

WAREHOUSE SPACE FOR LEASE

**13400 Hanford - Armona Road
Hanford, California**



Features:

- Low bay, metal halide lights
- 277/480 volt, 3 phase electrical throughout the building

ZONING: M-1

BUILDING SIZE:
119,000± sq. ft.

LAND SIZE:
11.9± acres

LEASE RATE:
\$0.25 per sq. ft.

APN:
018-270-045-000

PARKING: Ample

LOCATION: Located close to downtown Hanford just off of Highway 198 with easy access to Freeway 99.

DESCRIPTION: 20,000± square foot suite with a large fenced yard. The space has two dock high roll-up doors and two grade level roll-up doors. The space can be divided down to 10,000 square feet. There is an active rail spur at the rear of the building.

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LOCAL PRESENCE GLOBAL REACH

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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

The map displays the Armona and Hanford areas. A north arrow is located in the top left corner. A scale bar indicates distances in miles (0, 0.5, 1, 1.5, 2, 2.5, 3, 3.5, 4, 4.5, 5, 5.5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 9.5, 10). The map shows the 198 Freeway running diagonally from the bottom left to the top right. The Hanford-Armona Rd runs horizontally across the middle. The subject property is marked with a black arrow pointing to a location on the Hanford-Armona Rd. The map also shows the 14th Ave and 13th St intersections. The Armona area is labeled in blue text, and the Hanford area is labeled in blue text. The map includes various street names such as 14th Ave, 13th St, 12th St, 11th St, 10th St, 9th St, 8th St, 7th St, 6th St, 5th St, 4th St, 3rd St, 2nd St, 1st St, and others. The map also shows the location of the Armona and Hanford areas relative to the 198 Freeway.

The site plan illustrates the layout of the Kroy Industrial Park. The main building complex is divided into several sections:

- Office:** A small rectangular building at the top left.
- AVAILABLE:** A large rectangular area on the left, labeled "80' x 250'" and "20,000± sq. ft." in red text.
- VALLEY WELDING:** A rectangular building in the upper middle section, labeled "80' x 150'" and "12,000± sq. ft." below it.
- THRESHER INDUSTRIES:** A large rectangular building in the center, labeled "50' x 250'" and "12,500± sq. ft." to its right.
- KROY:** Two rectangular buildings at the bottom, labeled "60' x 175'" and "10,500± sq. ft." to their right.
- YARD SPACE:** A large rectangular area on the right, labeled "40' x 60'" and "2,400± sq. ft." inside a box.
- KROY YARD SPACE:** A large rectangular area at the bottom right.

Key features and labels include:

- Roll-up doors:** Indicated by pairs of short vertical lines on the building perimeters.
- Recessed Dock:** Two docks are labeled at the top of the plan.
- Dimensions and Area:** Building dimensions and approximate square footages are provided for most sections.
- Color Coding:** The "AVAILABLE" section is highlighted in red, while other buildings are in white with black outlines.
- Orientation:** A dashed line at the bottom indicates the location of the "KROY YARD SPACE".