

# INDUSTRIAL FOR LEASE

HIGH QUALITY OFFICE/WAREHOUSE SPACE IN HANFORD, CA

444 Wilson Ln, Hanford, CA 93230



Lease Rate

**\$2,500.00 PER MONTH**

## OFFERING SUMMARY

Warehouse:	2,250 SF
Open Structure:	4,050 SF
Lot Size:	1.19 Acres
Year Built:	1985
Zoning:	CS - Service Commercial
Market:	Fresno
Submarket:	Hanford/Armona
Cross Streets:	Lacey Blvd & Wilson Ln
APN:	014-221-040

## PROPERTY HIGHLIGHTS

- $\pm$ 2,250 SF of Clear Span Industrial Space + Fenced Yard
- Additional  $\pm$ 4,050 SF Open Structure | Potential Splits Available
- Parking On All Sides Of Building on  $\pm$ 1.19 Acres
- Private Offices, Roll Up Doors, & Warehouse
- Clear Height 12' | Heavy Duty Reinforced Concrete
- Flexible Zoning That Allows Many Uses
- Building Equipped with HVAC In Office | LED Lighting
- Turn Key Office/Warehouse Building + Office
- 120/280, 3-Phase Power 200 Amps | Semi Access Available
- Multiple Access Points | Gated Private Parking Lot
- Close Proximity to The Center Of Hanford
- Convenient Location w/ Access to CA-198 & CA-43
- Located Within Minutes From Corporate Neighbors

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### PROPERTY DESCRIPTION

±2,250 SF available of office/warehouse space with (2) split sections plus a ±4,050 SF open structure on 1.19 acres located in Hanford, CA. ±2,250 SF consisting of open warehouse with (2) sections of ±900 SF & ±1,350 SF. Each space features (1) roll up door, water hookups, heavy power, fully insulated, & LED lighting. The site offers ample parking & easy access via Lacey Blvd.

### LOCATION DESCRIPTION

Property is located near S 10th Ave and Lacey Blvd creating convenient access to HWY-198 & HWY-43 interchanges. Subject property is located North of E Lacey Blvd, South of E Myrtle St, East of N 10th Ave & West of Wilson Ln. National surrounding tenants include

Hanford, California, in Kings county, is 19 miles W of Visalia, California (center to center) and 29 miles S of Fresno, California. The city is situated in the south central portion of the San Joaquin Valley and is regarded as a prominent commercial and cultural center for the region.



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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
444 Wilson Ln	Available	2,250 SF	Modified Gross	\$2,500 per month

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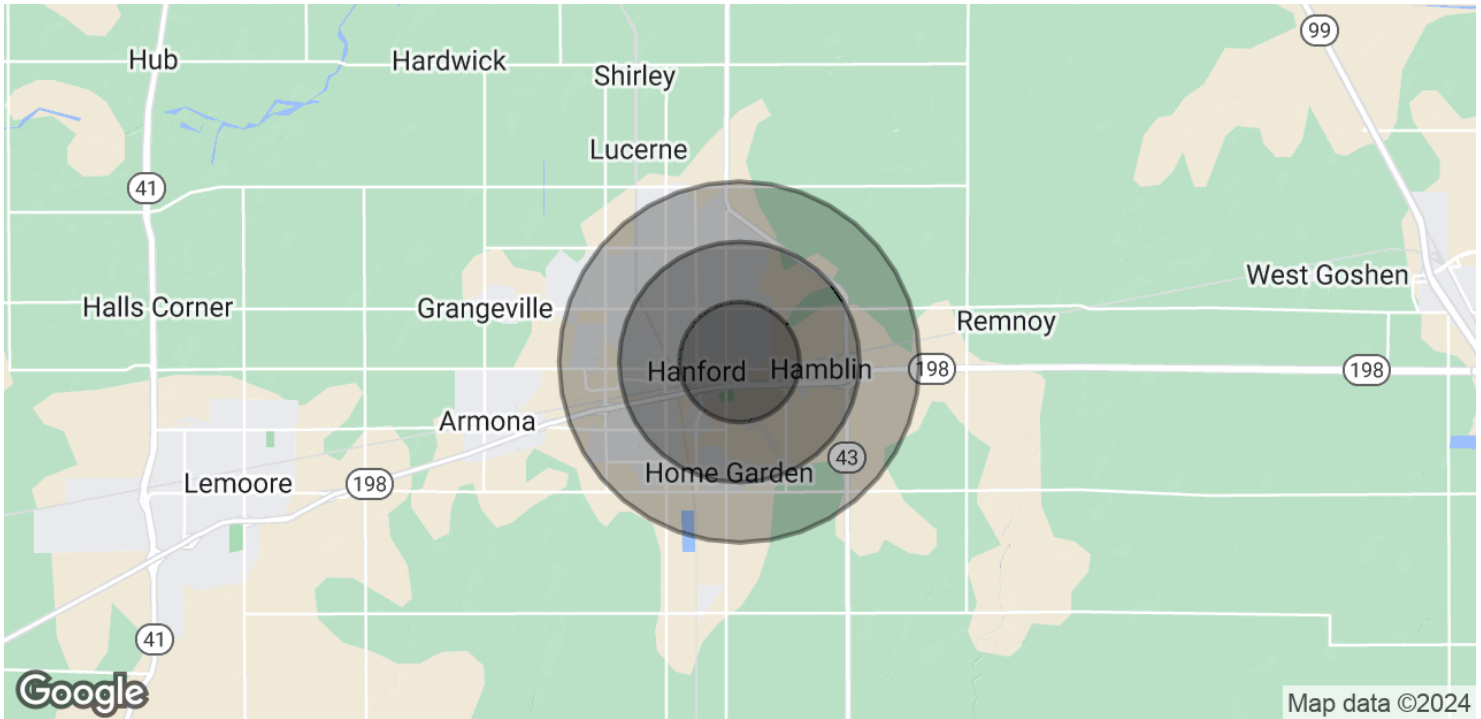
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,401	31,090	92,678
Average Age	32.3	33.1	33.1
Average Age (Male)	29.3	31.0	31.3
Average Age (Female)	34.4	35.1	35.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,418	9,887	30,761
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$97,060	\$95,531	\$79,793
Average House Value	\$433,997	\$345,288	\$274,242
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	32.9%	35.1%	41.4%

\* Demographic data derived from 2020 ACS - US Census

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