

FOR LEASE > WAREHOUSE/DISTRIBUTION FACILITY

10701 Idaho Avenue - Hanford Business Park

Colliers
INTERNATIONAL

HANFORD, CA 93230



FEATURES:

- > ±1,000,000 SF
- > 28 Dock High Loading Doors
- > 29 Grade Level Doors
- > 16 Rail Served Doors
- > Two Spurs Available (BNSF)
- > 24' Ceiling Height
- > Wet Sprinkler System
- > 12,600 Volt Substation
- > Zoning Heavy Industrial (M-3)
- > Ample Truck Parking and Staging Space
- > 25.9 Acres Vacant Land Ready for Development
- > Owner will demise, perform Tenant Improvements to suit



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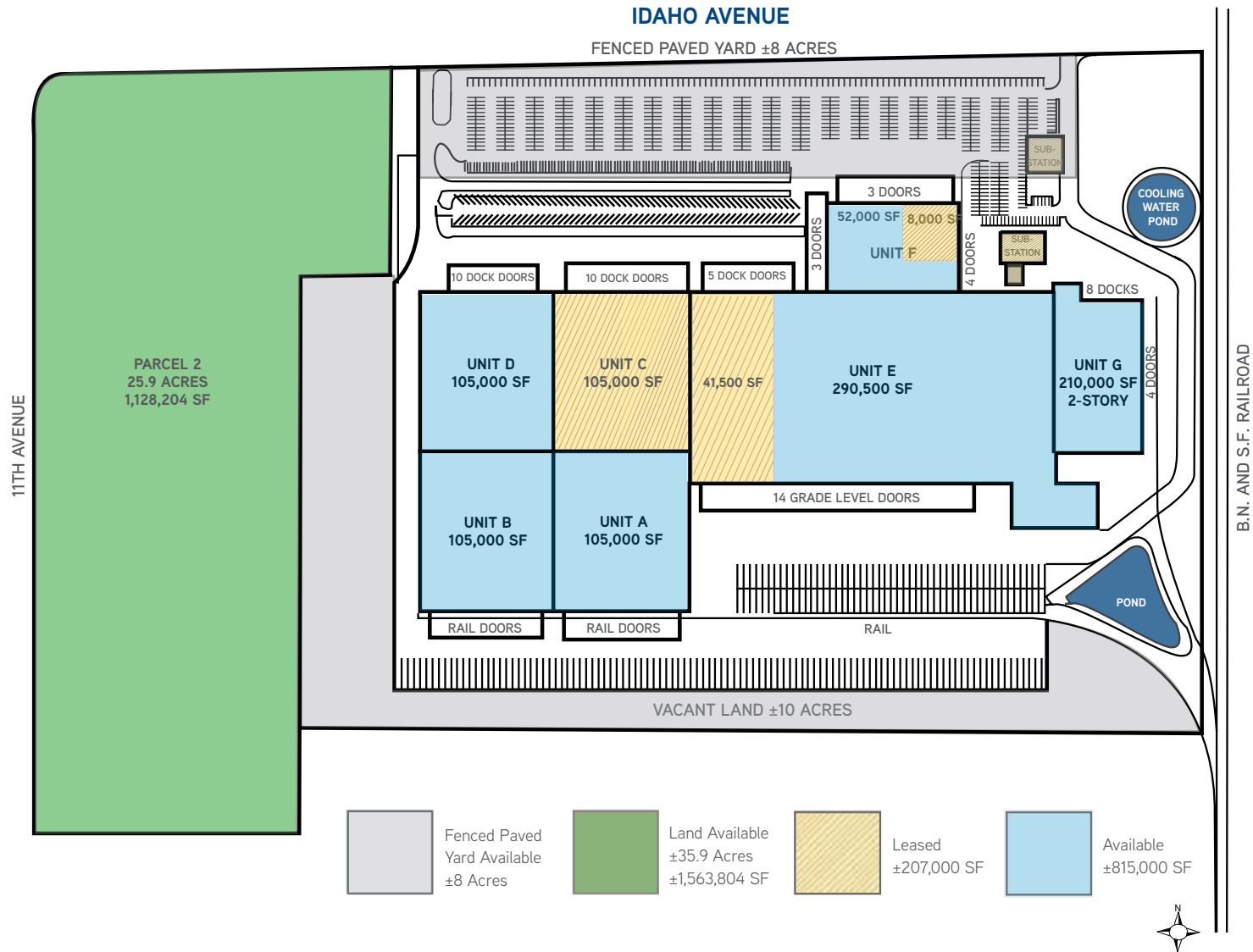
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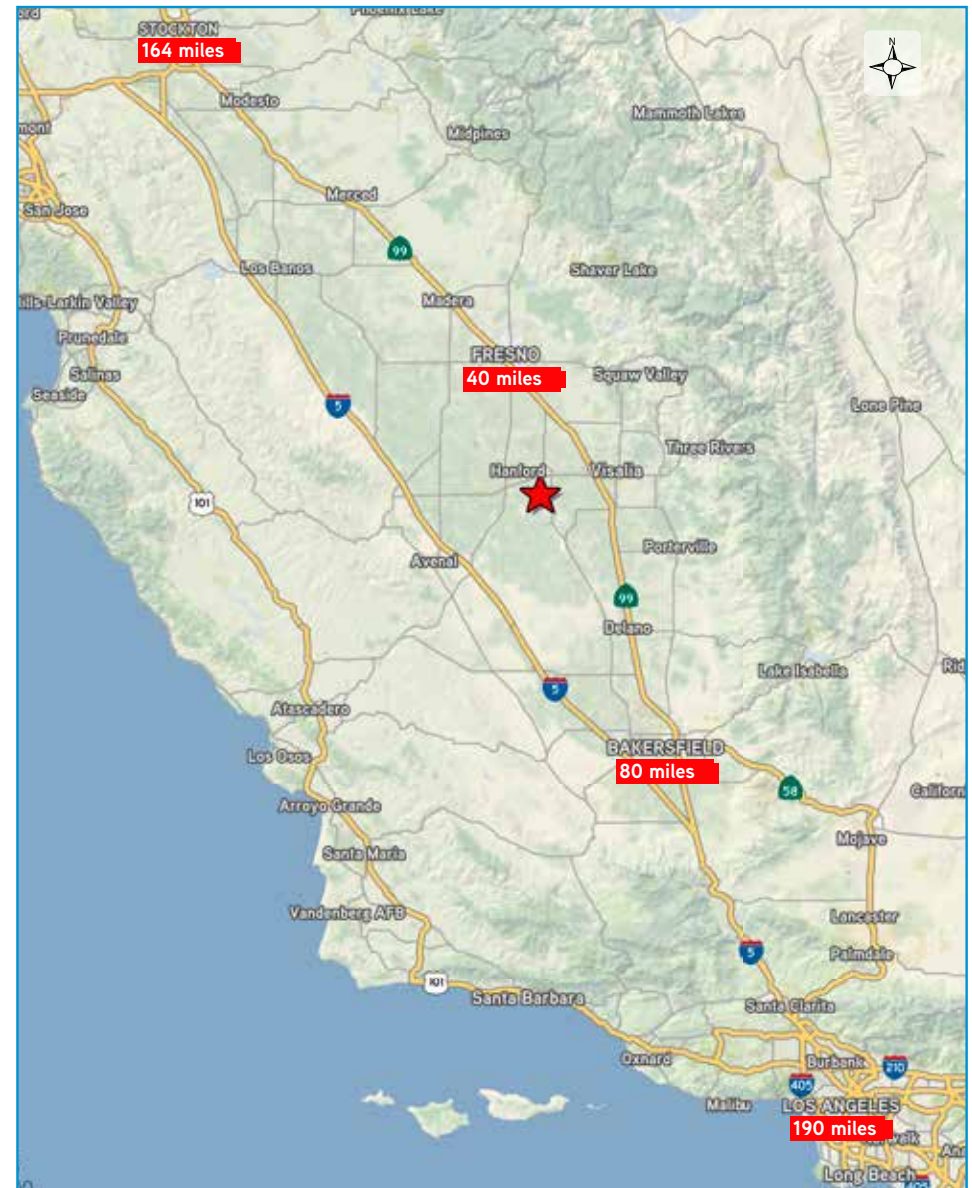
