

FOR LEASE • DDG-172V Building

PLAZA DRIVE INDUSTRIAL PARK

800 N. Plaza Drive, Suite 101, Visalia, CA 93291

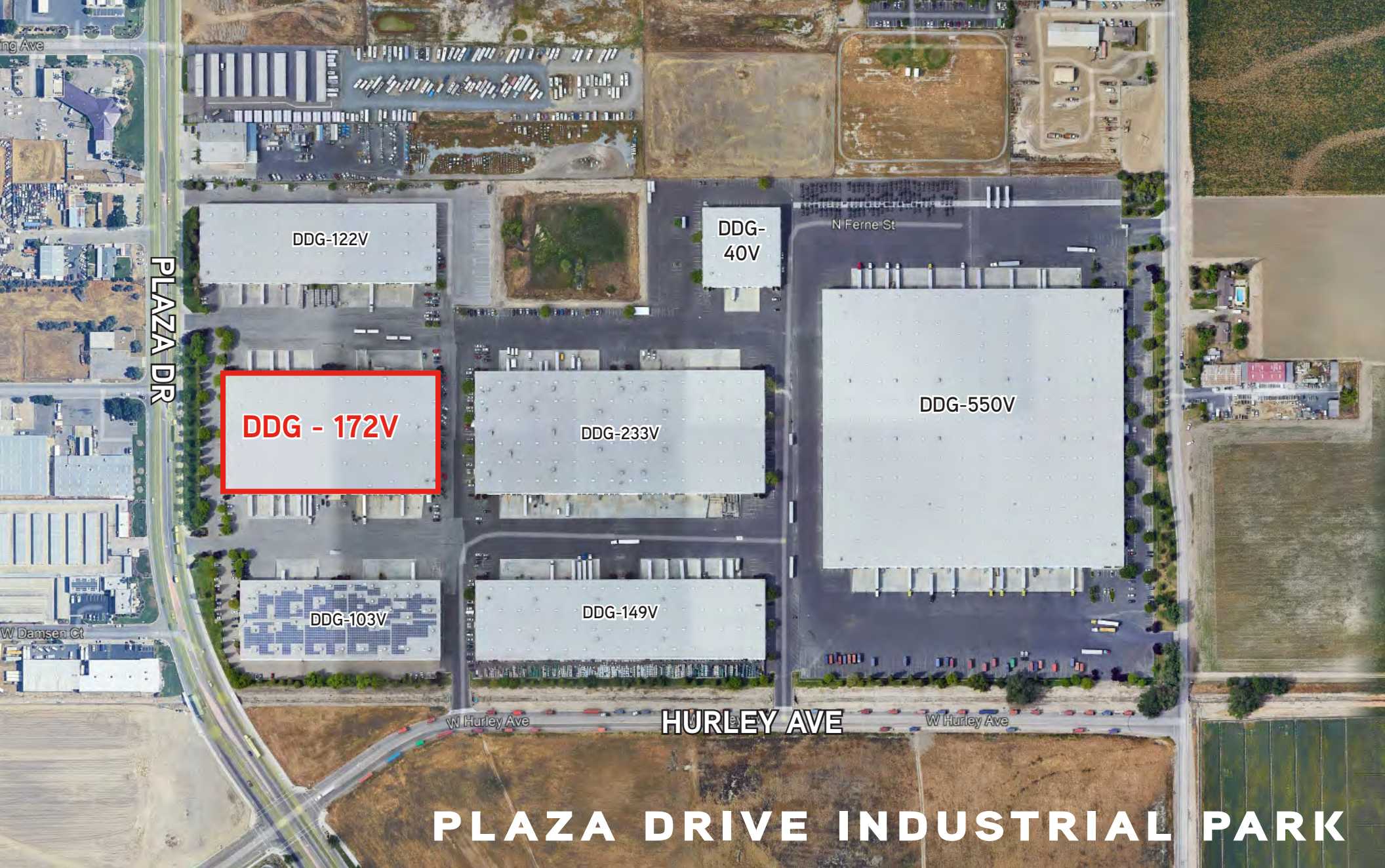


Marcus Pignotti

(559) 225-6363
Extension 8

OFFICE:

