



7530 W Sunnyview Ave | 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	7530 W Sunnyview Ave Visalia, CA
Square Feet Available	104,870 +/- Sq. Ft. - Total 29,510 +/- Sq. Ft. - 40,860 +/- Sq. Ft. 1,800 +/- Sq. Ft. - Office
Zoning	IH
Clear Heights	24'
Loading	18 Dock High Doors 3 Grade Level Doors
Sprinklers	ESFR
Lease Rate	\$0.45
Lease Type	NNN



Additional Comments:

Large warehouse for lease in the Opportunity Zone in Visalia's Industrial Park. This highly functioning industrial building offers 18 Loading Docks, 3 Grade level doors, ESFR sprinkler systems, 117' truck court and an office portion. The office includes restrooms, break room, 3 offices, conference room, open bullpen area and reception area. Well located on Sunnyview off of Shirk Road - minutes away from both Highway 198 and 99 Freeway. Also within close proximity to Burlington Northern Santa Fe and Union Pacific interstate railways via the San Joaquin Rail System.



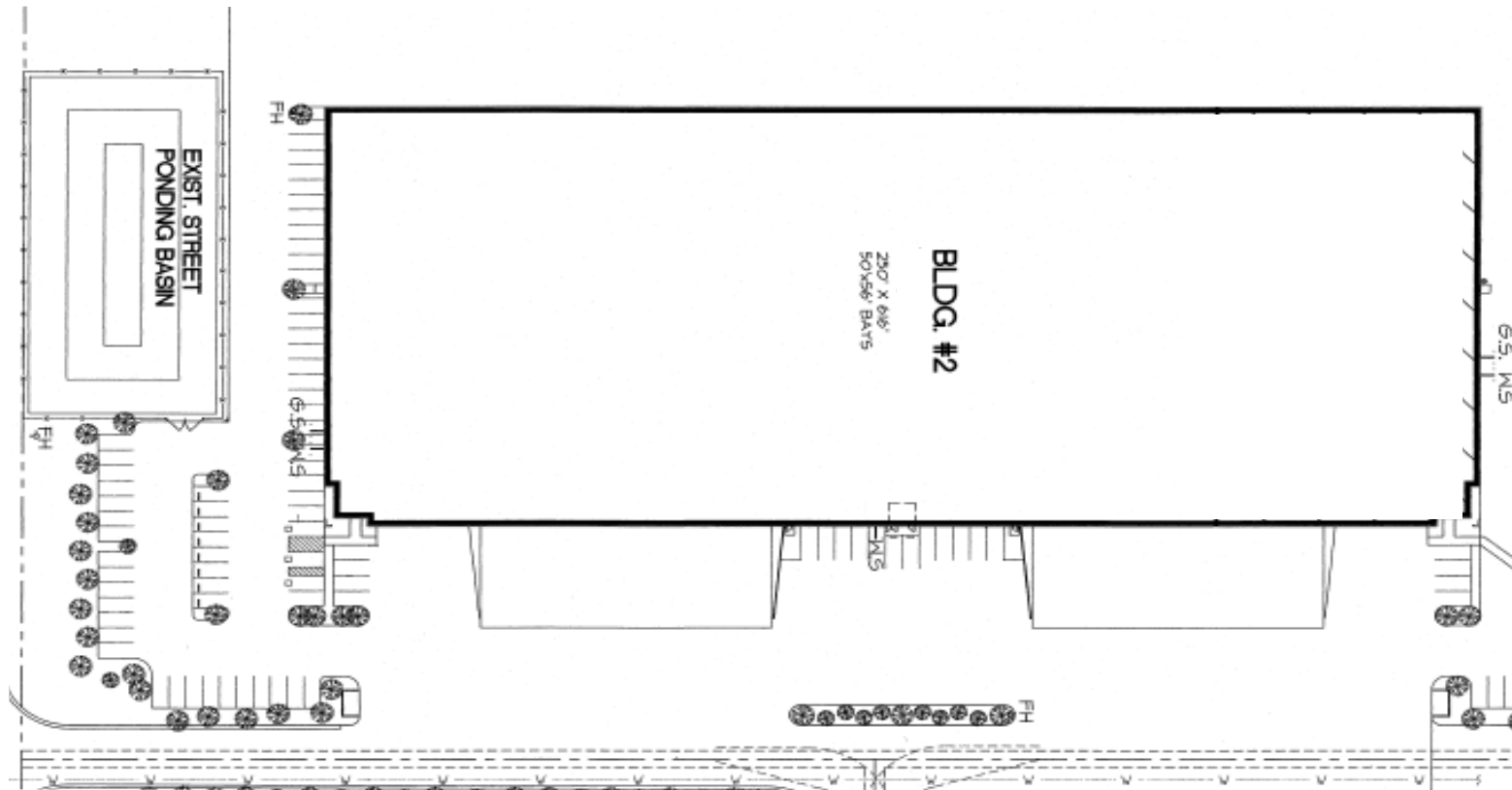
Contact Broker:
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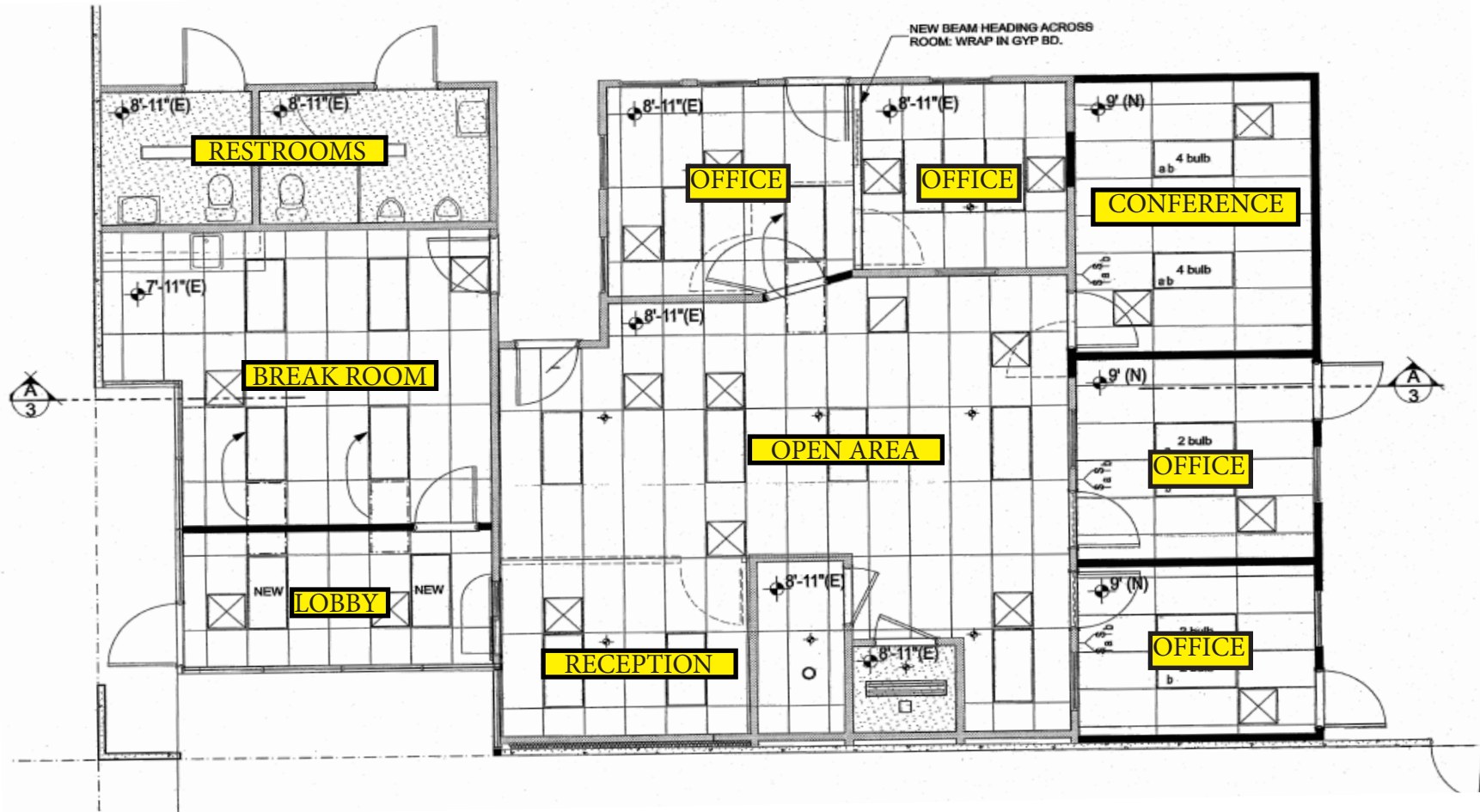
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SITE PLAN



