

OFFICE FOR LEASE

MULTIPLE WAREHOUSE SPACES AVAILABLE WITHIN ±104,325 SF BUILDING

13400 Hanford Armona Rd, Hanford, CA 93230



OFFERING SUMMARY

AVAILABLE SF:	10,000 - 40,000 SF
LEASE RATE:	\$0.32 - 0.39 SF/month (MG)
LOT SIZE:	11.9 Acres
BUILDING SIZE:	104,325 SF
ZONING:	Commercial
APN:	017-110-016
MARKET:	Hanford-Armona
SUBMARKET:	Armona/CA-198 Commercial

PROPERTY HIGHLIGHTS

- ±10K, 14K, or 24K SF Clear-Span Space Available
- Heavy Power, Fully Paved Lot, Private Rear Access
- Well Located Industrial Building
- Insulated Warehouse w/ Evaporative Cooler & Reznor Heaters
- Ground Level & Dock High Doors
- Flexible Zoning That Allows Many Uses
- Clean & Quite CA-198 Location - Semi Access Available
- Well Maintained Building
- Functional Warehouse Spaces
- Semi Trailer Parking on-site
- Easy Truck Access - Highway 198 Access to I-5 and CA-41, 46, 99, 198
- Heavy Power Service - Heavy Duty Concrete - Multiple Truck Docks

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PROPERTY OVERVIEW

This property offers multiple warehouse spaces within one ±104,325 SF building on a total of ±11.9 Acres. Building offers four fire sprinklers, full insulation, full lights, resin or heater, multiple coolers, 12' at the edges, 14' middle height and existing office and restroom on west side. Freestanding industrial warehouse building with heavy power and a secure fully fenced private yard. Spaces feature separate coolers, heaters, and separate meters. Multiple ground level and dock high doors, separate office, 480 volt 3 phase power service, and ample yard area. Yard. Improved w/ Concrete & Asphalt - Semi Trailer Parking on-site.

LOCATION OVERVIEW

Centrally located near the County seat to serve the cities of Armona, Hanford, Lemoore, & Kings County's 150,000+ population expected to grow to 200,000 by 2020. Property is located north of Hanford Armona Road, east of Oak Avenue, south of 6th Street and west of 13th Avenue.



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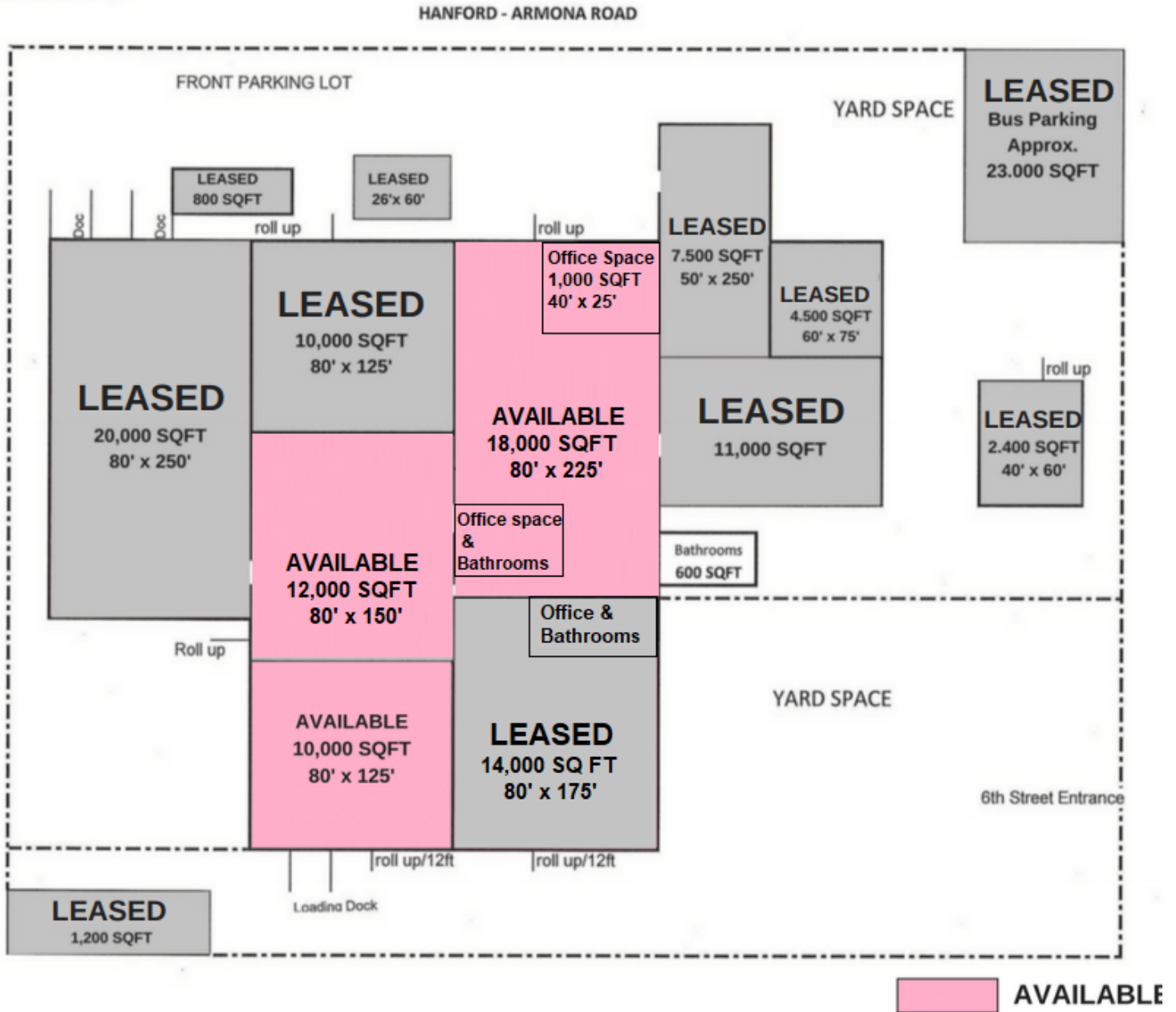
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LEASE RATE:	\$0.32 - \$0.39 SF/MONTH	TOTAL SPACE:	10,000 - 40,000 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
13400 Hanford Armona Rd (North)	\$0.32 SF/month	Modified Gross	10,000 - 22,000 SF	Negotiable	
13400 Hanford Armona Rd (Middle)	\$0.32 SF/month	Modified Gross	12,000 - 40,000 SF	Negotiable	
13400 Hanford Armona Rd (South)	\$0.39 SF/month	Modified Gross	18,000 - 30,000 SF	Negotiable	

