

NICHOLAS PLAZA INDUSTRIAL PARK

VISALIA, CA.

Sites Available For Sale or Lease



5,000sf or 10,000sf Standard Plans with Choice of Interior Office

Offered by:



PICKETT & SONS
CONSTRUCTION, INC.

LIC. NO 283723

7310 N. REMINGTON AVE.

FRESNO, CA 93711

(559)225-2500

(559)225-2505 FAX

mail@pickettandsons.com



NICHOLAS-PLAZA INDUSTRIAL PARK, LLC.

7310 N. Remington Avenue
Fresno, California 93711
Phone: 559-225-2500
Fax: 559-225-2505
mail@pickettandsons.com

Thank you for your interest in the “Nicholas-Plaza Industrial Park” located just north of Highway 198 and west of Plaza Drive. Our goal is to provide high quality value priced office/warehouse units for the growth minded business. Several buildings have been completed recently and companies are recognizing the value and simplicity of our process. We have standardized the sales and construction of the buildings to allow the customer to focus on their business. The completed project includes the lot, pre-engineered metal building, complete interior office from your choice of three sizes, fenced yard, parking, and landscaping.

Enclosed is a site plan of the subdivision, price list of lots, and our standard available floor plans. We appreciate the opportunity to serve you and to better do that ask that you complete the attached information sheet including your contact information, selection of your preferred building size, floor plan, and top three lot locations. We will contact you shortly thereafter to review your selection, discuss any special needs you may have and provide a total sales price. The 4,856 square foot building pricing starts at \$274,000 plus the cost of the lot. For a 9,911 square foot building pricing starts at \$490,900 plus the cost of the lot(s). Building code changes, increased local development fees by the City of Visalia, fuel prices and the impact of shortage of building materials have made pricing a moving target for us, so the price quoted will only be valid for 30 days. We appreciate your interest in Nicholas-Plaza Industrial Park and look forward to providing you the best valued building in Visalia.

Best regards,

Joe Pickett, Jr.
Owner



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NICHOLAS-PLAZA INDUSTRIAL PARK

NAME: _____

ADDRESS: _____

PHONE: _____ CELL: _____

E MAIL: _____ FAX: _____

BUILDING SIZE:

OFFICE SIZE:

4,856 Square foot

- 520 Square foot
- 812 Square foot
- 1,185 Square foot

9,911 Square foot

- 520 Square foot
- 812 Square foot
- 1,222 Square foot

LOT CHOICES: 1) _____ \$ _____

2) _____ \$ _____

3) _____ \$ _____

PRICES ARE SUBJECT TO CHANGE.