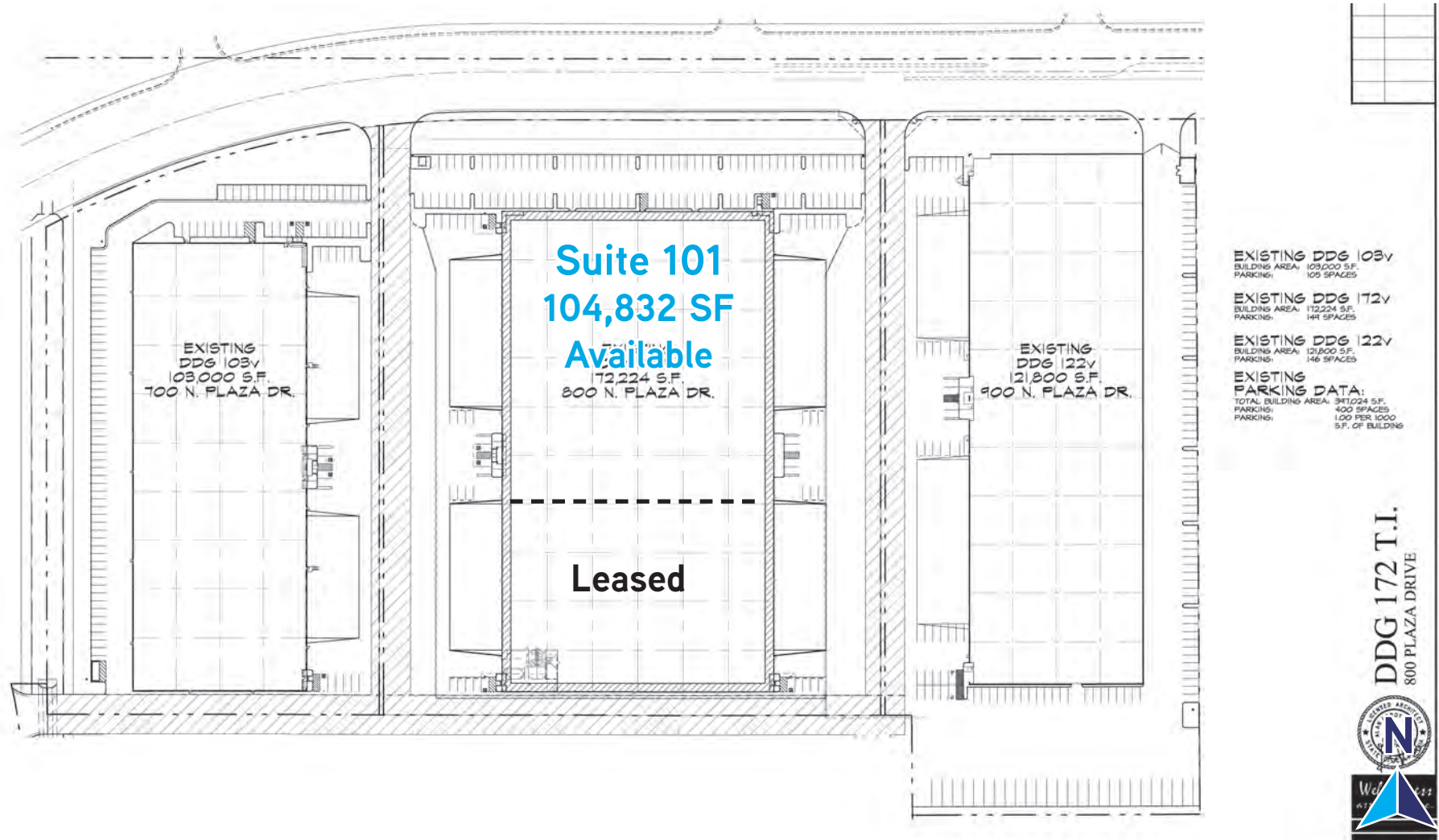
7519 N. Ingram Avenue, Suite 104
Fresno, California 93711



