

# Cal - Central Business Park

10701 Idaho Avenue Hanford, CA

## New Lease Availabilities



Exterior Warehouse

### HIGHLIGHTS:

- Warehouse & Manufacturing Space
- Up to 1,042,000 SF Available
- Low Asking Rents - \$0.11 PSF, NNN
- Leasable Units as small as 7,000 SF Available
- Rail Service by BNSF
- State of California Enterprise Zone



Monument Sign



Manufacturing Area

### For Further Information, Please Contact:

**Jim Ballard**  
Director of Leasing  
707.569.9000  
[jballard@stggroup.com](mailto:jballard@stggroup.com)

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## Features

APN:	028-030-045 and 046
CONSTRUCTION:	Concrete tilt-up
LAND AREA:	± 92.95 Acres
ROOF SYSTEMS:	<ul style="list-style-type: none"><li>* Manufacturing areas are new foam roofing over insulation on metal panels</li><li>* Warehouse areas are rubber membrane over insulation on concrete</li></ul>
CLEAR HEIGHT:	24'
FIRE PROTECTION:	Fire Sprinklers and 850,000 gallon cooling pond
RAIL SERVICE:	Burlington Northern (BNSF) RR; 2 spurs
RAIL SERVED LOADING DOORS:	<ul style="list-style-type: none"><li>* Warehouse: ten at 12' x 10'</li><li>* Loft Warehouse: four at 10' x 10' and one at 10' x 14'</li></ul>
GRADE LEVEL LOADING DOORS:	<ul style="list-style-type: none"><li>* Manufacturing: seven at 18' x 10'; five at 16' x 14'; and one at 18' x 18'</li><li>* Warehouse Area: one at 10' x 12'</li><li>* R&amp;D Area: five at 18' x 10'; two at 10' x 10' and one at 18' x 16'</li></ul>
DOCK HIGH LOADING DOORS:	<ul style="list-style-type: none"><li>* Warehouse Area: nineteen at 8' x 8': one at 12' x 10'</li><li>* Loft Warehouse-Ground Floor: seven at 8' x 8'; one at 10' x 14'</li></ul>
HEATING & COOLING:	Motorized ceiling vents
ZONING:	M-3, Heavy Industrial
COLUMN SPACE:	<ul style="list-style-type: none"><li>* Warehouse Area: 50' x 30'</li><li>* Manufacturing Area: 50' x 50'</li></ul>
NNN EXPENSES:	\$0.04 PSF – 2009 estimate
ELECTRICAL SERVICE:	12,600 KVA owned substation
ADDITIONAL FEATURES:	<ul style="list-style-type: none"><li>* 850,000 gallon water cooling pond</li><li>* 2.8 million gallon on-site water storage with 300hp Cummins diesel pump</li><li>* Warehouse Lighting: 200 watt high pressure</li><li>* Manufacturing Lighting: 200 watt high pressure</li><li>* R&amp;D Lighting: 400 watt metal halide</li><li>* Annexed to City of Hanford</li><li>* Truck Scale</li></ul>