8-15-6



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Lot Prices

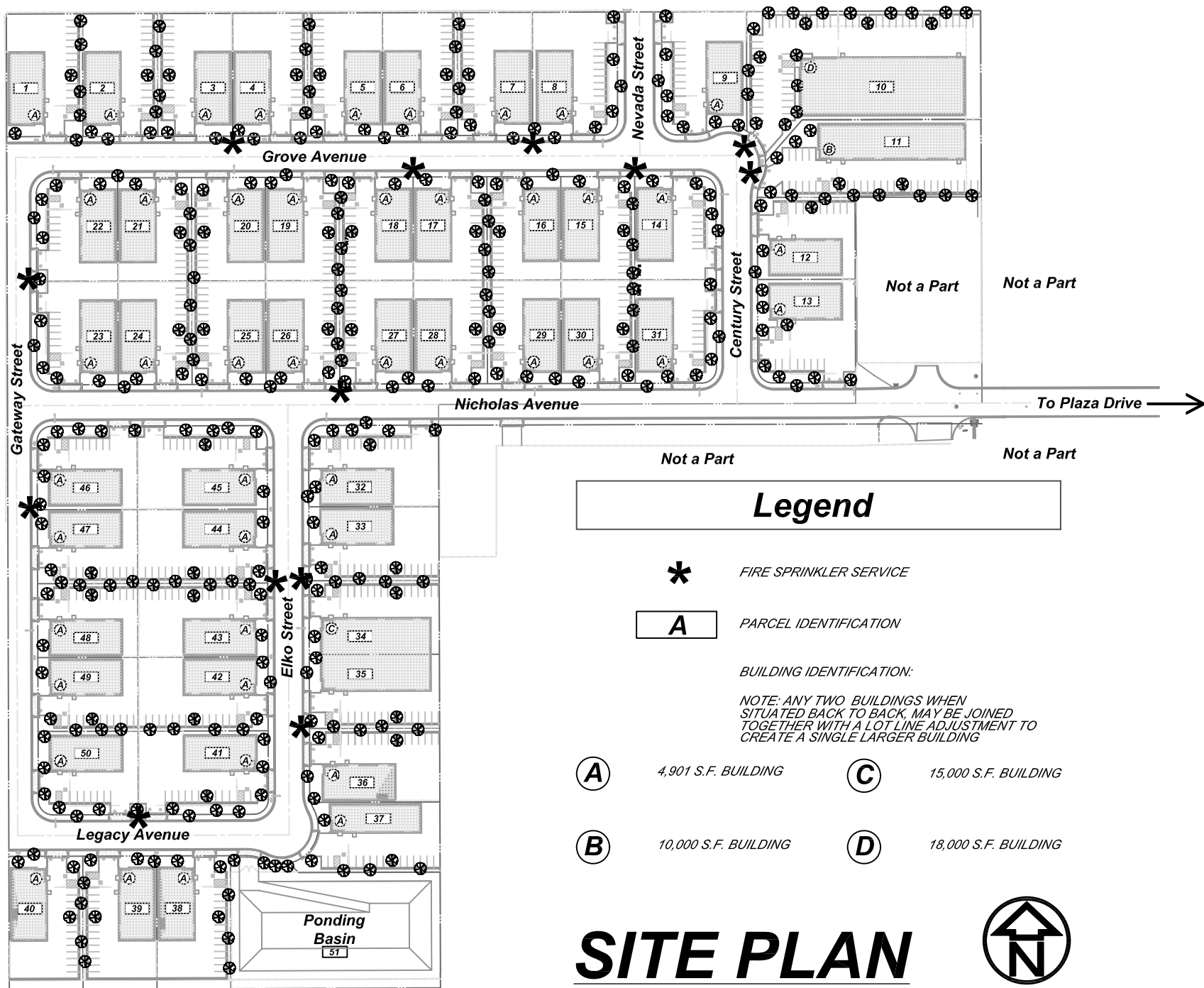
Lot	Square Foot	\$/SF	Total	Lot	Square Foot	\$/SF	Total
1	17,136	SOLD	SOLD	26	14,000	SOLD	SOLD
2	16,865	SOLD	SOLD	27	14,000	SOLD	SOLD
3	16,872	\$6.67	\$112,600.00	28	14,000	SOLD	SOLD
4	16,879	SOLD	SOLD	29	14,000	\$7.08	\$99,100.00
5	16,885	SOLD	SOLD	30	14,000	SOLD	SOLD
6	16,892	SOLD	SOLD	31	15,314	SOLD	SOLD
7	16,898	SOLD	SOLD	32	19,282	\$7.49	\$144,400.00
8	19,075	SOLD	SOLD	33	17,606	\$6.67	\$117,500.00
9	18,580	SOLD	SOLD	34	17,610	\$6.67	\$117,500.00
10	48,660	SOLD	SOLD	35	17,614	\$6.67	\$117,500.00
11	29,501	SOLD	SOLD	36	16,736	\$6.67	\$111,700.00
12	14,682	\$7.02	\$103,100.00	37	16,598	\$6.55	\$108,800.00
13	18,442	SOLD	SOLD	38	17,999	\$6.73	\$121,200.00
14	15,314	SOLD	SOLD	39	18,006	\$6.73	\$121,200.00
15	14,000	SOLD	SOLD	40	18,012	\$6.73	\$121,200.00
16	14,000	SOLD	SOLD	41	19,802	\$6.96	\$137,900.00
17	14,000	\$6.73	\$94,200.00	42	17,600	SOLD	SOLD
18	14,000	\$6.73	\$94,200.00	43	17,600	SOLD	SOLD
19	14,000	SOLD	SOLD	44	17,600	SOLD	SOLD
20	14,000	SOLD	SOLD	45	19,810	SOLD	SOLD
21	14,000	SOLD	SOLD	46	15,249	\$7.49	\$114,200.00
22	15,324	SOLD	SOLD	47	13,559	\$6.79	\$92,100.00
23	15,318	SOLD	SOLD	48	13,559	\$6.79	\$92,100.00
24	14,000	\$7.08	\$99,100.00	49	13,559	\$6.79	\$92,100.00
25	14,000	\$7.08	\$99,100.00	50	15,236	\$6.83	\$104,000.00

