



1123 N Plaza Drive | 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 1123 N Plaza Drive | Visalia, CA

Square Feet Available 19,485 +/- Sq. Ft. TOTAL
5,203 +/- Sq. Ft. - Office
11,770 +/- Sq. Ft. - Warehouse 1
2,710 +/- Sq. Ft. - Warehouse 2

Zoning IL

Lease Rate \$1.15 Per Sq. Ft.

Lease Type NNN

Additional Comments:

Beautiful, Class A light industrial space available in the highly desirable Visalia Industrial Park. The property includes a secure, gated yard/ partially covered parking area, office building and two additional warehouse spaces with portal dock system. Inside the office building, there are multiple private offices, conference room, bullpen area, reception, break room and restrooms. Situated on Plaza Drive, it is easily accessible from both Highway 198 and the CA 99 Freeway. Please call for further details.



Contact Broker:

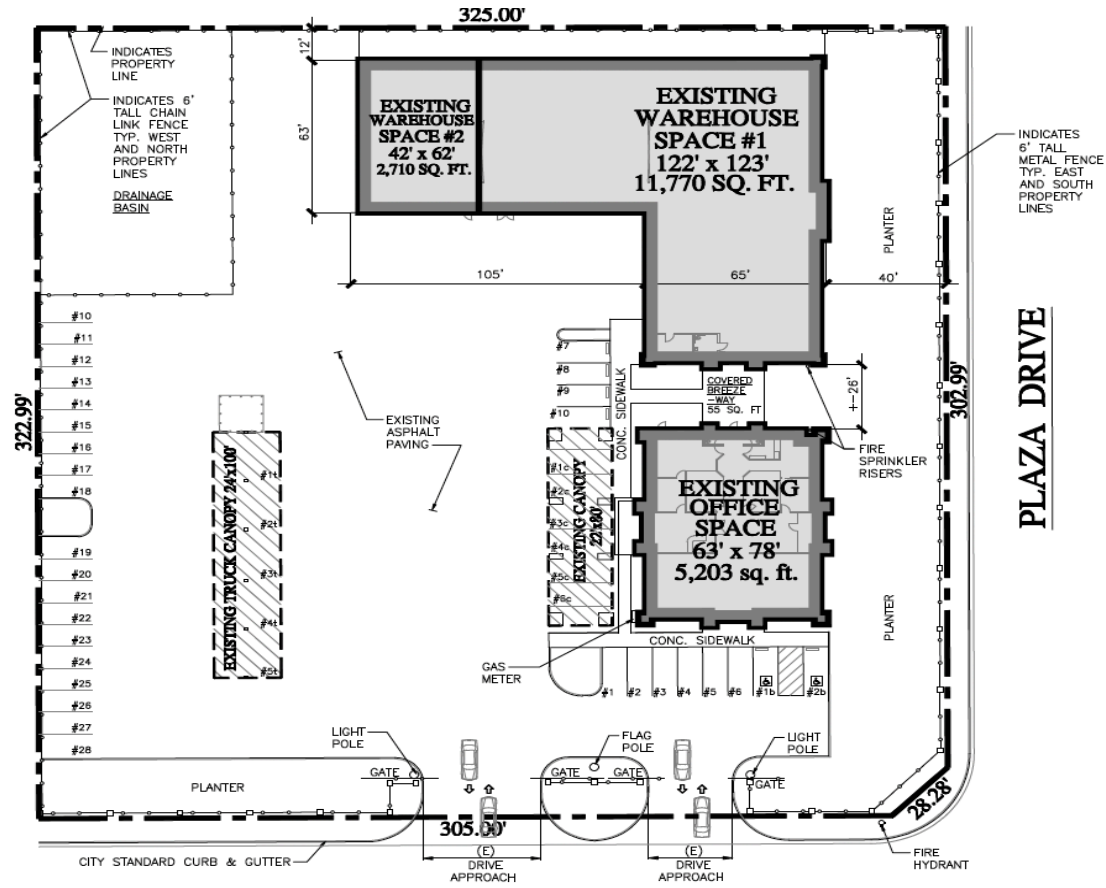
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SITE PLAN



