

Freestanding Heavy Industrial Building w/ Office/Showroom on ±6.55 AC



Total Sale Price	\$2,700,000
Lease Rate	\$0.45 SF/MONTH

PROPERTY HIGHLIGHTS

- ±42,000 SF Freestanding Building on ±2.28 Acres
- ±6.55 Acres Total: Paved Yard Area + Expansion Land
- ±4,000 SF Air Conditioned/Heated Office/Conference/Training
- ±38,000 SF Warehouse w/ Evaporative Cooler & Reznor Heaters
- (3) 12' x 12' Ground Level Doors | (1) 20' x 14' Ground Level Roll Up Door
- 240/480 Volt, 3-Phase 4-Wire 800 Amp Electric Service
- Semi Access Available | Fully Fenced Yard Area | 2 Spot Truck Dock
- Main Street Frontage w/ Great Signage
- Prime Alternative to New Construction
- Full Recent Remodel - High Quality Finishes
- 21' Clear Height | Ready For Immediate Occupancy
- Fully Insulated w/ Skylights & Heavy Industrial Power Throughout
- Excellent Access To All Major Freeways (CA-65 & 190)
- Located Near Walmart Distribution Center
- Flexible Zoning That Allows Many Uses
- Additional ±4.27 Acres (±186,113 SF) of Adjacent Land For Sale

OFFERING SUMMARY

Building (42,000 SF)	\$2,250,000
Building Price/SF	\$75/SF
Building Lot Size:	2.28 Acres
Zoning:	IG: General Industrial
Cross Streets:	Main St & Gibbons Ave
APN's:	510-050-012, -007, -015, & -014
Expansion Land (4.27 AC):	\$450,000

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PROPERTY DESCRIPTION

±42,000 SF steel beam metal freestanding Industrial building on ±2.28 AC plus ±4.27 AC of Expansion Land. The building offers a recently remodeled ±4,000 SF office and a ±38,000 SF fully insulated warehouse. The ±38,000 SF warehouse features 21' clear height, and a 2 story ±4,000 SF office. This move-in ready deal is like-new offering an ideal configuration offering direct Main Street exposure, multiple truck docks (medium duty and semi), and the possibility to further expand on additional land. Building features a functional layout offering (2) side roll up doors that allows for good circulation of warehouse. Features 2 separate office spaces, a rear 2 spot Truck Dock platform, (4) ground level roll up doors, fire sprinklers throughout, full insulation, sky lights, LED lighting, electrical throughout, fresh interior/exterior paint, fresh ADA parking lot seal/stripe, and a paved yard area. Equipped with heavy power (240/480 Volt, 3-Phase 4-Wire 800 Amps) and economical City Utility Services. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs.

LOCATION DESCRIPTION

This property is well located on Main Street just south of the Highway 190 Exit, east of Highway 65, west of Plano Street and north of Gibbons Avenue in Porterville. Porterville, California, in Tulare county, is 23 miles SE of Visalia, California (center to center) and 63 miles SE of Fresno, California. The city is situated in the beautiful Sierra Nevada foothills. Nearby Lake Success is a popular destination for fishing, boating, water skiing, camping and picnicking. Murray Park is a scenic location. The River Island Country Club, Porterville Municipal Golf Course and the nearby Sierra View Golf Course are popular with golf enthusiasts. The Eagle Mountain Casino is nearby.



