

# DELIVERING SUMMER 2024



**CAPROCK**  
CENTRAL POINT

VISALIA, CA

**Building 1 | 1,270,750 SF**  
4001 North Plaza Drive,  
Visalia CA 93291

Site area: **74.92 AC**  
Building clear height: **40'**  
Building dimensions: **1,904' x 660'**  
Typical column spacing: **56' x 60'**  
Dock doors: **274**  
Ground level doors: **2**  
Office square footage: **6,596 SF**  
Truck court depth: **185'**  
Excess trailer parking: **542 (Up to 1,854 max)**  
Electrical service: **4,000 Amps**  
Fully fenced yard • ESFR sprinkler system •  
Dedicated truck circulation • LEED Certified



**CAPROCK**  
PARTNERS



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

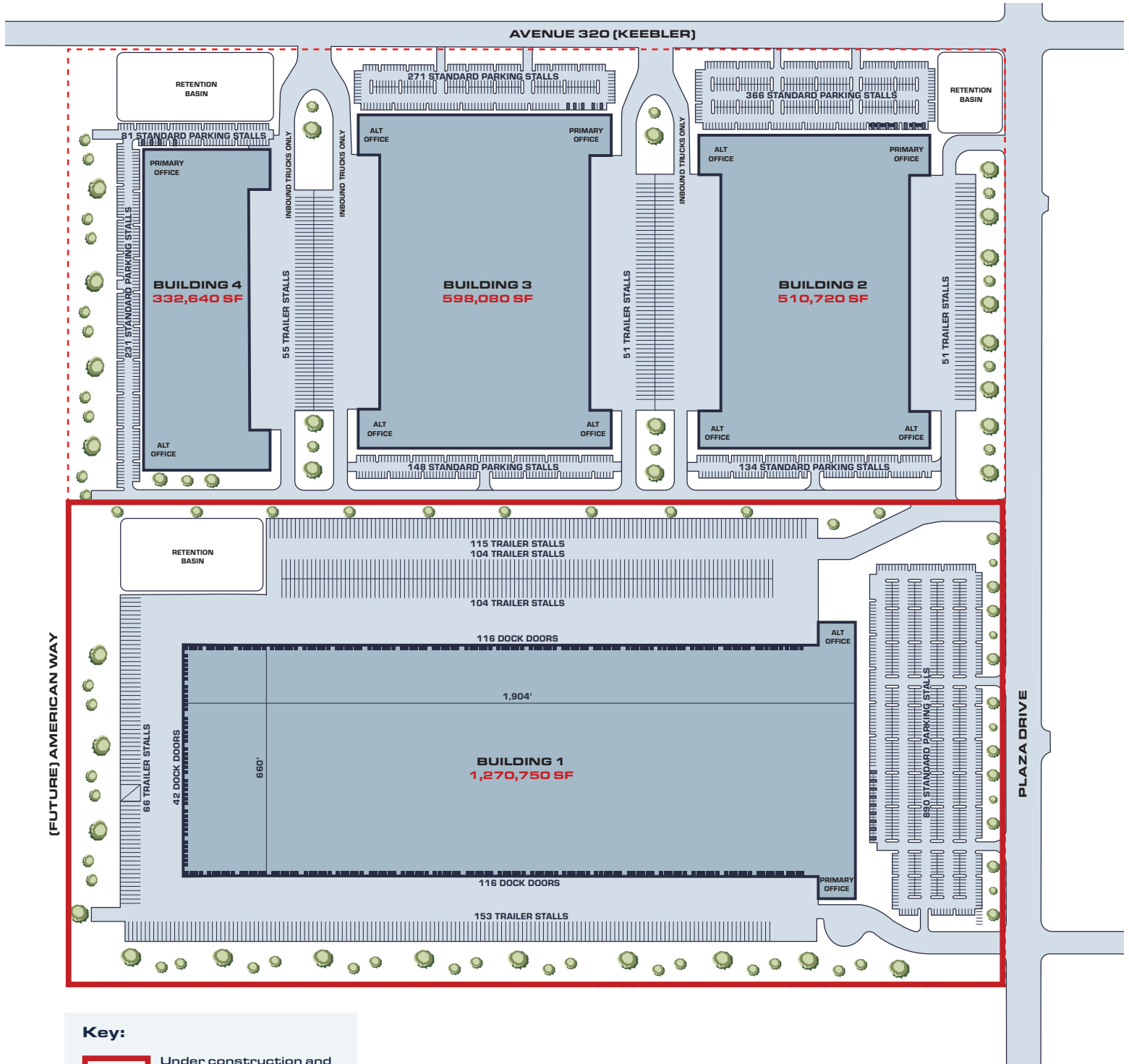