Notes:

Lots 17 & 18 are reserved for a 10,000sf building.

***Note: Prices are subject to change without notice.

NICHOLAS-PLAZA INDUSTRIAL PARK



Mill Creek

SITE PLAN



Legend

- FIRE SPRINKLER SERVICE
- PARCEL IDENTIFICATION

BUILDING IDENTIFICATION:

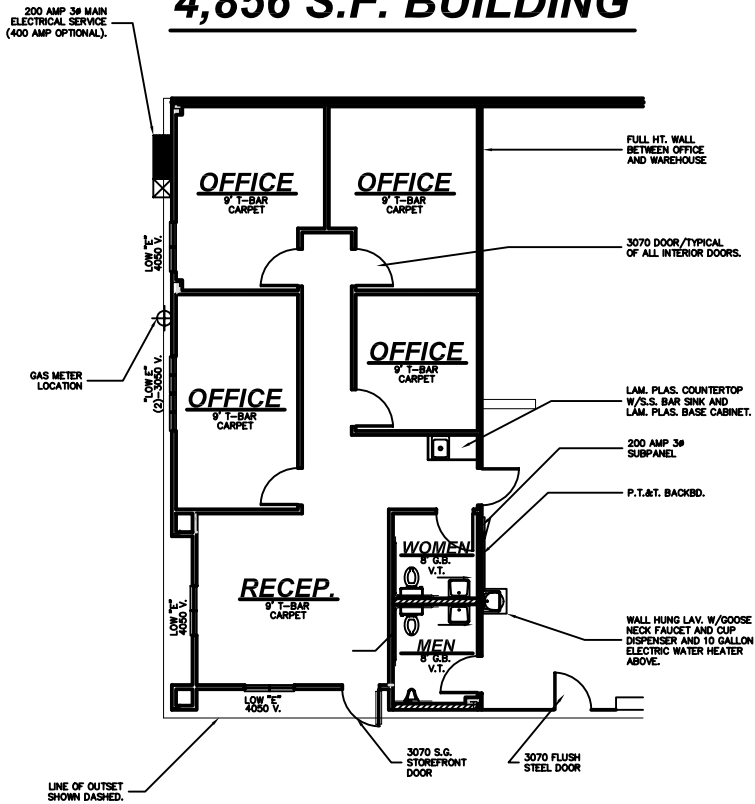
NOTE: ANY TWO BUILDINGS WHEN SITUATED BACK TO BACK, MAY BE JOINED TOGETHER WITH A LOT LINE ADJUSTMENT TO CREATE A SINGLE LARGER BUILDING

