



YS Industrial Project - Building 3 | Visalia, CA

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Location:** 7825 W Riggin Ave | Visalia CA  
SW Corner of W. Riggin Road & Clancy Street | Visalia, CA

**Square Feet Available:** 176,800 +/- Sq. Ft. Buildings  
324 +/- Sq. Ft. Building Fire Pump and Electrical Rooms

**Zoning:** IH **Parking Stalls:** 177 Per Space

**Clear Heights:** 40 ft. **Loading Docks:** 20 Per Space

**Column Spacing:** 60' x 56' **Grade Level Doors:** 1 Per Space

**Power:** 4000 Amp | 277/480 Volt **Lease Rate:** \$0.80 Per Sq. Ft. - NNN  
\$9.60 Per Year Annual Rent  
**\*\*\*Offering 2 months FREE RENT\*\*\***



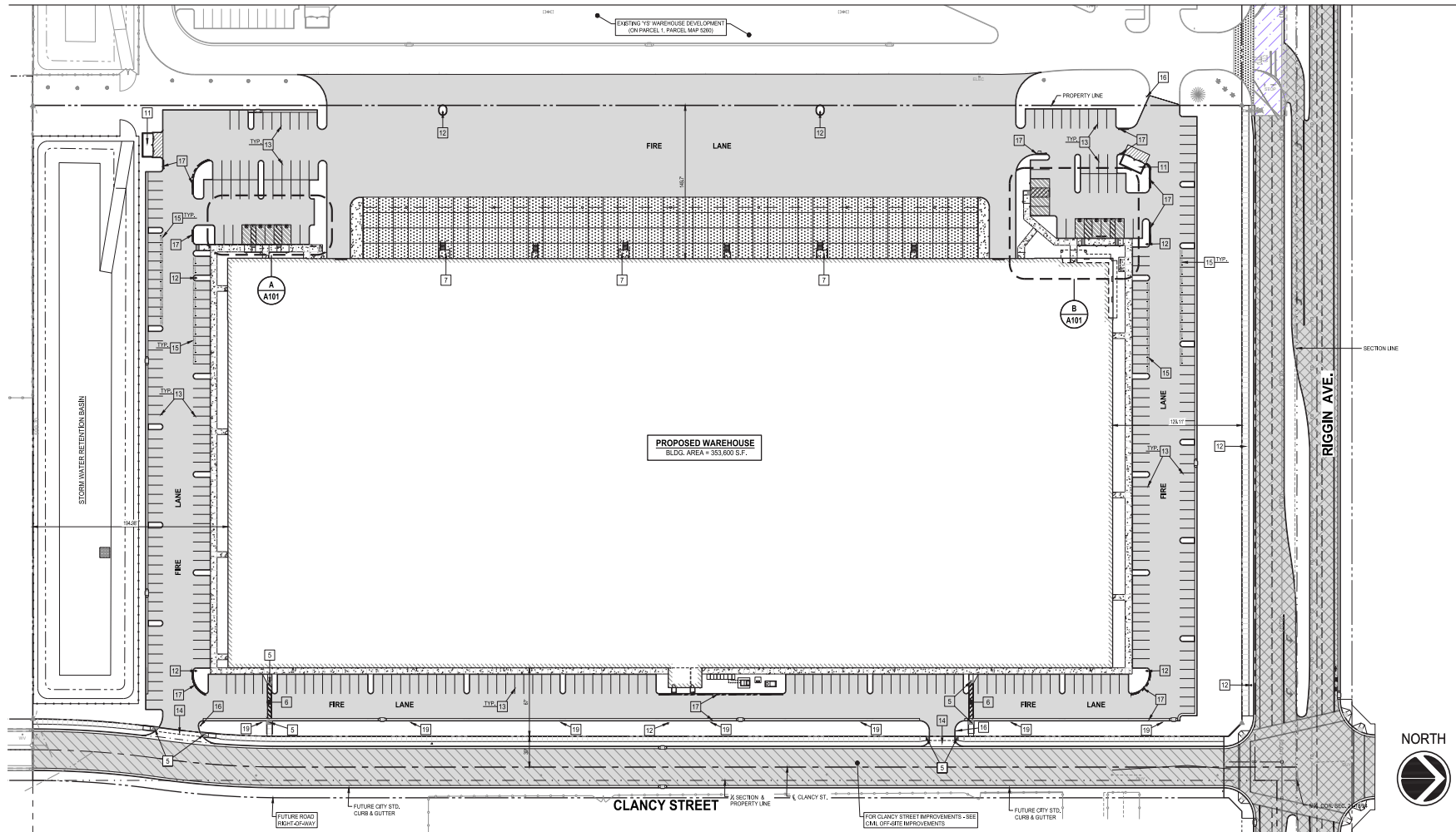
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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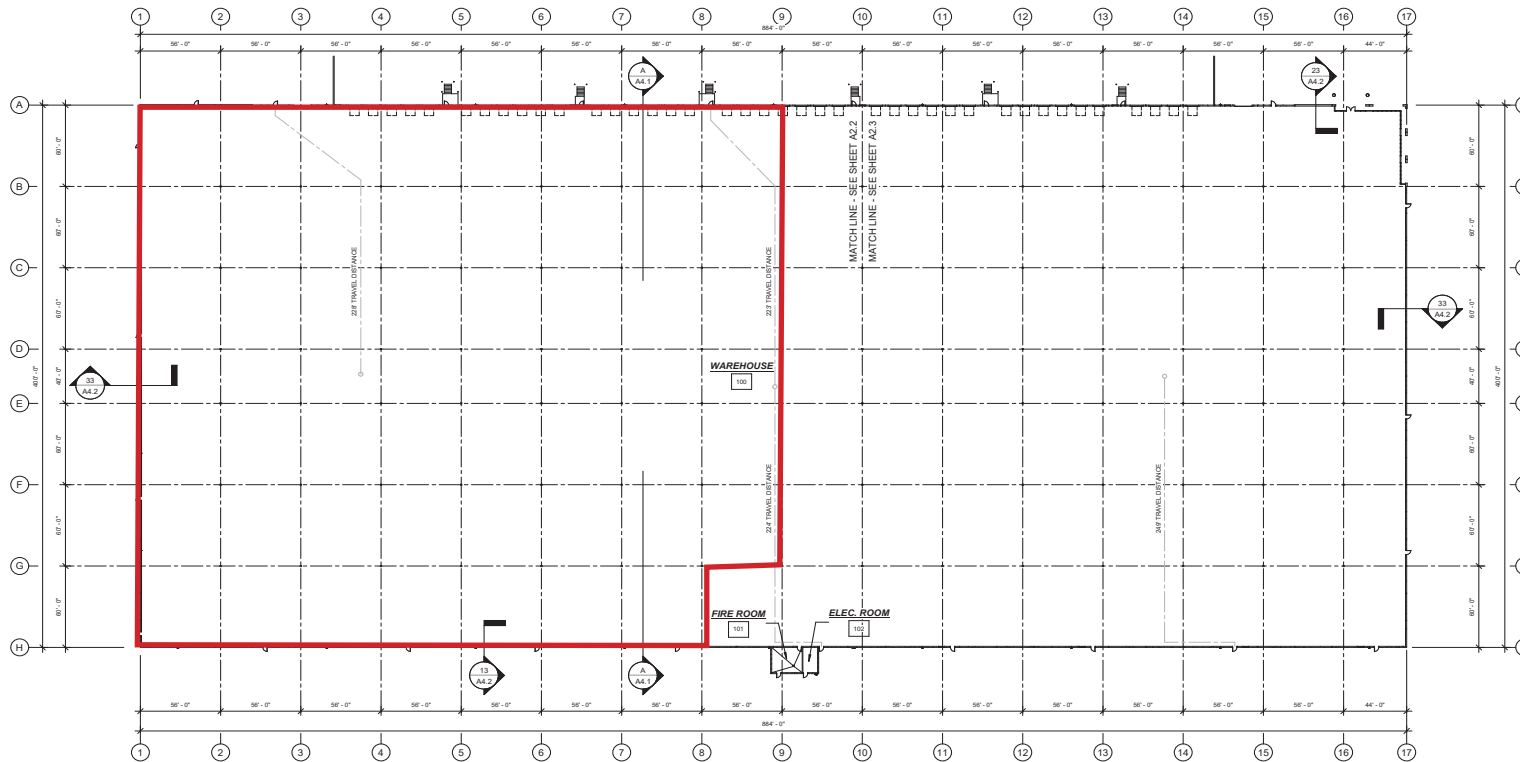
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# PROPOSED SITE PLAN