ADDRESS:
 1123 PLAZA DRIVE
 VISALIA CALIFORNIA 93291
 A.P.N. 081-100-027
 ZONED : I (INDUSTRIAL)
 FLOOD ZONE: "AE"

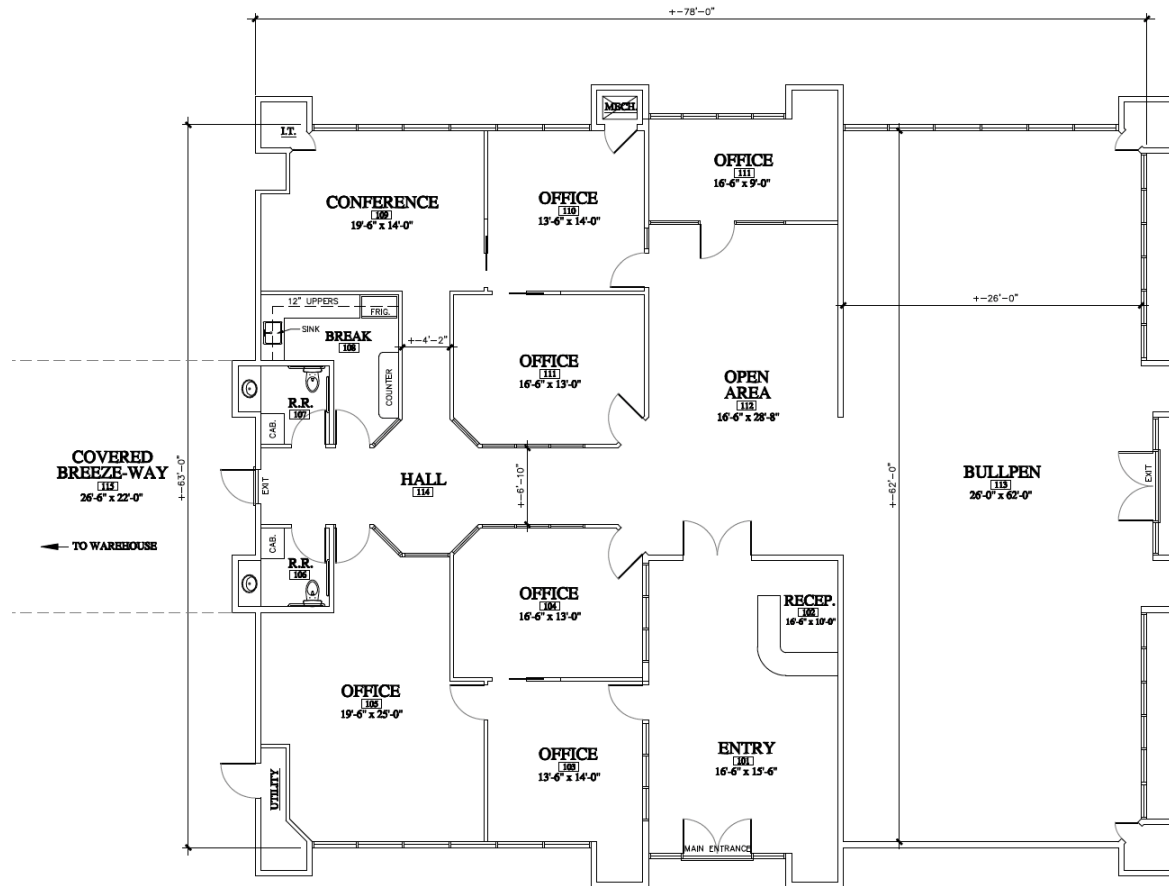
WEST PERSHING AVENUE

SQUARE FOOTAGE	
OFFICE AREA	5,203 SQ. FT.
WAREHOUSE #1	11,770 SQ. FT.
WAREHOUSE #2	2,710 SQ. FT.