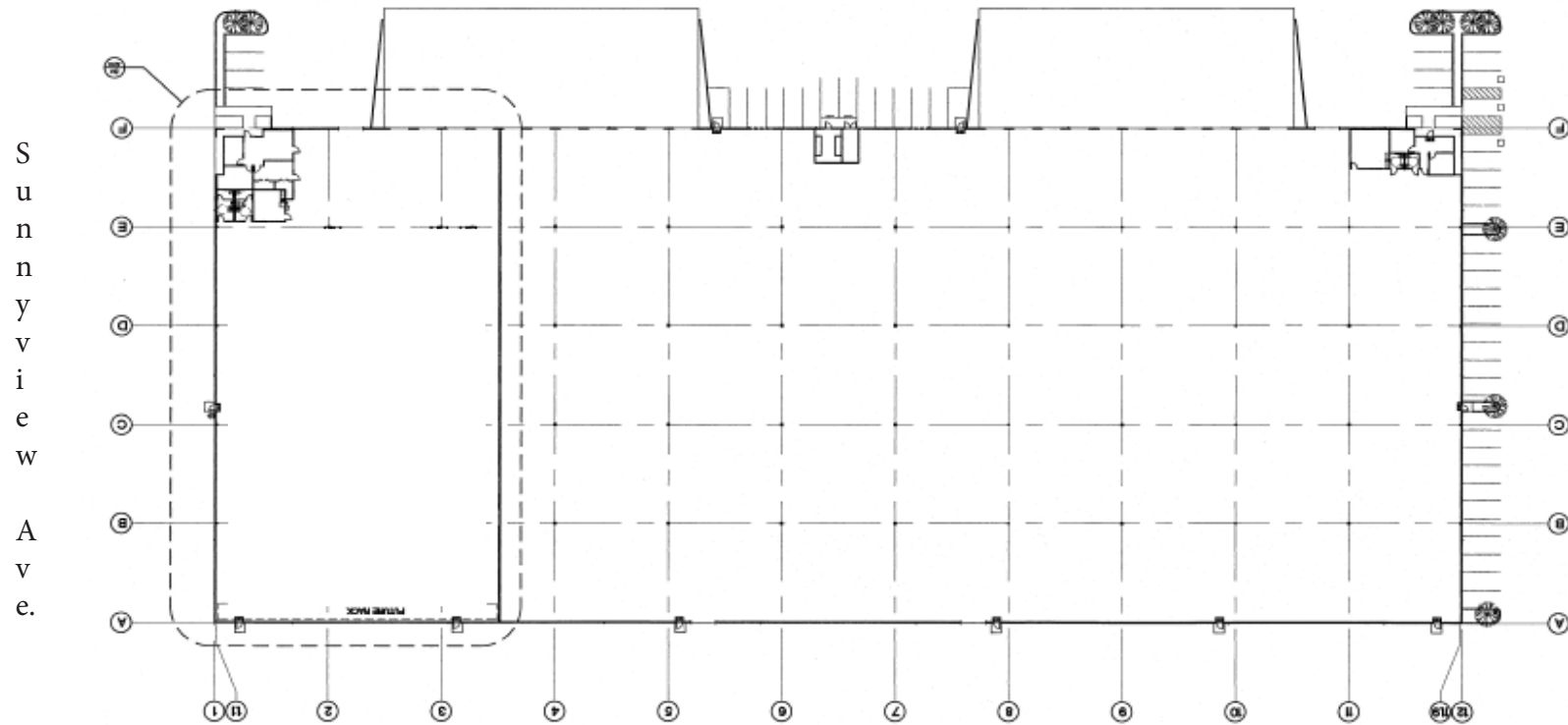
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OFFICE FLOOR PLAN