4,901 S.F. BUILDING	15,000 S.F. BUILDING
10,000 S.F. BUILDING	18,000 S.F. BUILDING

NICHOLAS-PLAZA INDUSTRIAL PARK

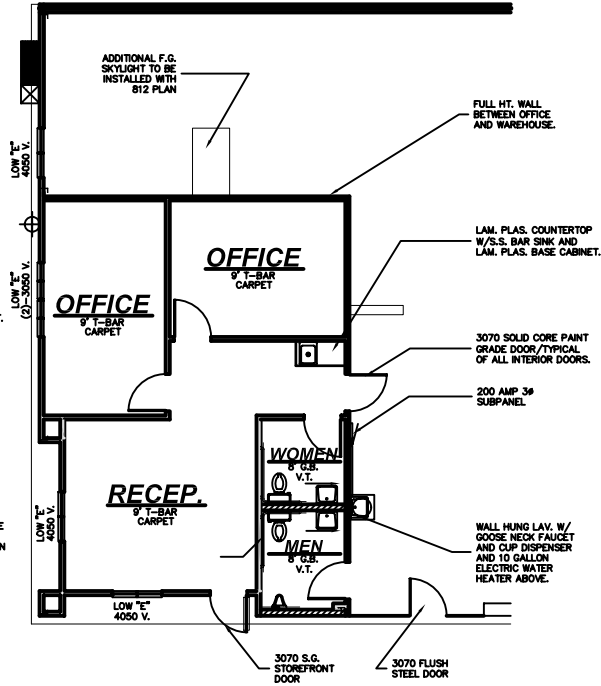
STANDARD OFFICE FLOOR PLANS

**1,185 S.F. OFFICE IN
4,856 S.F. BUILDING**



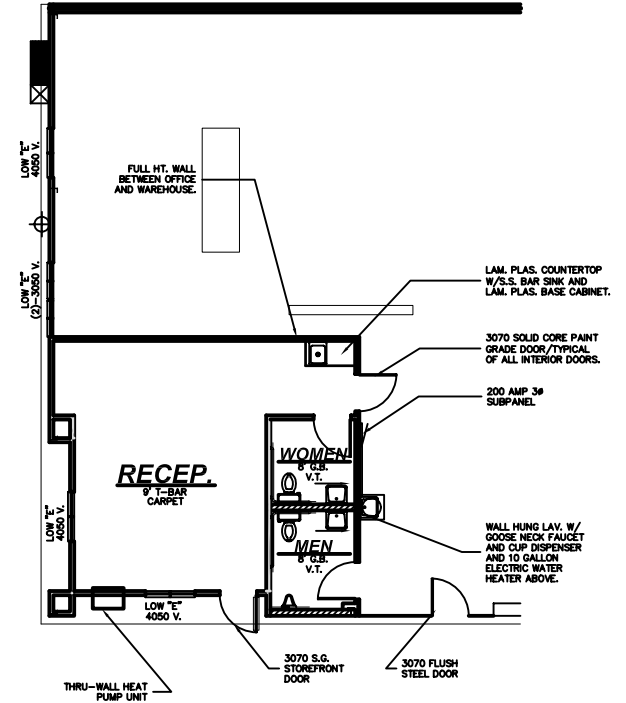
**1,222 S.F. OFFICE IN
9,911 S.F. BUILDING**

**812 S.F. OFFICE IN
4,856 S.F. BUILDING**



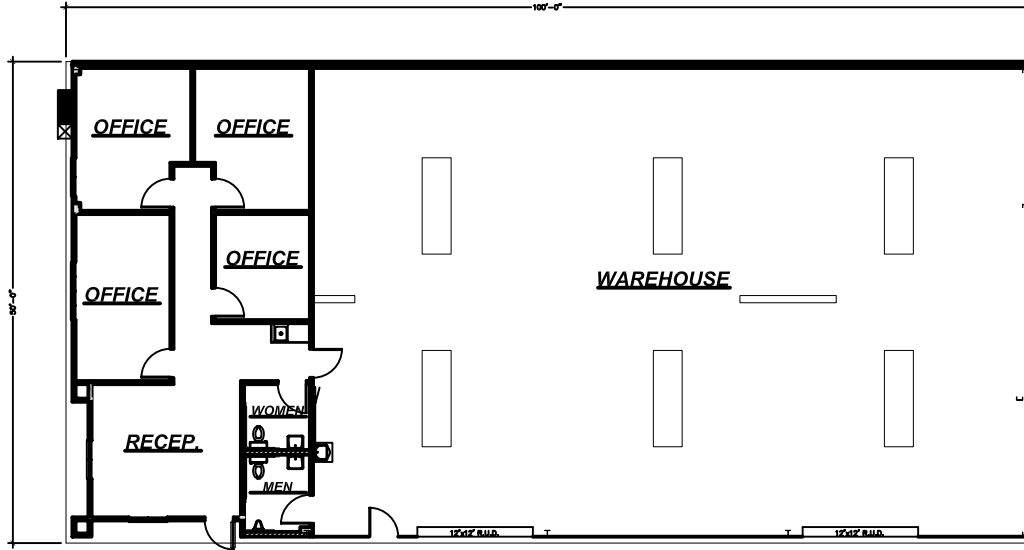
**812 S.F. OFFICE IN
9,911 S.F. BUILDING**