EXISTING PARKING:	
(28) STANDARD PARKING SPACES	
(2) A.D.A. PARKING SPACE	
(6) CANOPY PARKING SPACES	
(5) TRUCK CANOPY PARKING SPACES	
41 CAR PARKING SPACES TOTAL	



FLOOR PLAN - Office

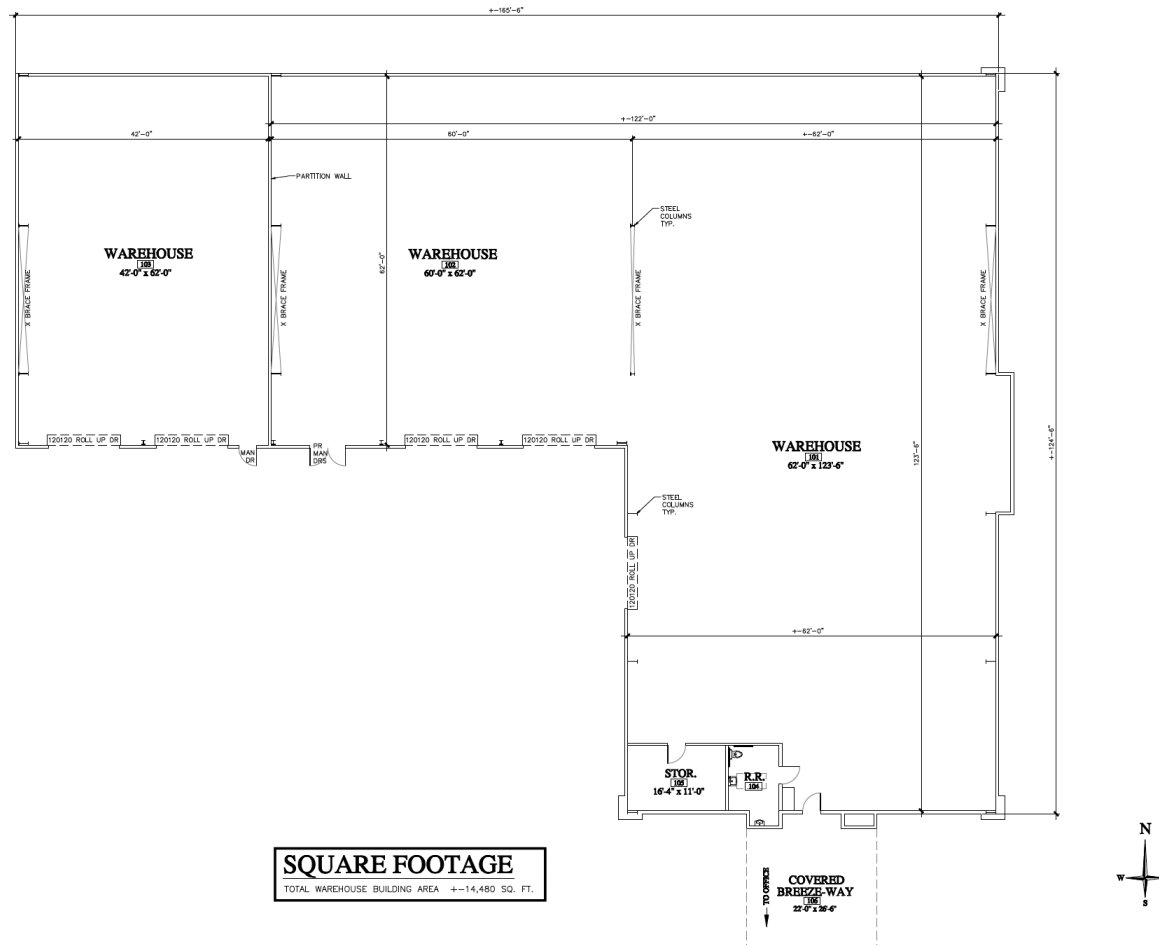


SQUARE FOOTAGE
 TOTAL OFFICE BUILDING AREA ±5,203 SQ. FT.