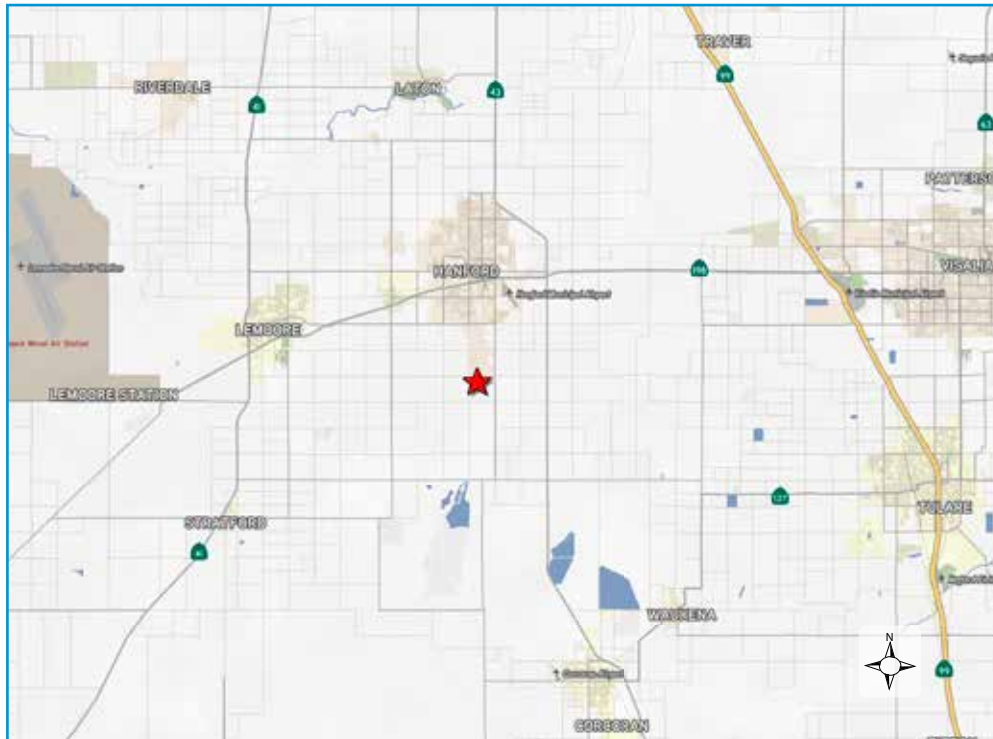
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AVAILABLE SPACE

- > Unit A
 - 105,000 SF
 - 1 Dock High Position
 - 1 Ground Level Drive In Door
 - Rail Possible (5 Doors)
- > Unit B
 - 105,000 SF
 - 1 Ground Level Drive In Door
 - Rail Possible (5 Doors)
- > Unit D
 - 105,000 SF (Divisible by 52,500 SF)
 - 10 Dock High Positions
- > Unit E
 - 290,500 SF
 - 1 Dock High Position (More Possible)
 - 22 Ground Level Drive In Doors
- > Unit F
 - 51,900 SF
 - 5 Ground Level Doors
- > Unit G
 - 210,000 SF on two levels
 - 8 Dock High Loading Doors
 - Rail Possible (4 Doors)
- > Fenced Paved Yard
 - ±8 Acres



- > Located 40 miles south of Fresno, Hanford is a major trading center serving the surrounding agricultural area, and this site provides an ideal opportunity for an agricultural processing operation.
- > Hanford is an important commercial and cultural center in the South central San Joaquin Valley and is the county seat of Kings County, CA.
- > Hanford is ideally located midway between highway 99 and Interstate 5, providing an outstanding location for North-South distribution, connecting Southern California with the San Francisco Bay Area.



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10701 Idaho Avenue > Photos



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