Loft Warehouse



Manufacturing Exterior



Warehouse Area

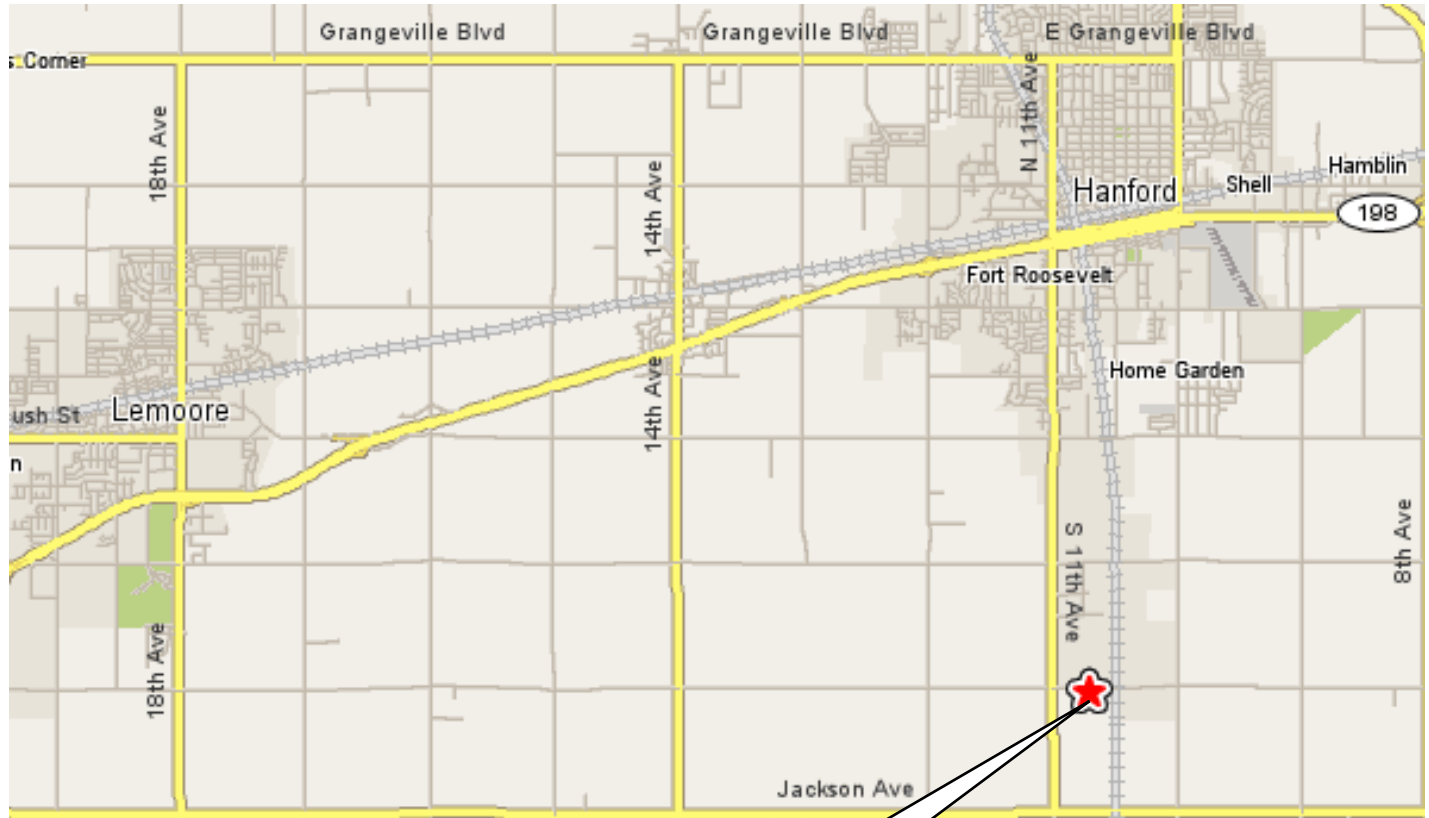


Cooling Pond

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## Map



Not to scale. All dimensions are approximate.