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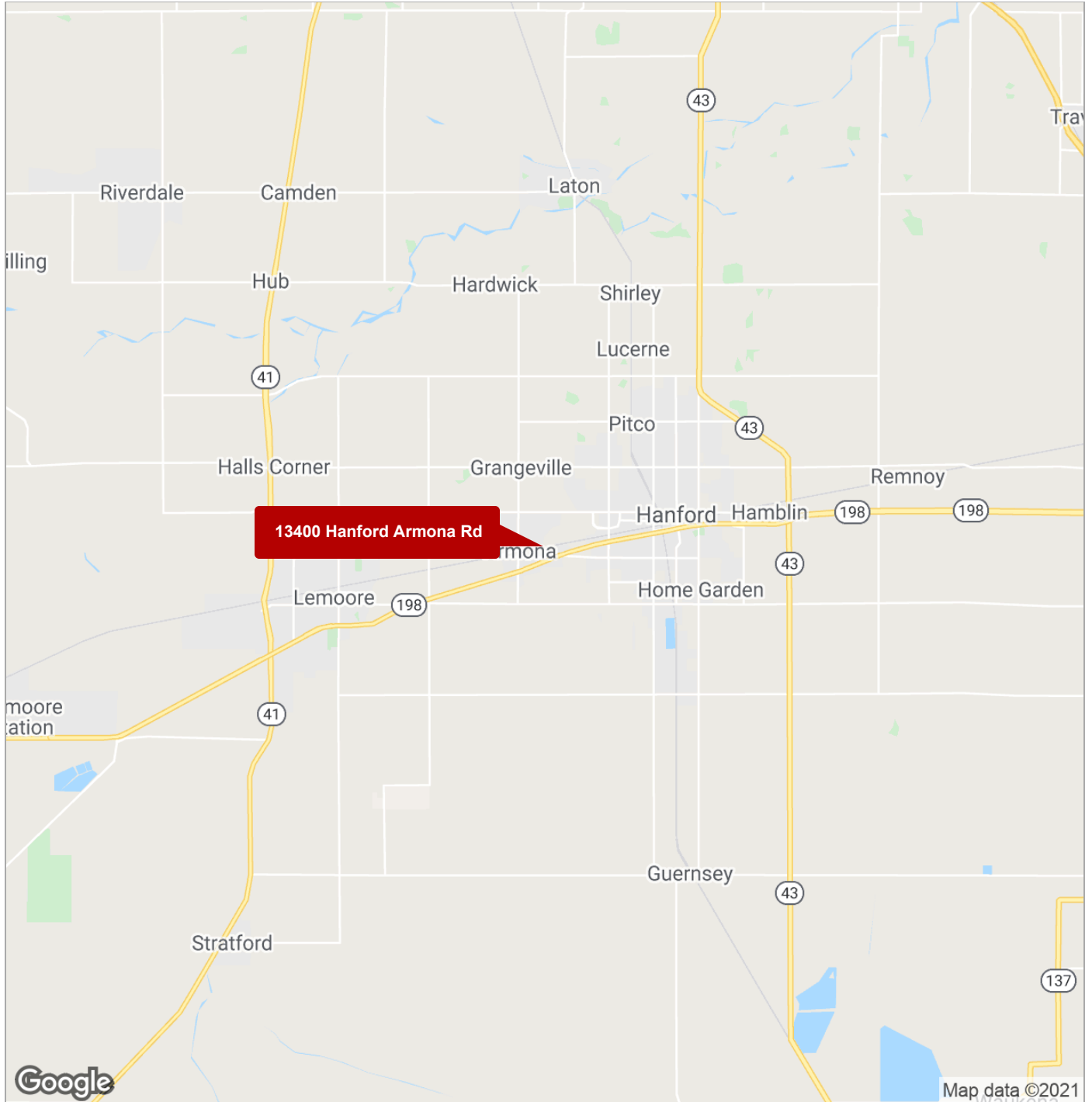
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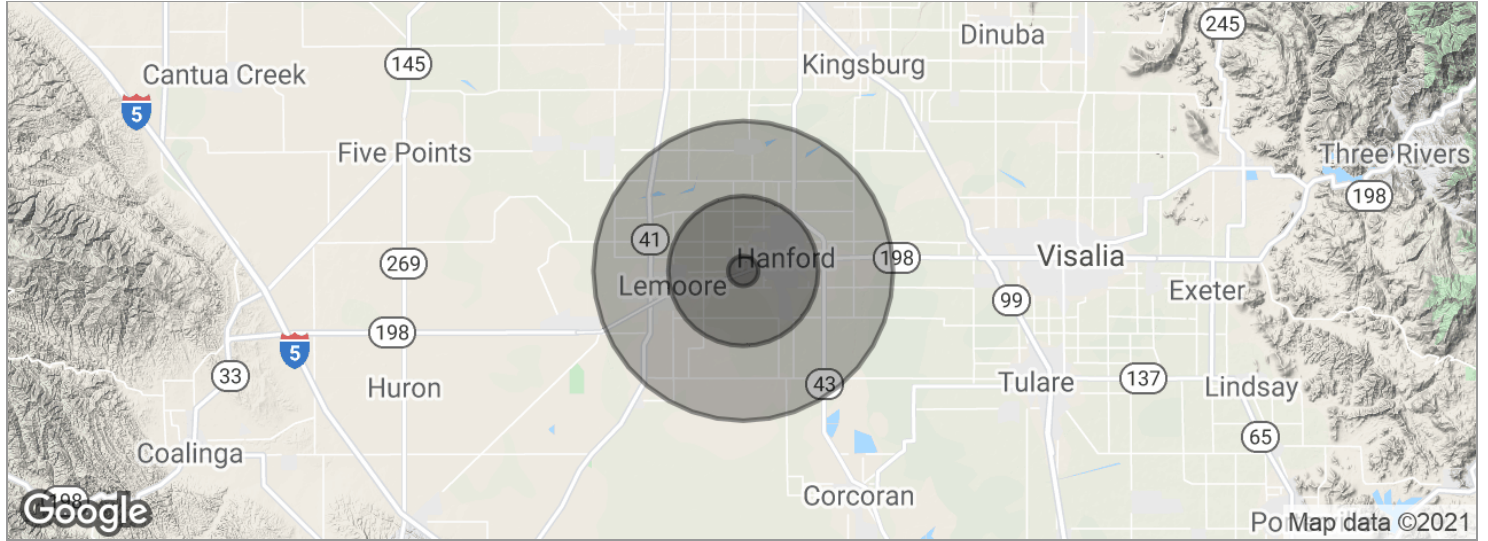
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,487	65,470	98,079
Median age	31.6	32.0	33.0
Median age (male)	31.8	32.2	33.3
Median age (Female)	31.7	31.6	32.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	719	20,702	31,284
# of persons per HH	3.5	3.2	3.1
Average HH income	\$61,563	\$65,143	\$65,179
Average house value		\$220,531	\$239,148
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	47.0%	43.7%	42.5%
RACE (%)	1 MILE	5 MILES	10 MILES
White	75.4%	75.7%	76.2%
Black	7.0%	7.6%	7.4%
Asian	4.2%	4.1%	3.7%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.3%	0.5%	0.6%
Other	11.8%	9.5%	9.6%

* Demographic data derived from 2010 US Census

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