# Option 1

## Master site plan

### Building 1 - 542 Trailer stalls



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**Key:**

 Under construction and delivering Summer 2024

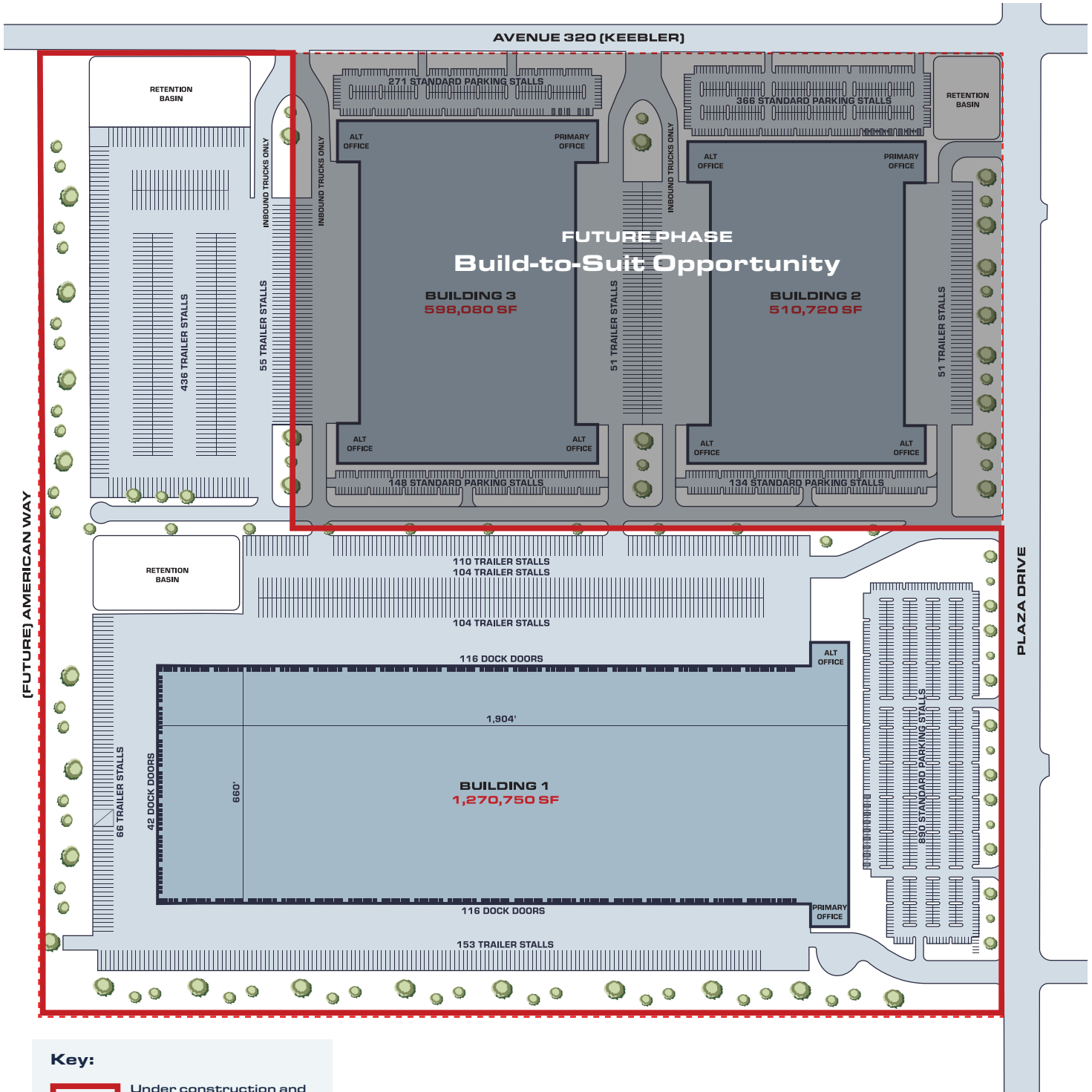
# Option 2

## Site plan

### 1,028 Trailer stalls



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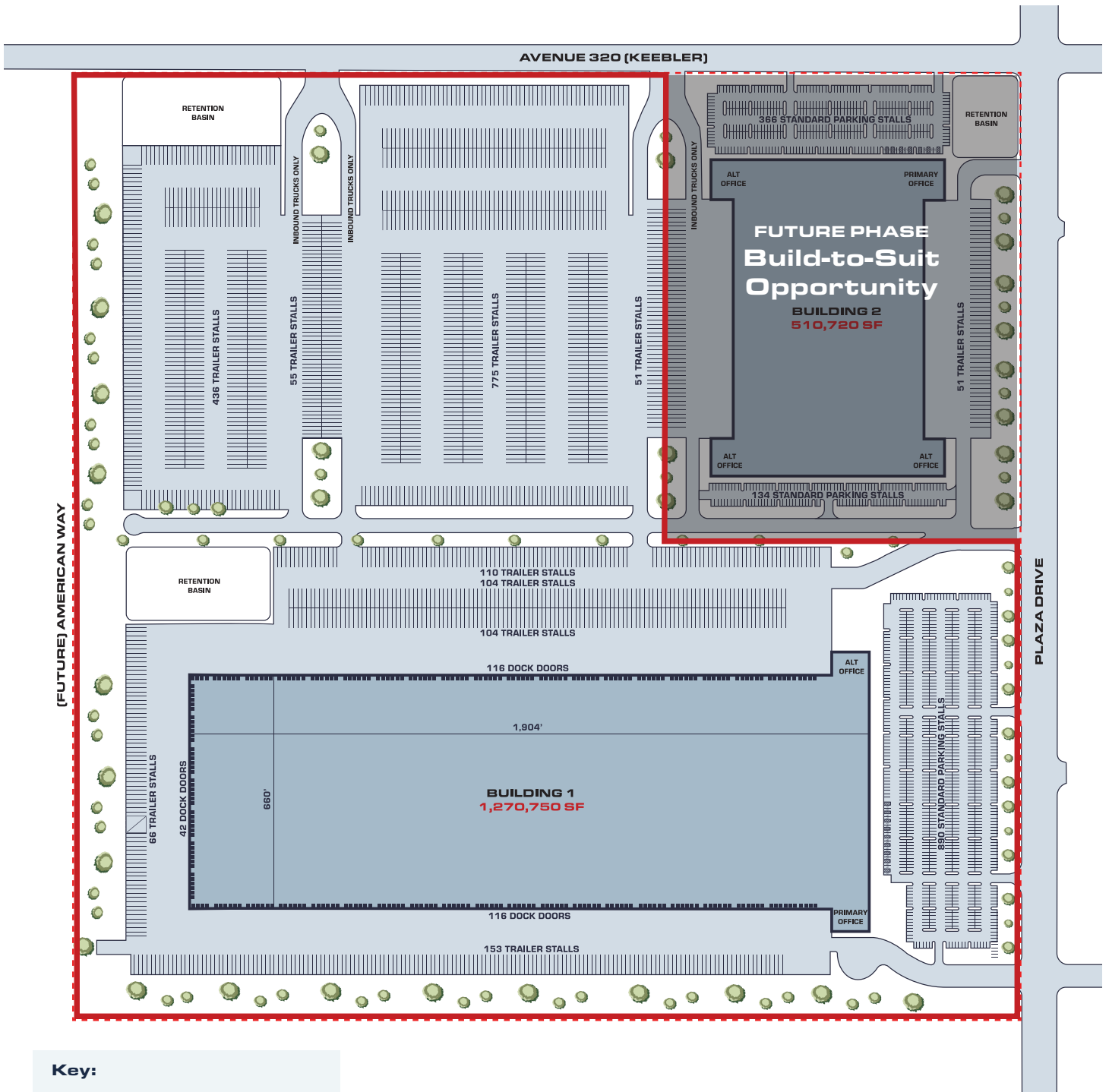
# Option 3