10701 Idaho  
Avenue

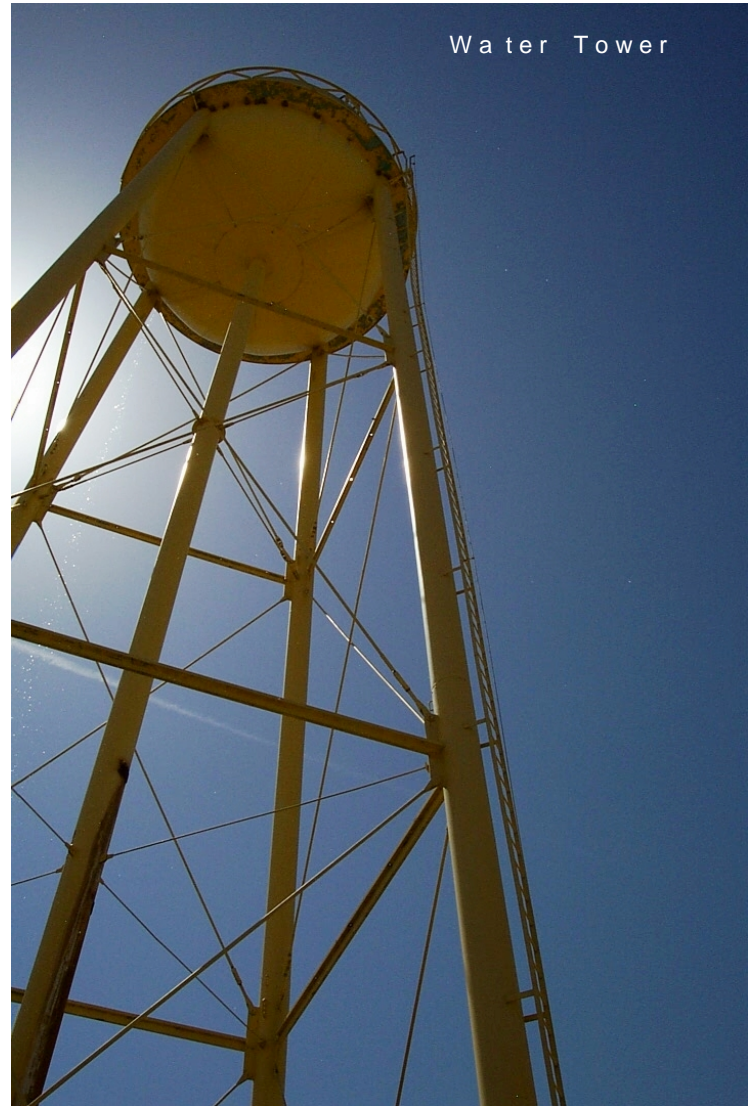
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## Site Photos



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## Site Photos



Sub Station



Truck Scale



Guard House

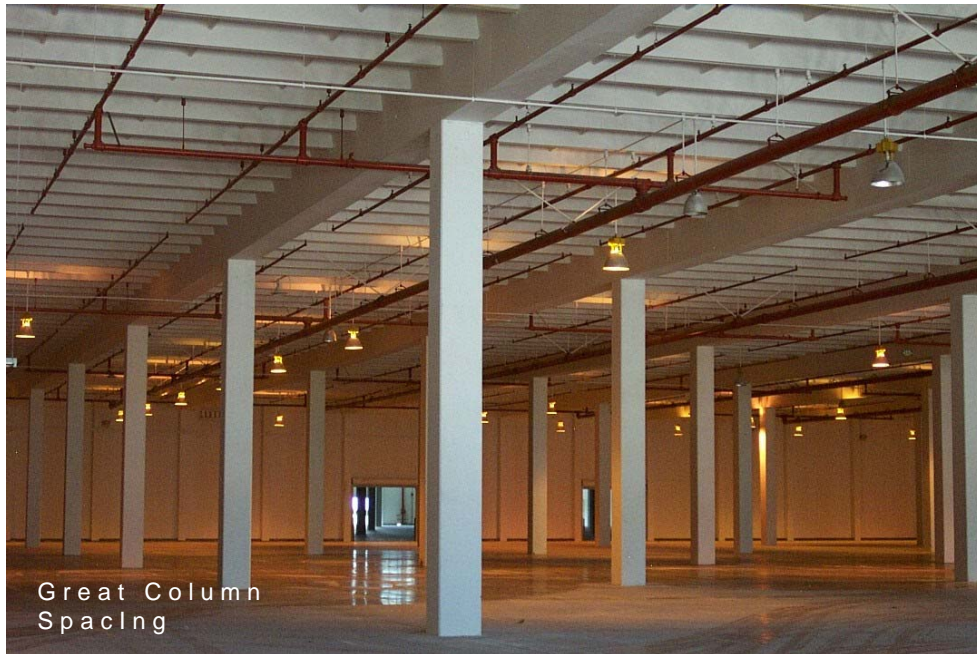
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Alaska, Northern California, Central California, Southern California, Nevada, and Washington



