



12817 Road 120 | Tipton, CA

Property For Lease

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

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

Landon Fernandes  
Lic#02015859  
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to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

<b>Address</b>	12817 Road 120   Tipton, CA
<b>Land Area:</b>	4.6 +/- Acres (200,376 +/- Sq. Ft.)
<b>Buildings/Improvements:</b>	East Shop: -2,500 sq.ft. with a 20x40 Overhang -Shop has office, large bathroom/shower, second story storage area, storage racks, and two sliding doors.
	West Shop: -6,200 sq.ft. -Shop has open floor plan, storage racks, and two roll up doors.
	Home: -1,250 sq.ft. (currently leased, not included in offering)
	Two (2) Small Storage Sheds
	+/- 14,500 sq.ft. enclosed concrete pad for chemical/fertilizer/petroleum tank storage
	Heavy Capacity Drive Over Truck Scale
	+/- 20,000 sq.ft. asphalt on SE corner of property
	Two (2) 12,500 Gallon tanks formerly used for anhydrous ammonia. Tanks have been emptied/cleaned and can be converted into fuel tanks.



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

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<b>Water/Electricity:</b>	One (1) Electric Meter which services both shops and domestic well. Power provided by Southern California Edison. -240V/200 AMP Service -Water Supplied by One (1) Domestic Well (5.0 hp Submersible)
<b>Remarks:</b>	Great opportunity to lease a large yard with Highway 99 frontage, 8,700 sq.ft. of combined shop space, working truck scale, 20k sq.ft of asphalt parking, 14,500 sq.ft. of tank storage space and nearly 3 net acres of yard space for equipment/machinery/supply storage. The property is centrally located between Tulare, Porterville, Delano, and Corcoran.
<b>Lease Type:</b>	Gross
<b>Lease Rate:</b>	<b>\$6,500.00/month</b>



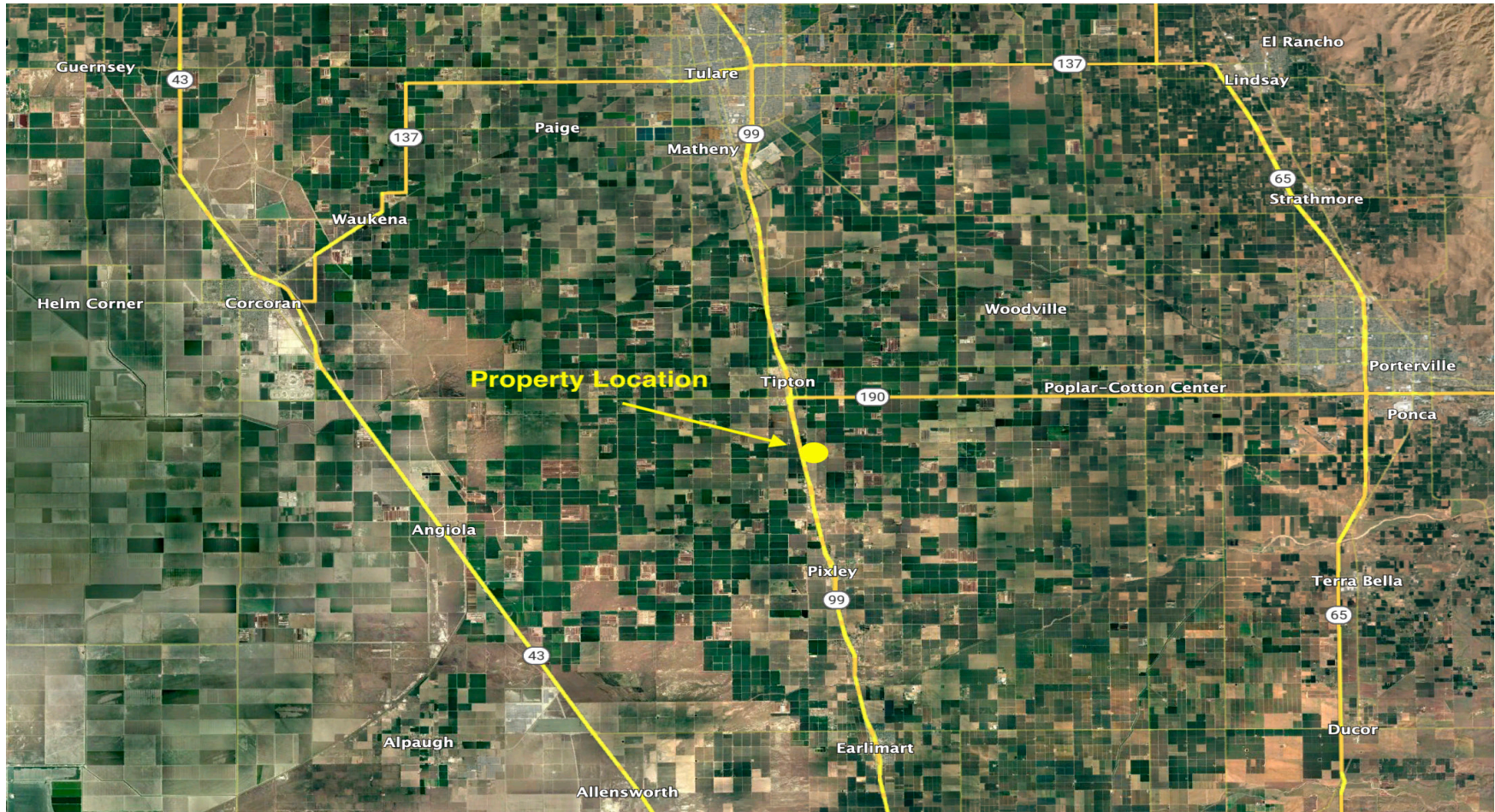
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## LOCATION MAP



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## PROPERTY PHOTOS



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