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FLOOR PLAN - Warehouse

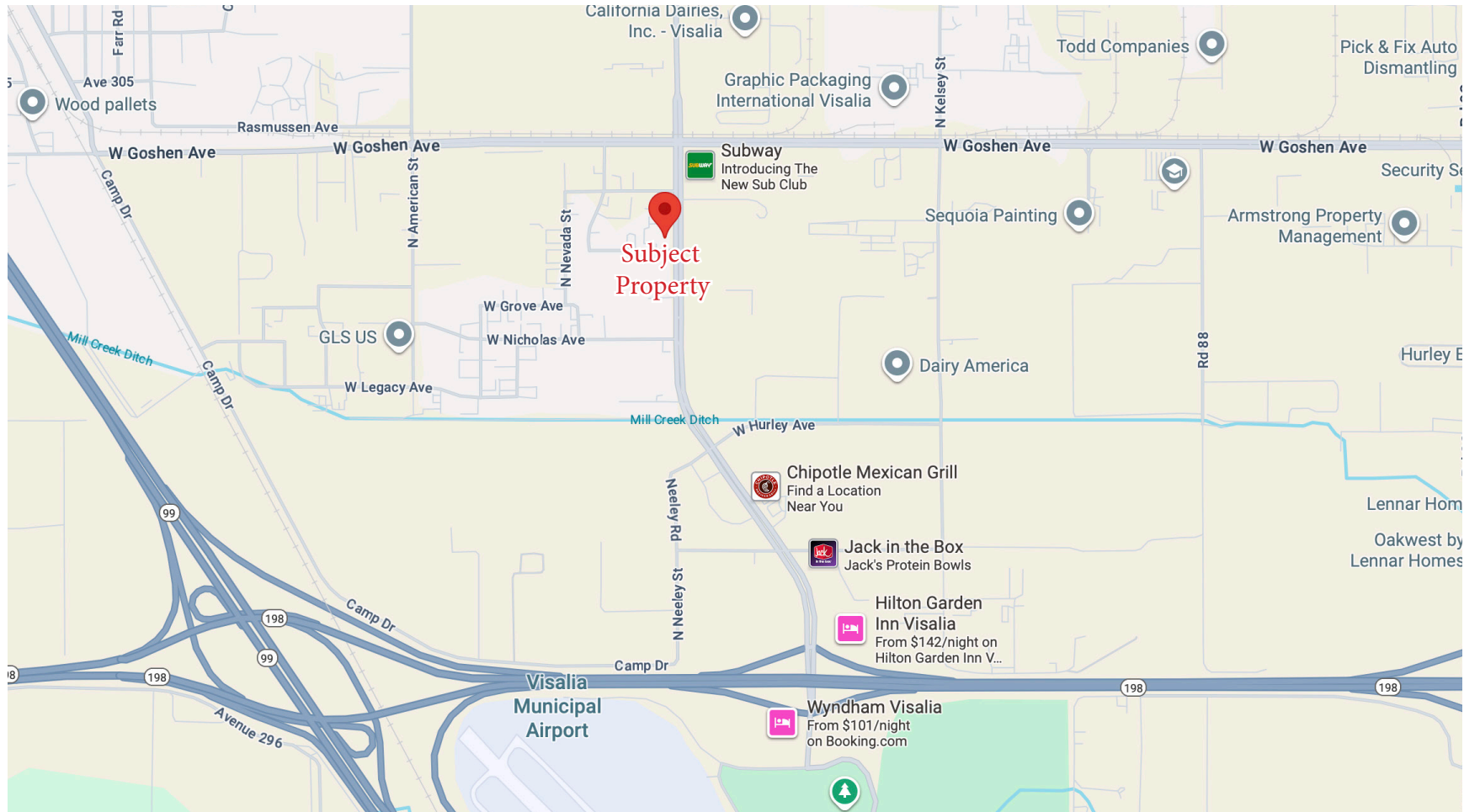


SQUARE FOOTAGE
TOTAL WAREHOUSE BUILDING AREA +/-14,480 SQ. FT.



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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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PROPERTY PHOTOS