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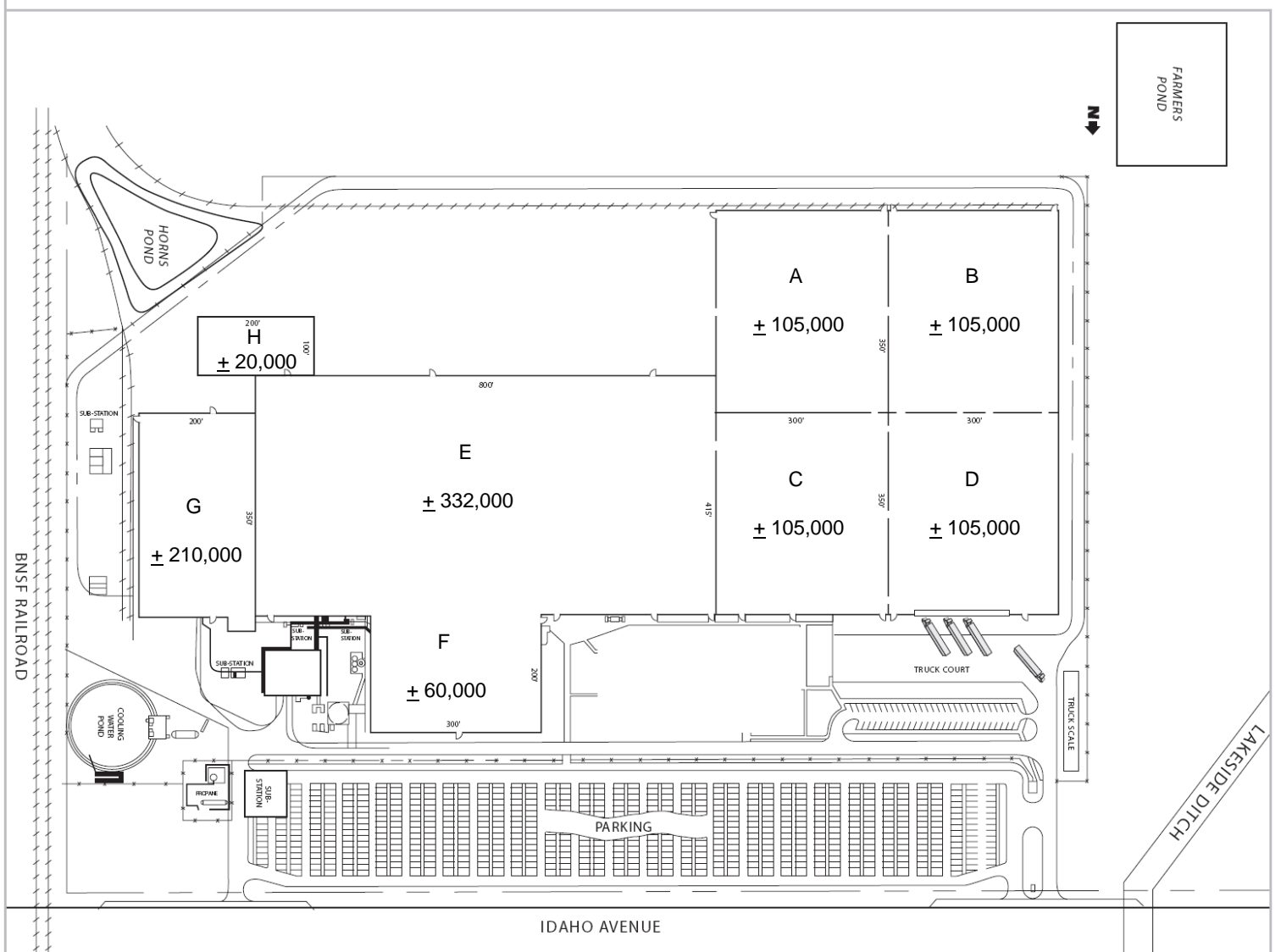
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