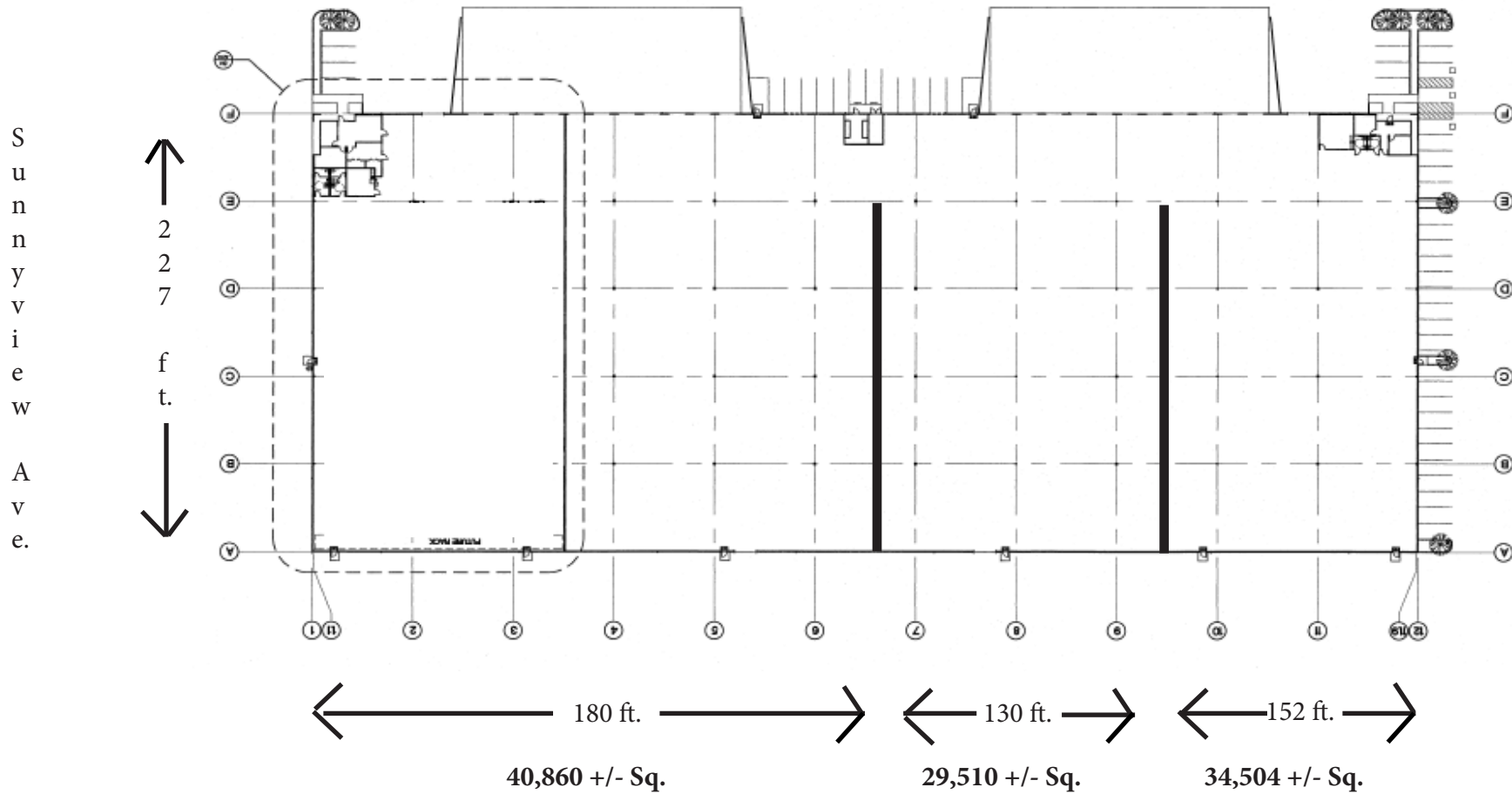
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BUILDING FLOOR PLAN WITHOUT DEMISING WALLS