PLAZA DRIVE INDUSTRIAL PARK

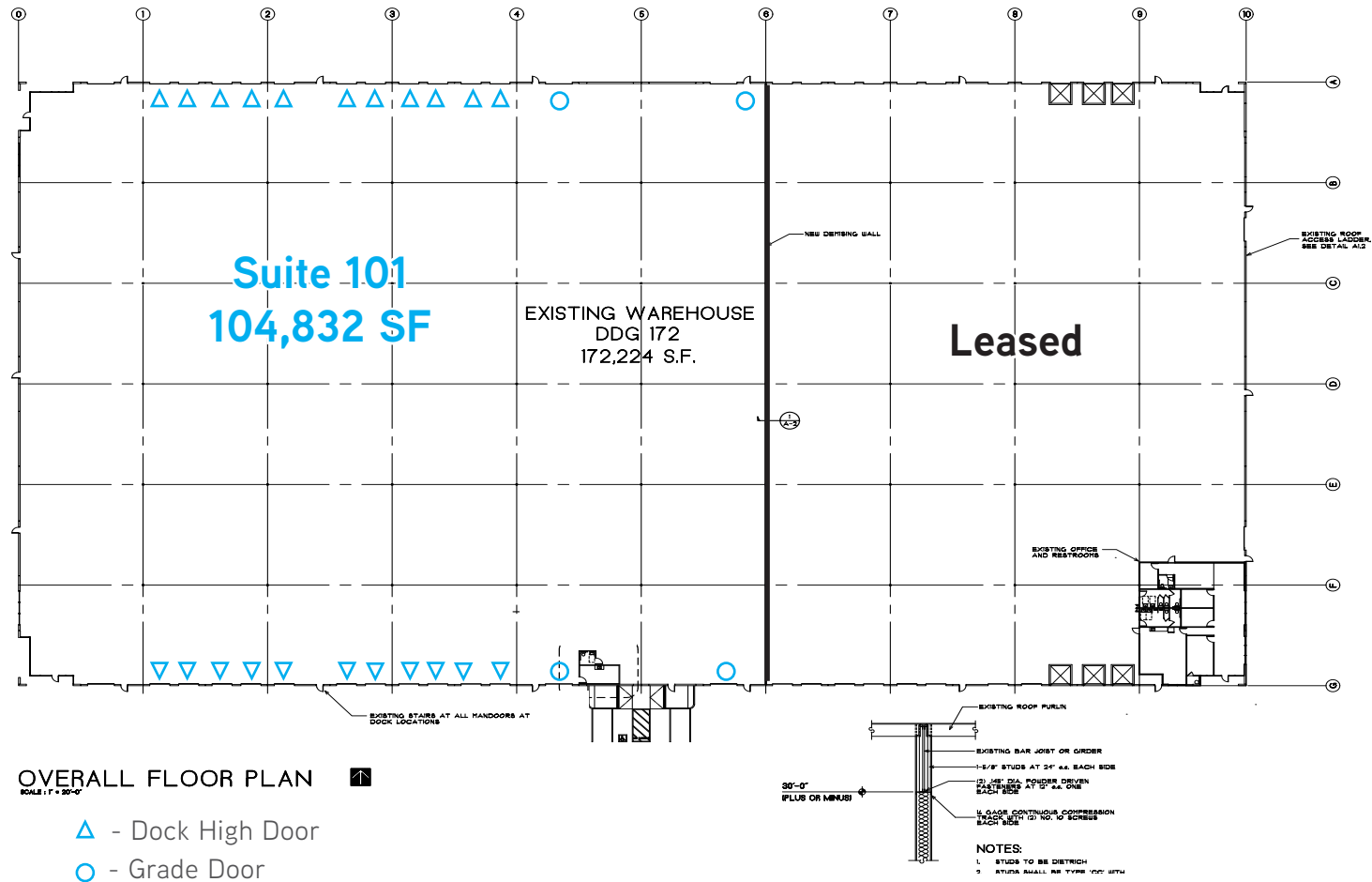
PLAZA DRIVE INDUSTRIAL PARK

800 N. Plaza Drive, Suite 101, Visalia CA



EXISTING FLOOR PLAN

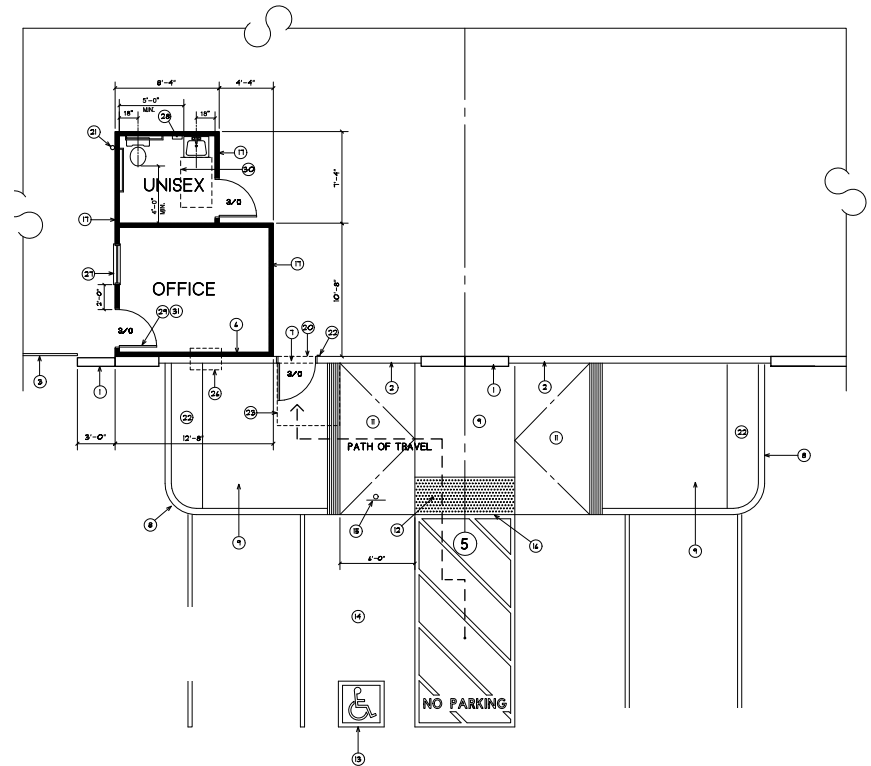
800 N. Plaza Drive, Suite 101, Visalia, CA



EXISTING OFFICE FLOOR PLAN

800 N. Plaza Drive, Suite 101, Visalia, CA

Office Area:
197 SF



DDG - 172V BUILDING, #101

Specifications

BUILDING SIZE:	±172,224 SF	CROSS DOCK:	Twenty-Two (22) 9' x 10' dock high doors and four (4) 12' x 14' grade level doors
AVAILABLE:	Suite 101 - ±104,832 SF	DOCK EQUIPMENT:	Weld on Edge of Dock Plates
ZONING:	IL Light Industrial	FIRE SYSTEM:	ESFR Fire Sprinkler System with 125 hp booster pump
DIMENSIONS:	552' x 312'	ELECTRICAL:	200 amp 277/480V subpanel and 120/208V subpanel. Main service to Building 2,000 amp 277/480V 3P4W
COLUMN SPACING:	56' x 52'	OFFICE:	Approximately 197 SF Office and Restroom
BAY SIZE:	56' x 312'	ADDRESS:	800 N. Plaza Drive Suite 101 Visalia, California 93291
CONCRETE SLAB:	6" laser screed		
CLEAR HEIGHT:	30' Minimum Clear Height		
SKYLIGHTS:	4' x 8' -- Six (6) per bay		
TRUCK COURT:	60', 6" reinforced concrete dock aprons, ±1% slope		

DDG-172V Building

