



7123 W Pershing Court | Visalia, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address	7123 W Pershing Court Visalia, CA
Square Feet Available	4,996 +/- Sq. Ft.
Zoning	IL - Light Industrial
Lease Rate	\$0.96 Per Sq. Ft. \$4,800.00 Per Month + \$175.00 CAM Charges
Lease Type	Modified Gross

Additional Comments:

Hard to find, turnkey retail/industrial space available for lease in the Visalia Industrial Park on highly desirable, Pershing Court. The space features a beautiful showroom/recetion area, private offices, breakroom, kitchen area, private restrooms and warehouse portion. It is conveniently located near Goshen Ave and Highway 198. There is a private parking lot and great street visibility. Please call for further details.



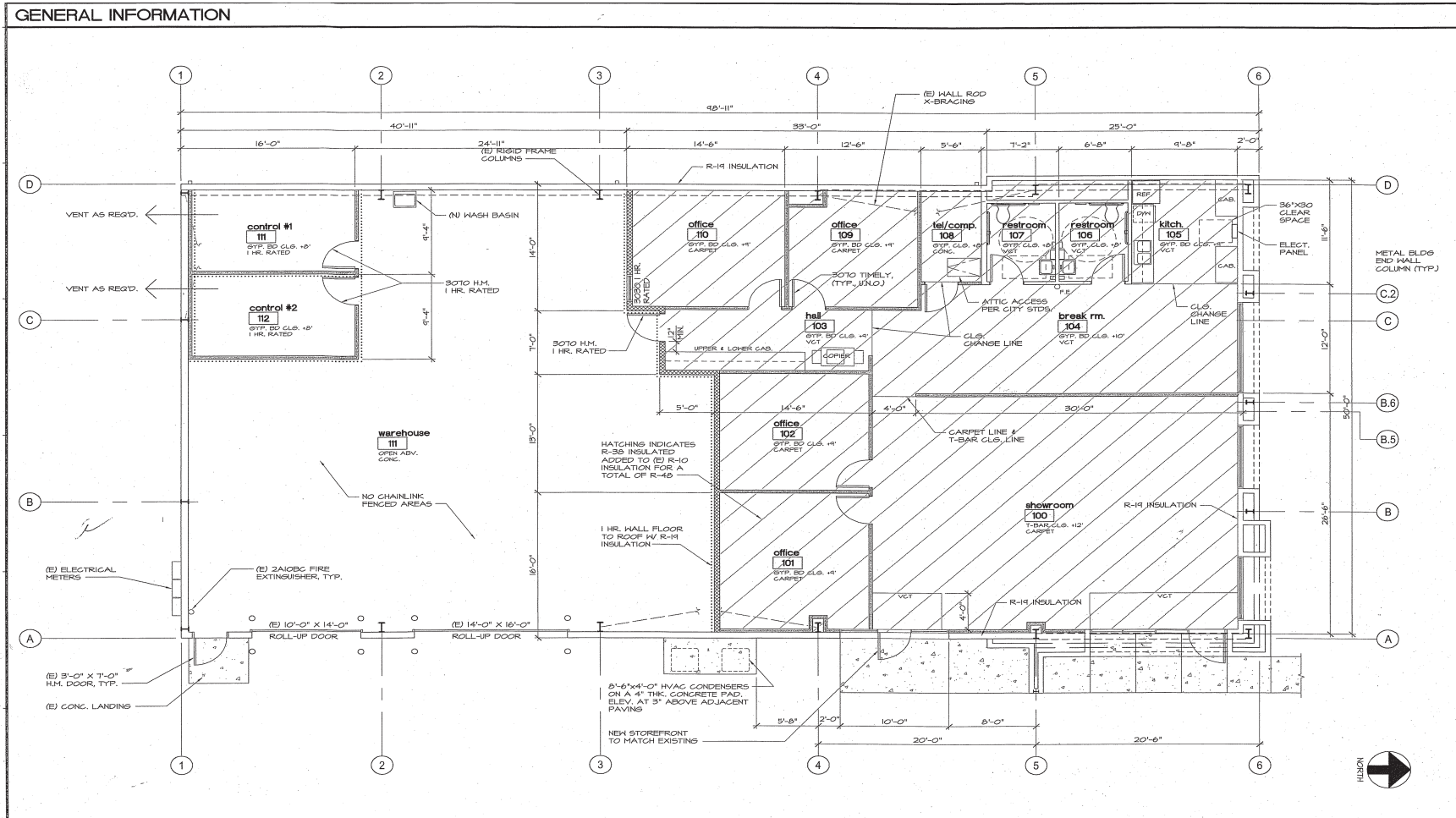
Contact Broker:
Matt Graham
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

FLOOR PLAN



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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