. The population is 58,105± with about a 2-3% annual growth rate. Lemoore is just 8± miles to the west and has a population of 26,257± residents. Lemoore Naval Airbase, NAS Lemoore is the Navy’s newest and largest Master Jet Base. They have 9,000± people on the base with 6,400± active duty Navy and Marine personnel. Kings County is very affordable with Median Price of a Home \$247,450± and the Median Household Income \$49,742±. Plentiful employment with unemployment at 7.7% for Kings County.

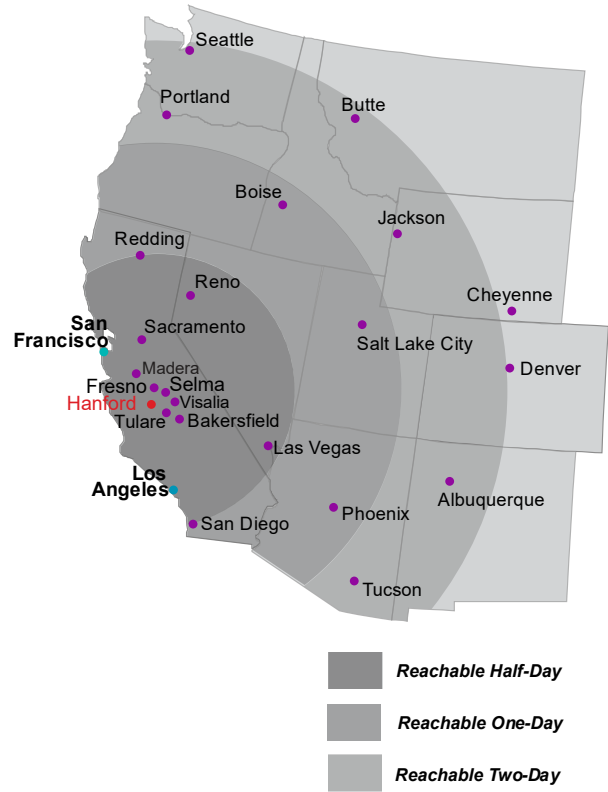
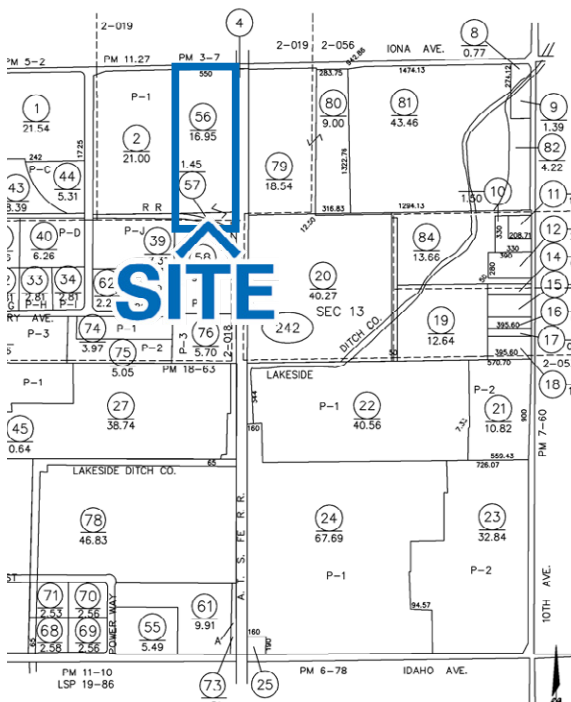
Businesses in the Area and Major Industries:

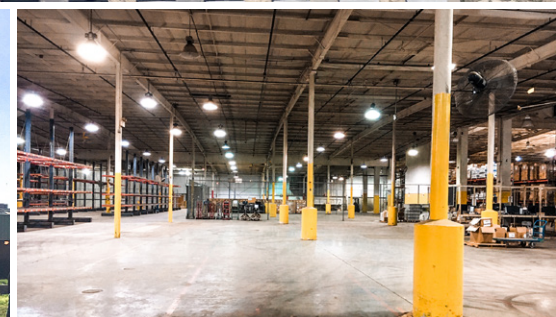
Leprino Cheese, largest mozzarella plant in the world due to all the dairies and milk in Kings and Tulare Counties. They have 1,400± employees. Other large employers are Del Monte with 1,050± employees, Walmart Distribution at 72± employees

Transportation

- BNSF rail line adjacent to building with 5 doors
- Hanford to Highway 99 is 20± miles, to the I-5 is 30± miles *(the two major North/South arterials in CA)*
- Oakland Port is 206± miles and Long Beach port 218± miles
- UPS Deliver from Visalia Hub, 98% of California overnight
- Truck Transfer 7 Western States overnight

Parcel Map





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