**520 S.F. OFFICE IN
4,856 S.F. BUILDING**

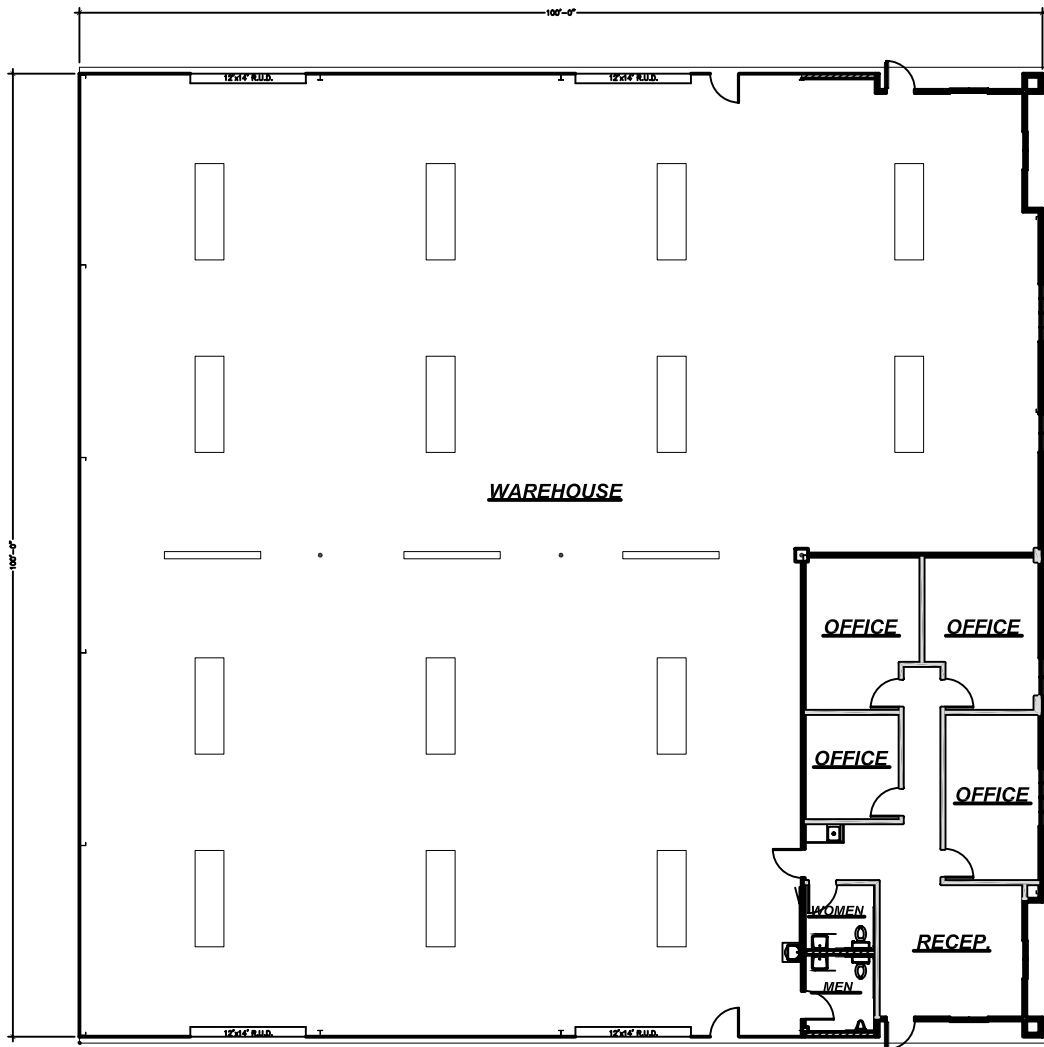


**520 S.F. OFFICE IN
9,911 S.F. BUILDING**

NICHOLAS-PLAZA INDUSTRIAL PARK STANDARD BUILDING PLANS



4,856 s.f. BUILDING



9,911 s.f. BUILDING