

AVAILABLE FOR SUBLEASE



# 600 S. E STREET

PORTERVILLE, CA



# FOR SUBLEASE

## 600 S. E STREET



### PROPERTY FEATURES

**Total Building Size:** ±248,853 SF

**Space Available:** ±45,574 - 248,853 SF

**Office:** ±4,200 SF

**Lot Size:** 13.12 Acres

**Clear Height:** 15' - 23'

**Loading:** 6 Dock Doors  
5 Ground-Level Roll-Ups

**Column Spacing:** 48' x 50' typ.

**Canopy:** ±7,000 SF

**Main Power:** 4000 Amps, 277/480 V, 3 Ph, 4 Wire

**Zoning:** Industrial, County of Tulare

**Master Lease Expiration:** June 30, 2029

**Asking Terms:** \$0.40psf/month, Industrial Gross

**Available Immediately:** ±153,870 SF plus 7,000 SF Canopy

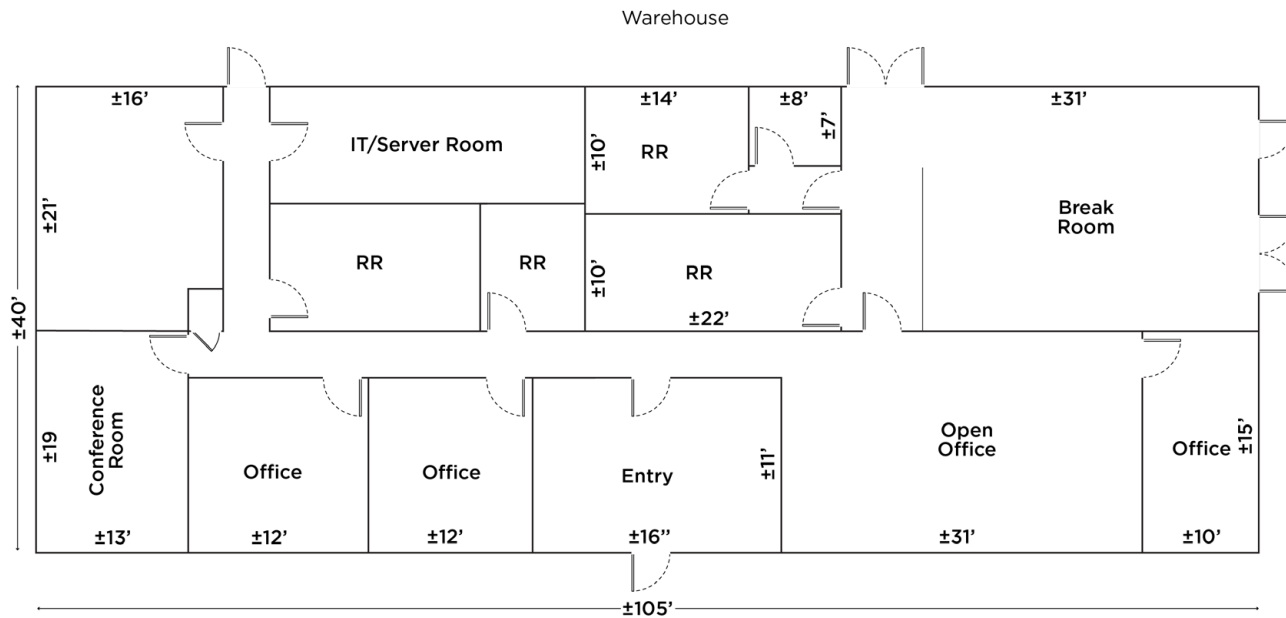




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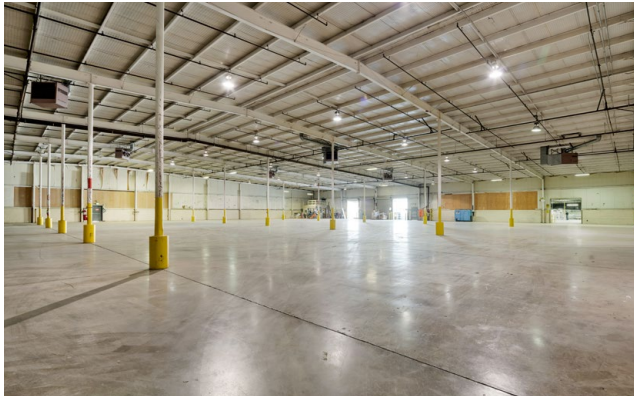
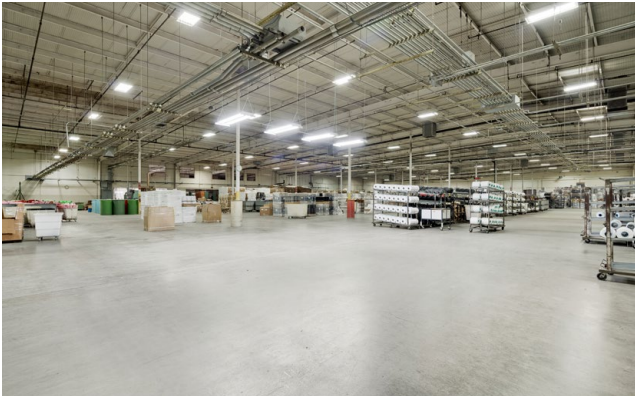
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## OFFICE FLOOR PLAN