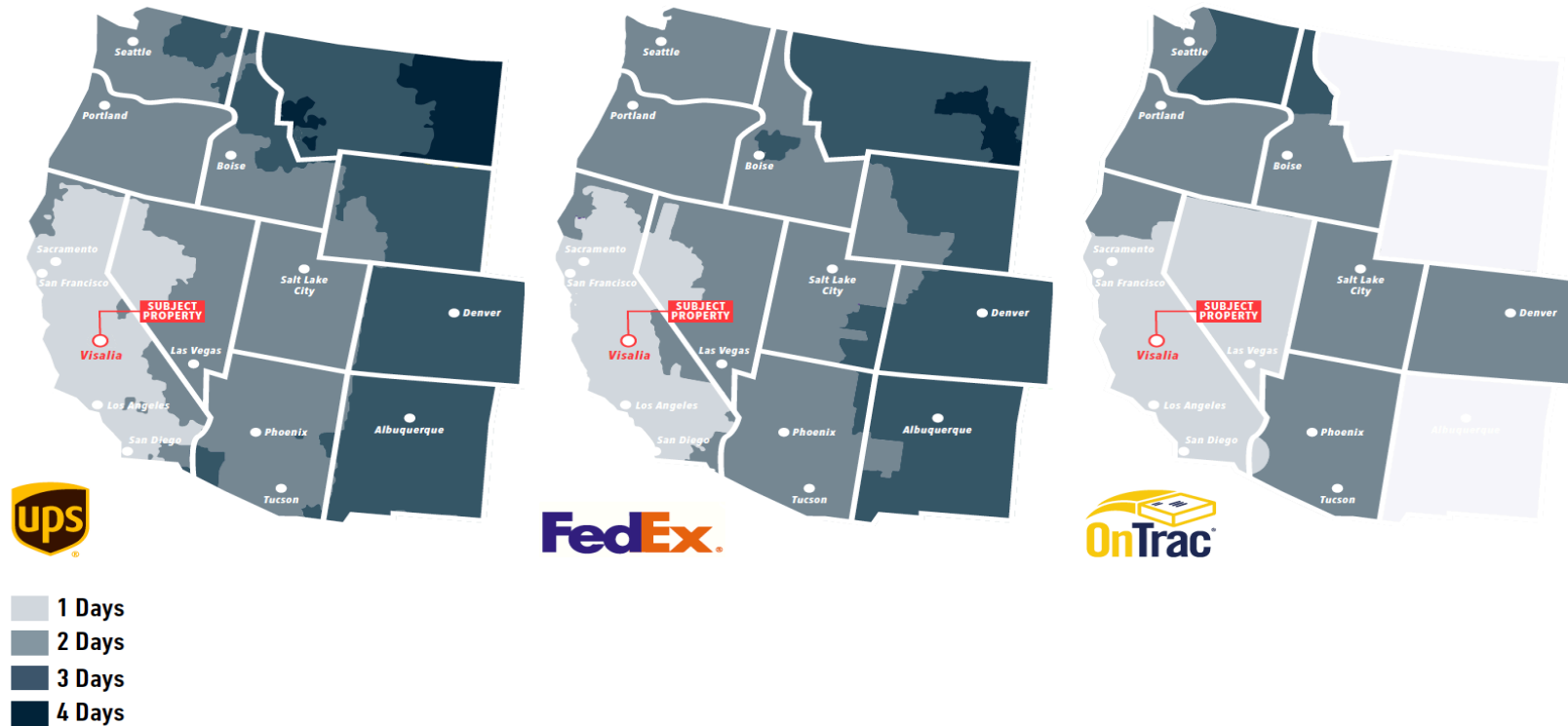
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# BUILDING OVERALL SITE PLAN