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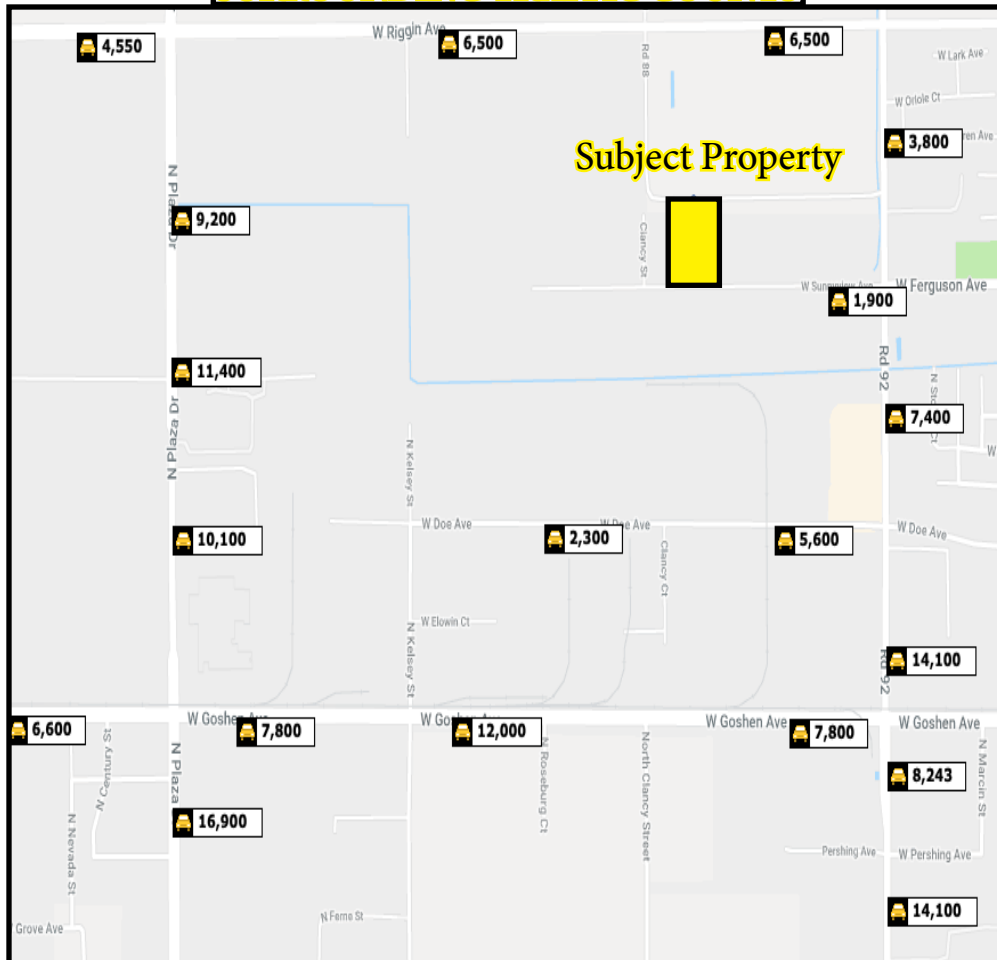
BUILDING FLOOR PLAN WITH DEMISING WALLS



