



7345 W Goshen Ave - Suite A | 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

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mgdre.com

PROPERTY DETAILS

Address 7345 W Goshen Ave - Suite A | Visalia, CA

Square Feet Available 12,000 +/- Sq. Ft.

Zoning IL

Lease Rate \$0.85 Per Sq. Ft.; \$200 CAM Monthly Fee

Lease Type Modified Gross

**Additional Comments:**

Well maintained warehouse space in the Sierra Business Park, conveniently located off of Goshen Avenue. This space offers a large open warehouse, multiple private offices, break room, bullpen areas, and a fenced yard. There is a ground level rollup door, as well as a loading dock rollup door. Currently offered as a sublease with the term expiring 10/31/2026. Please call for further details.

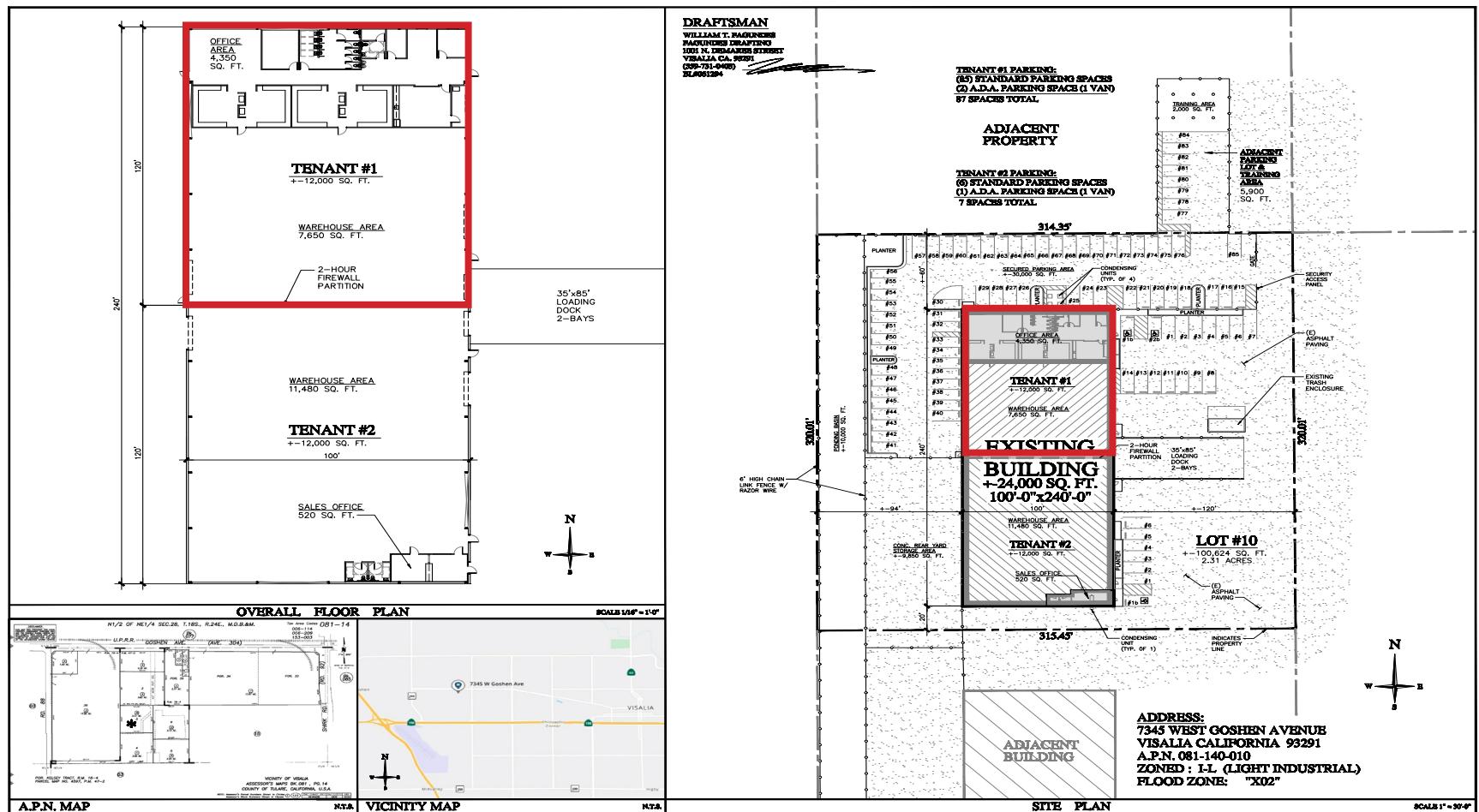


Contact Broker:
Matt Graham
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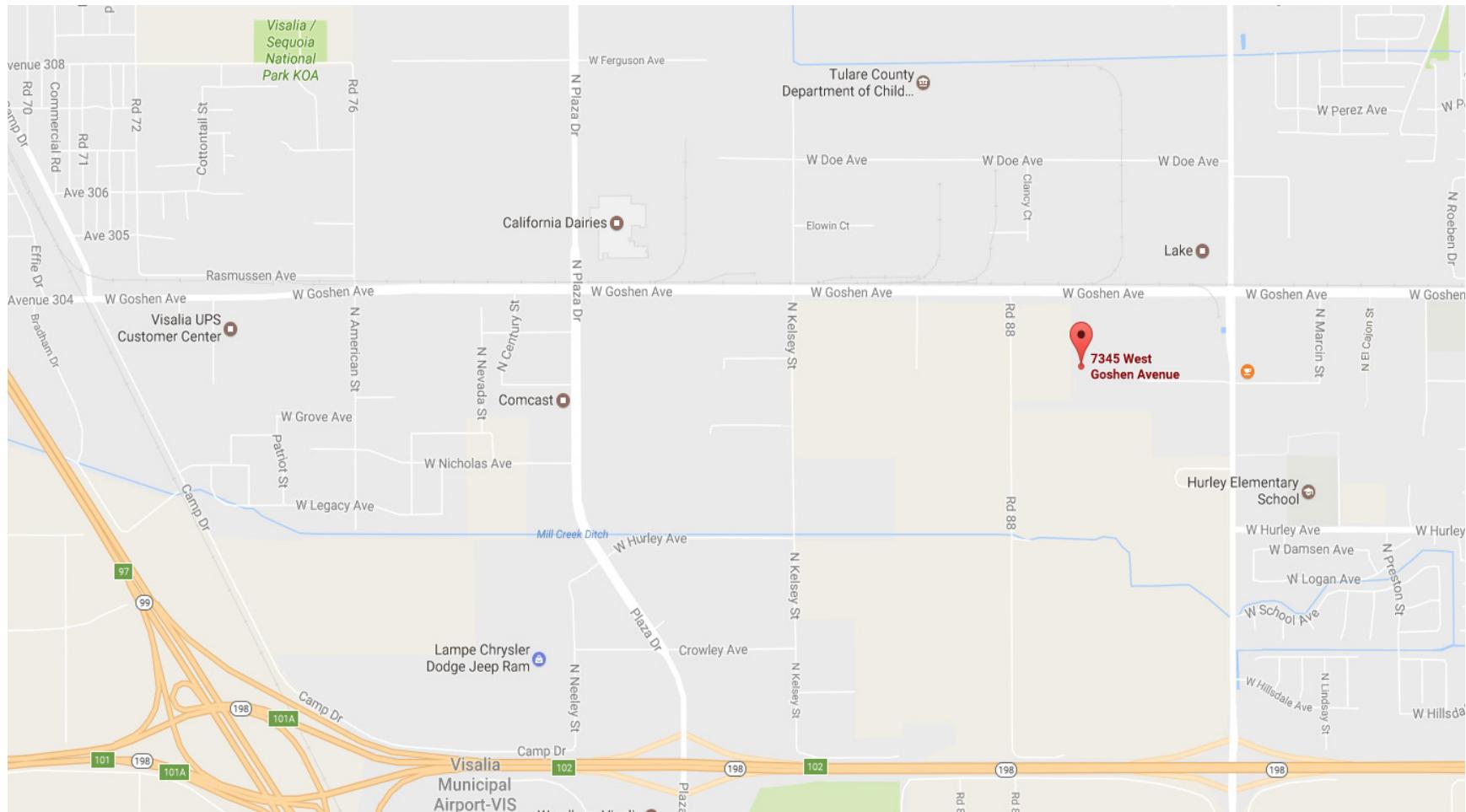
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SITE PLAN



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY/PARKING AERIAL



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Property For Lease

PROPERTY PHOTOS



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