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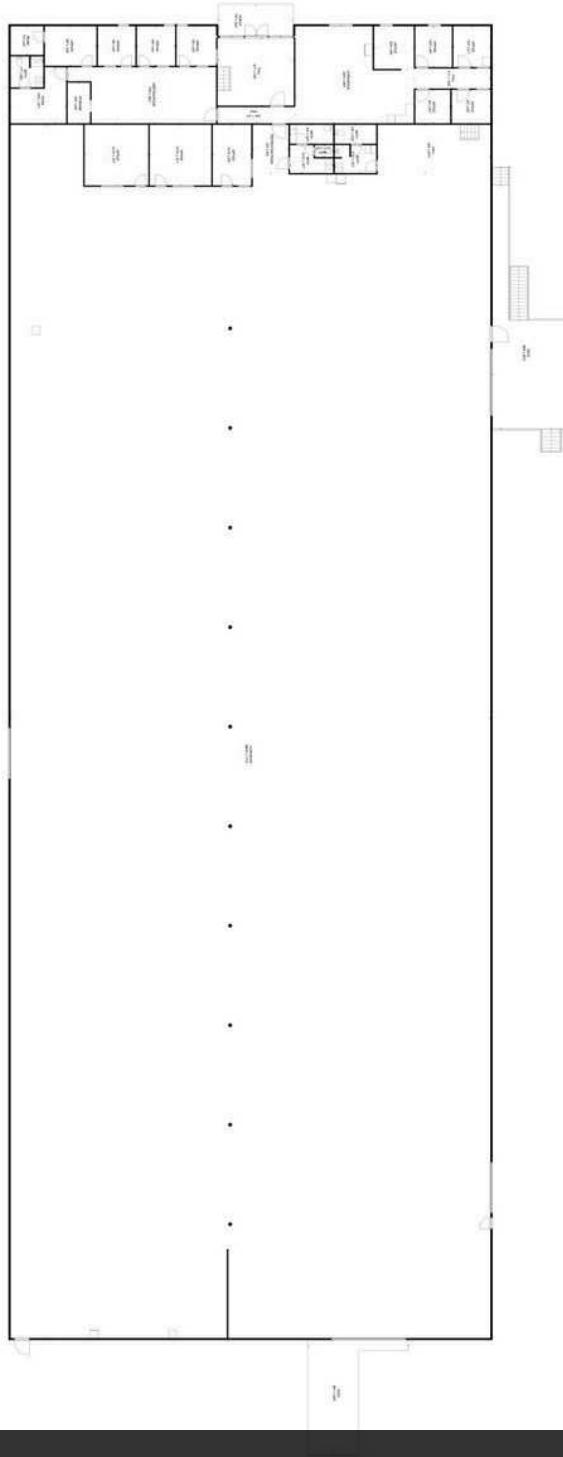
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Building Floorplan