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MARKET INSIGHTS

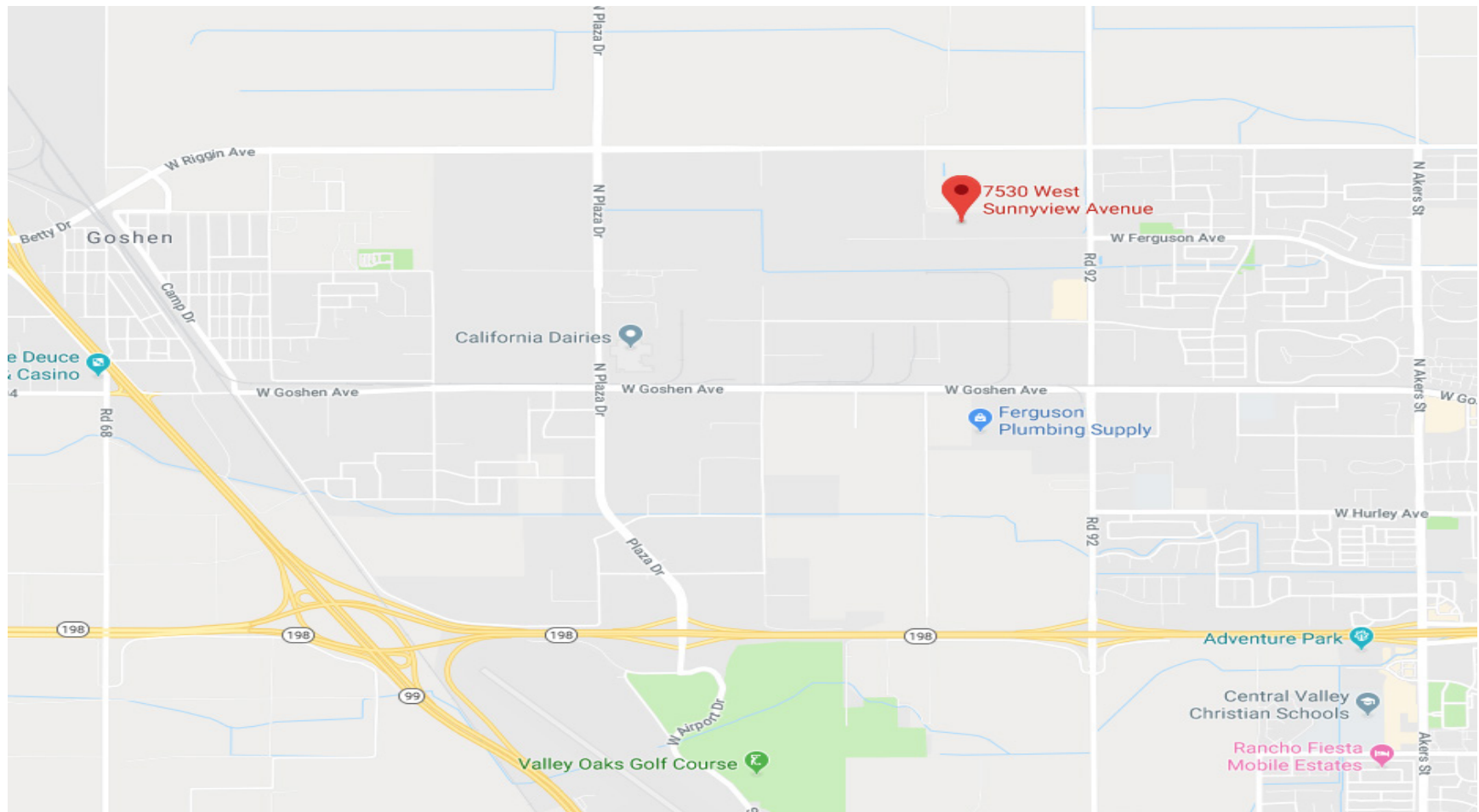
SURROUNDING TRAFFIC COUNTS



Distance to:
HWY 198 = 3.5 Miles
CA 99 = 2.5 Miles

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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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