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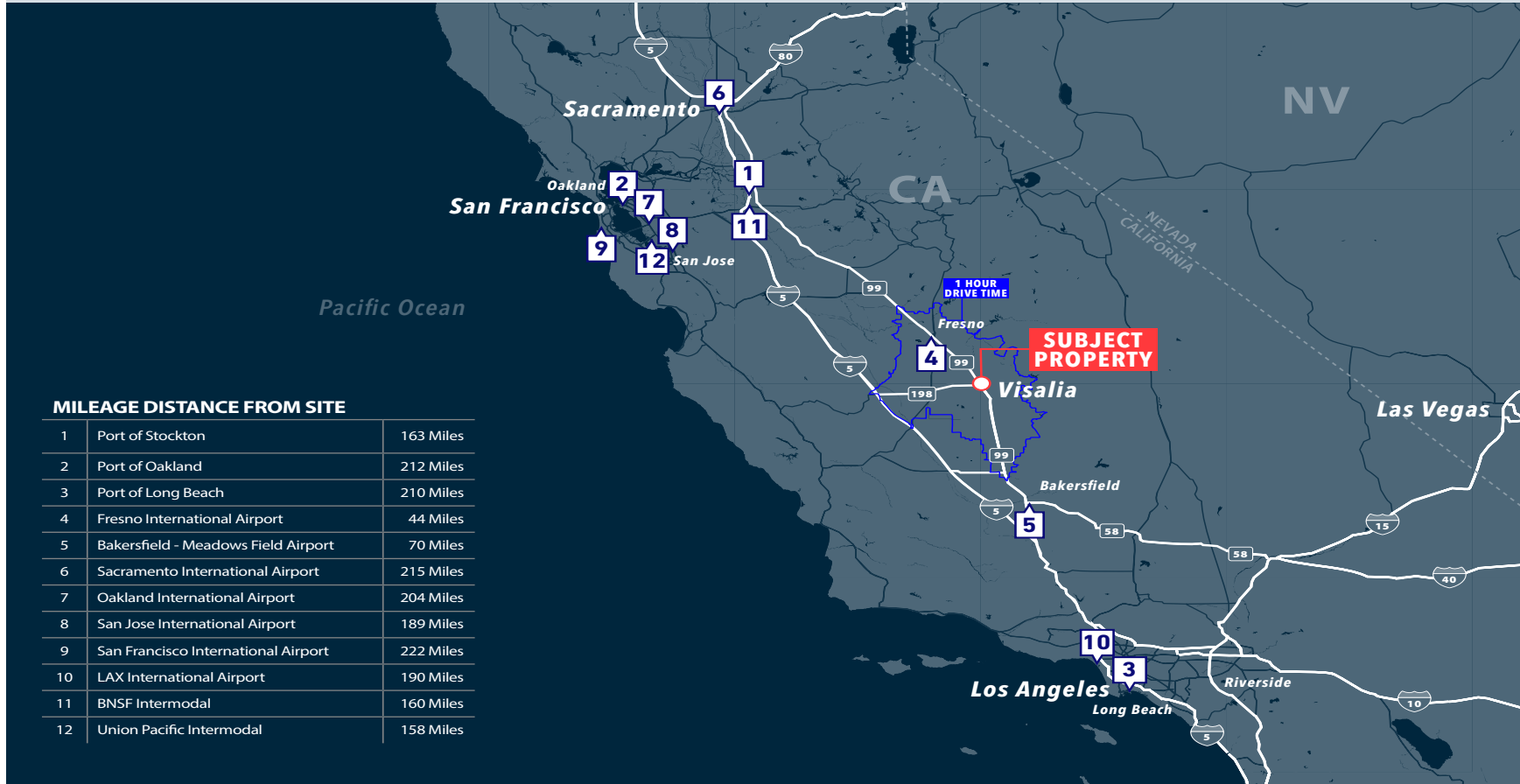
GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



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**REGIONAL MARKET ACCESS**



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## PROPERTY PHOTOS