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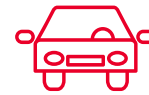
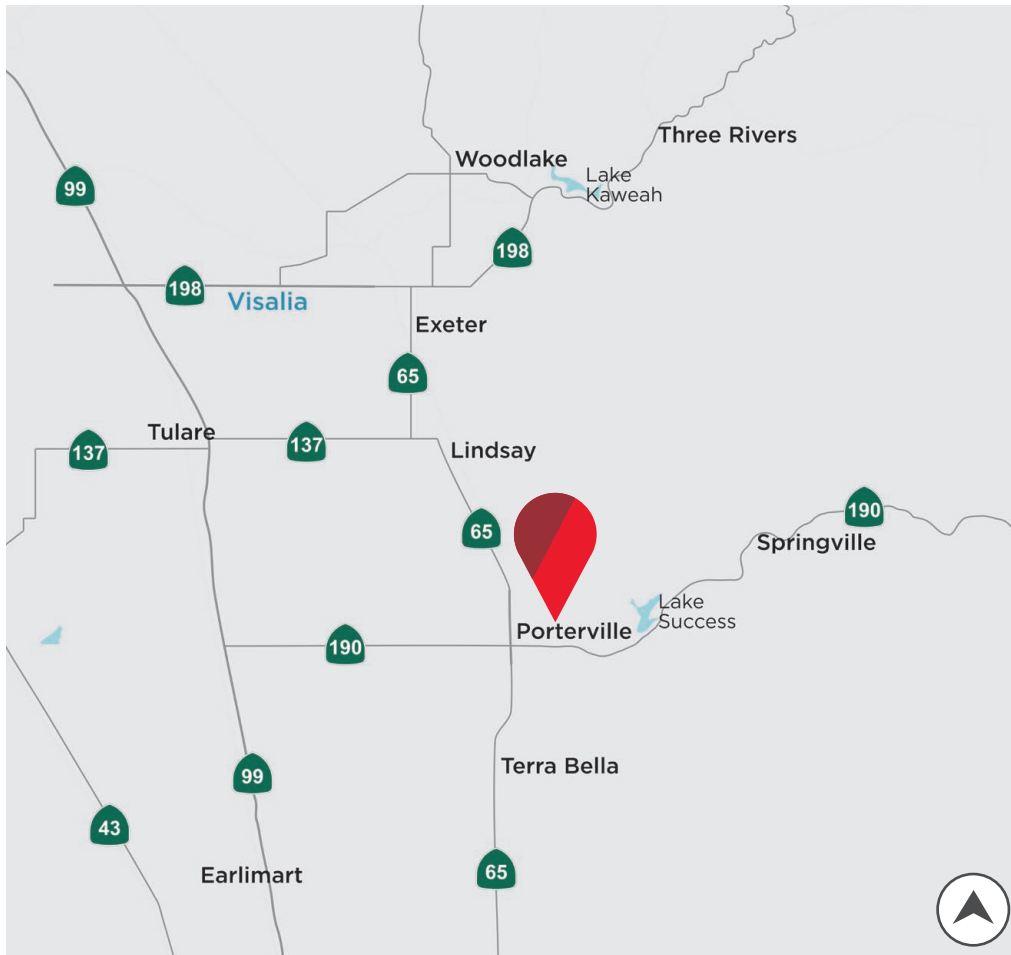


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## 600 S. E STREET



### LOCATION MAP



**±1 MILE**

TO HWY 65



**±16 MILES**

TO HWY 99



**±5 MILES**

TO EAGLE MOUNTAIN CASINO



**±32 MILES**

TO LAKE SUCCESS



**±46 MILES**

TO BAKERSFIELD AIRPORT



**±74 MILES**

TO FRESNO AIRPORT



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