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Top Floor Office



Bottom Floor Office

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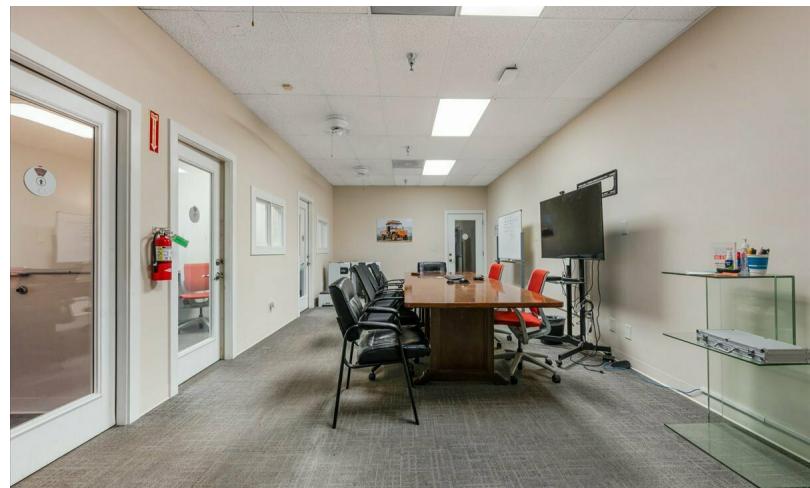
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Map
data
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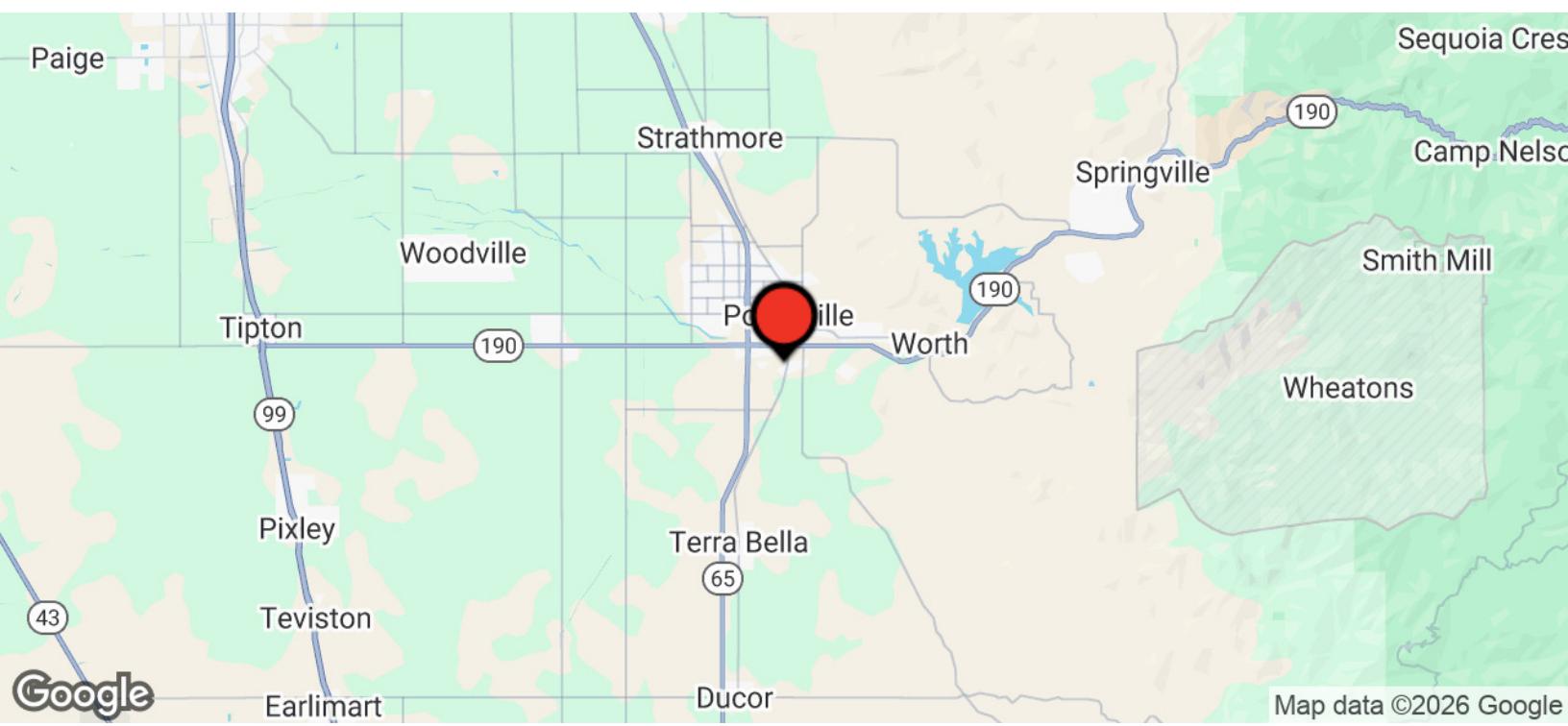
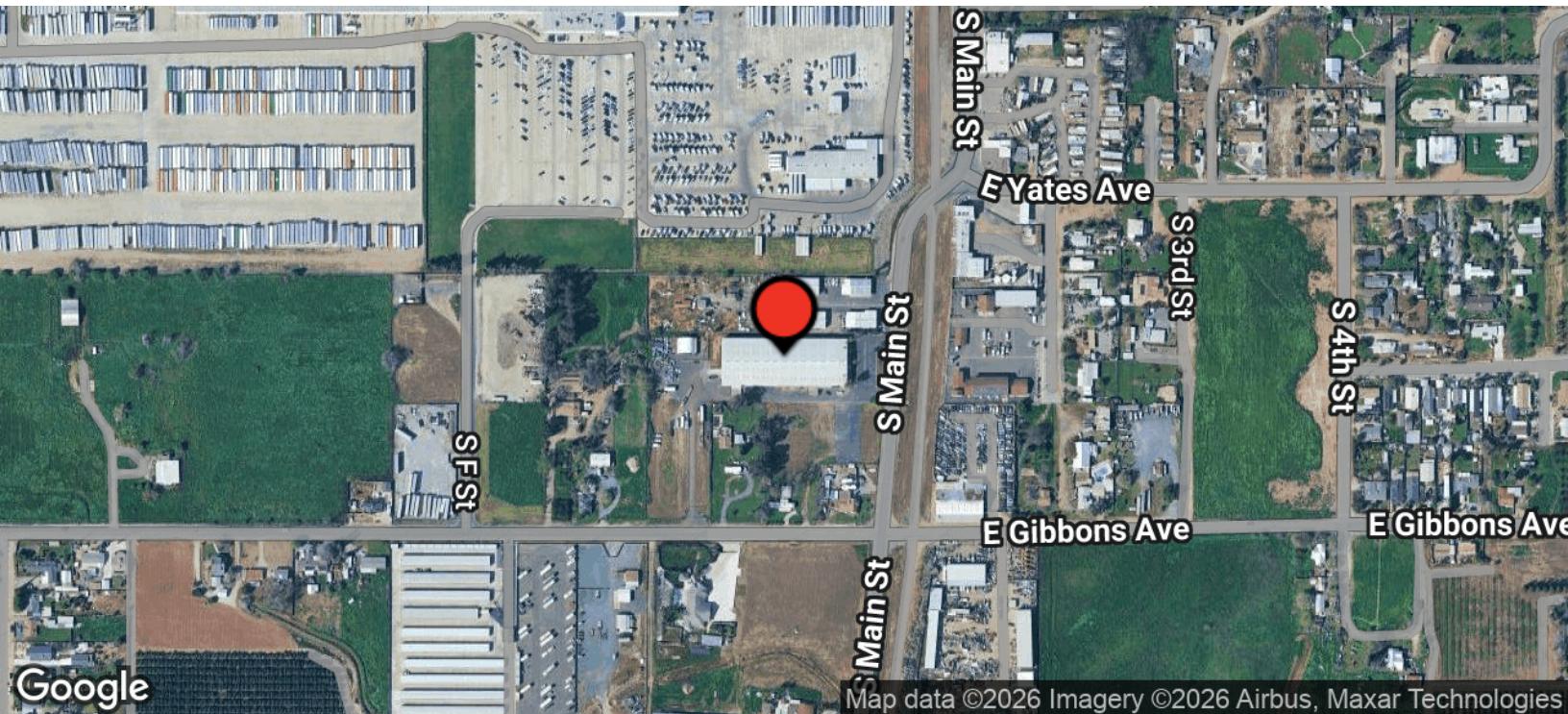
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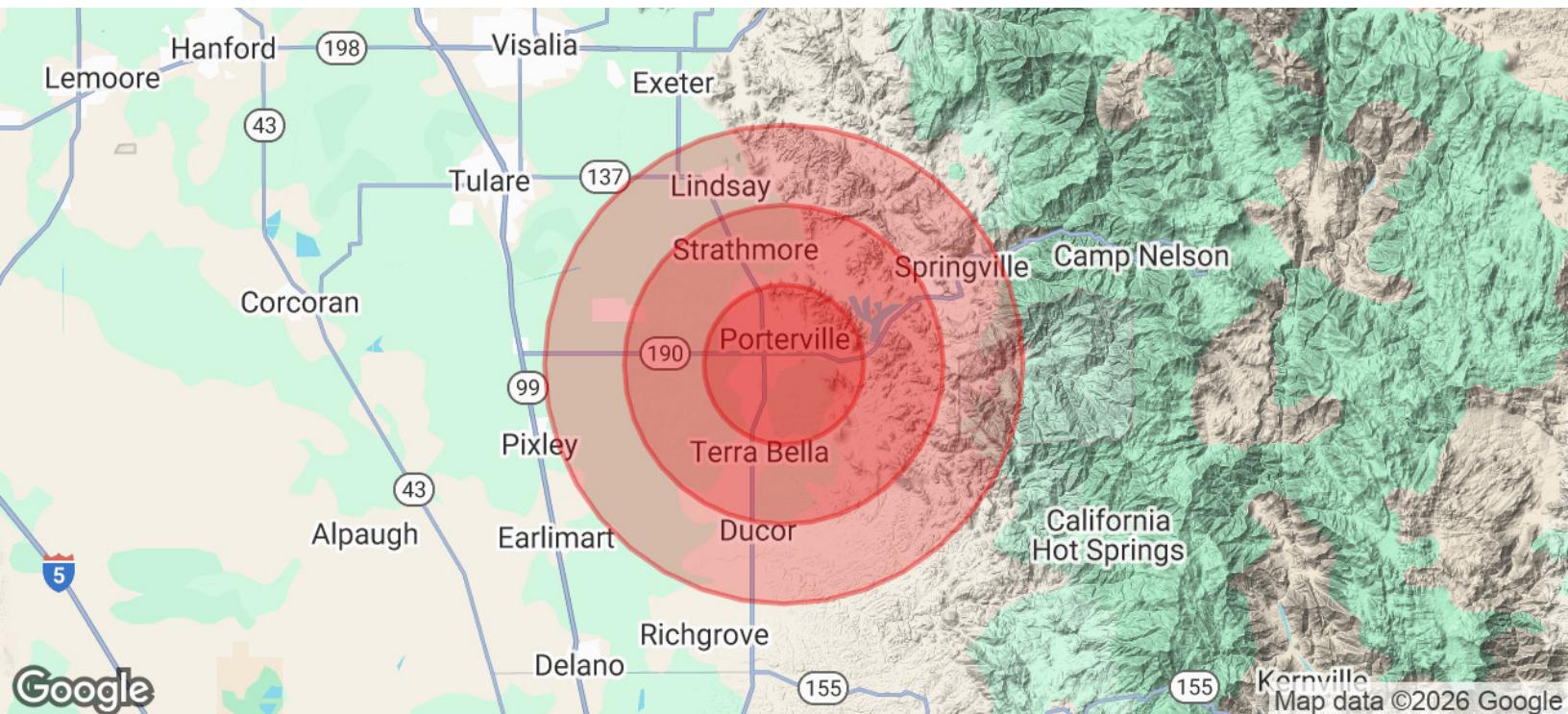
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	75,724	95,606	118,102
Average Age	34	35	35
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	21,926	27,440	34,094
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$73,262	\$72,168	\$72,113
Average House Value	\$322,932	\$334,775	\$334,111
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	72.8%	73.6%	73.9%

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