## Site plan

### 1,854 Trailer stalls



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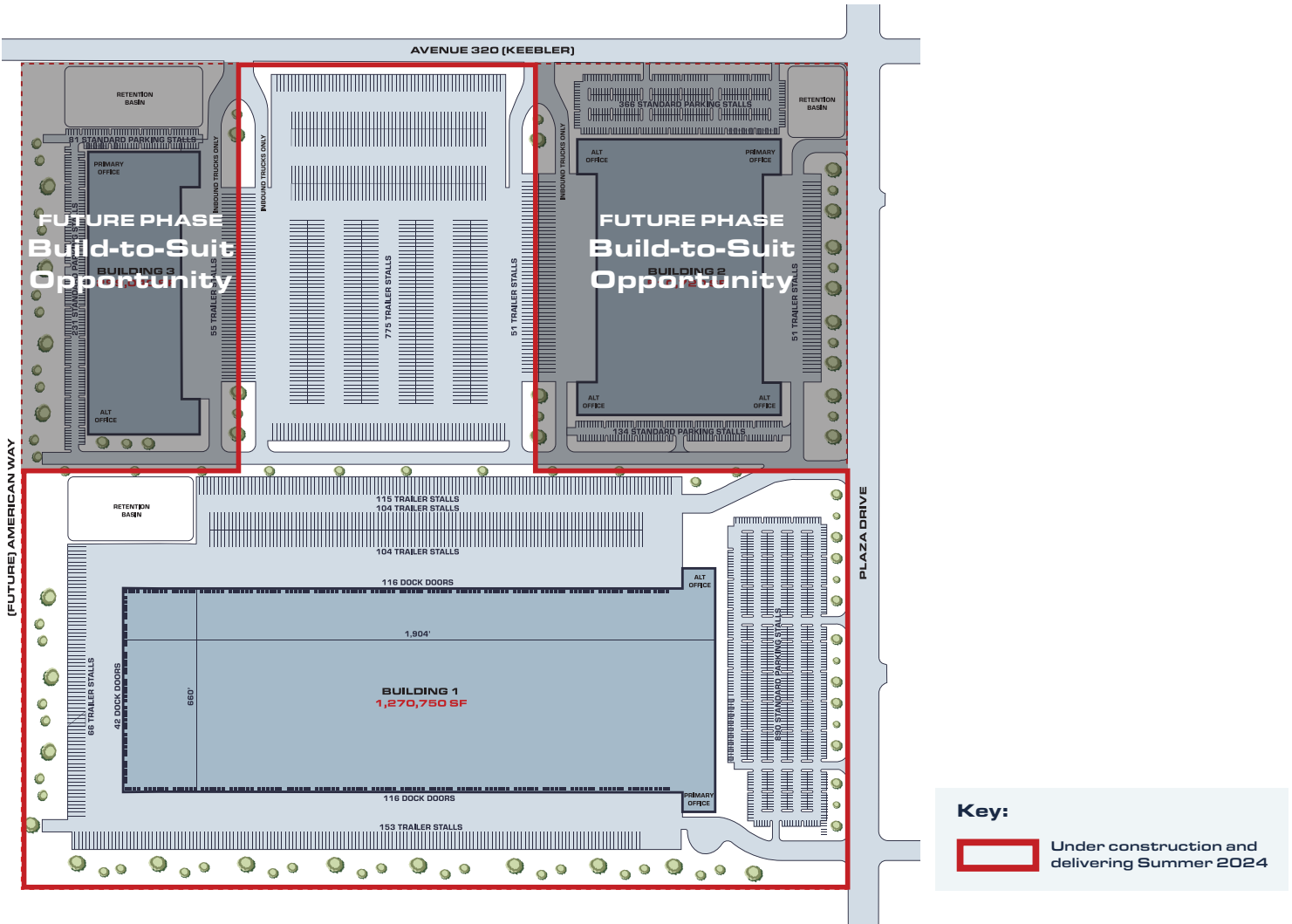
# Option 4


## Site plan

### 1,423 Trailer stalls



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