



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](http://www.mdgre.com)

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

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

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## 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	\$0.85 Per Sq. Ft.
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:

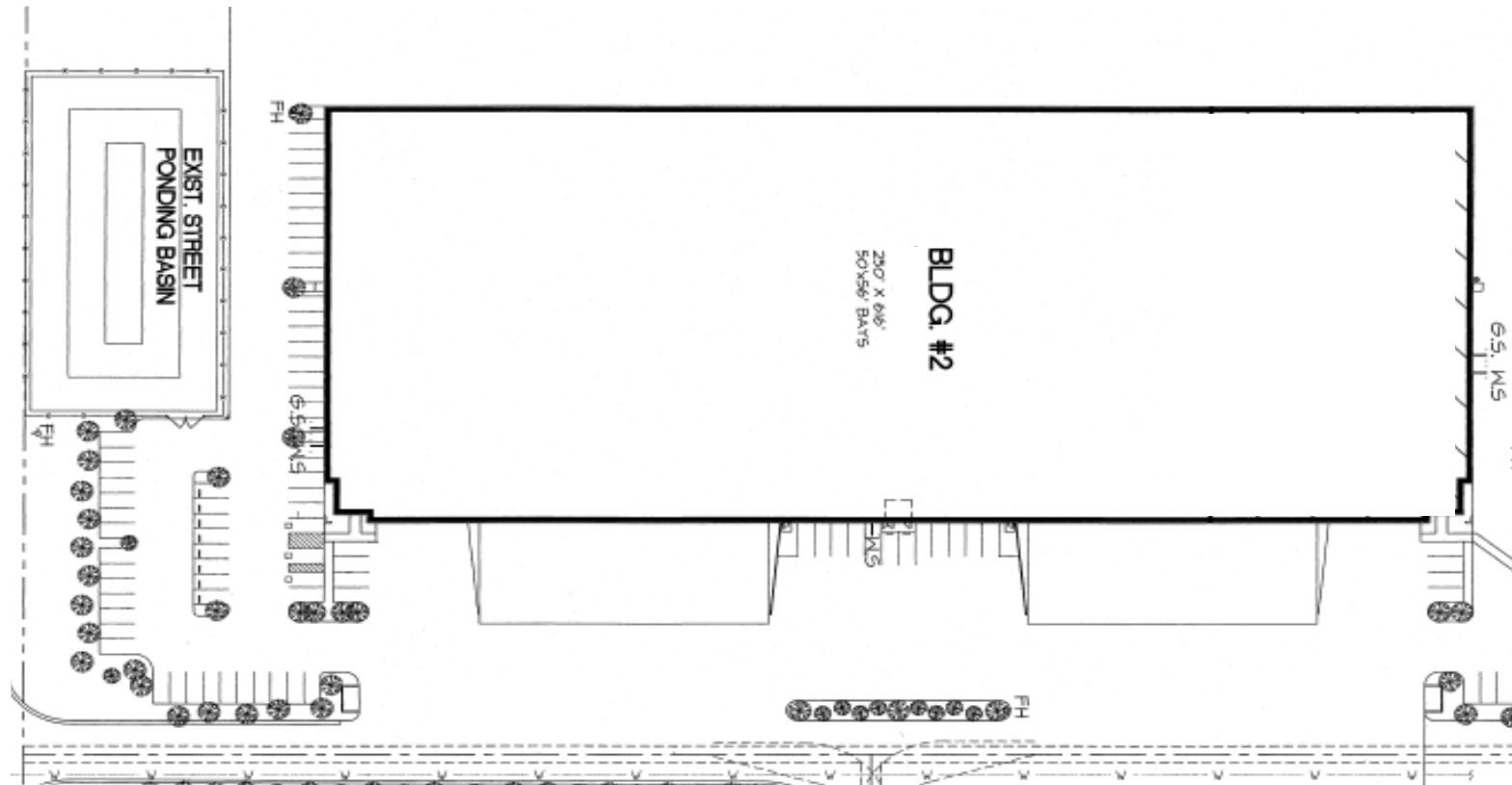
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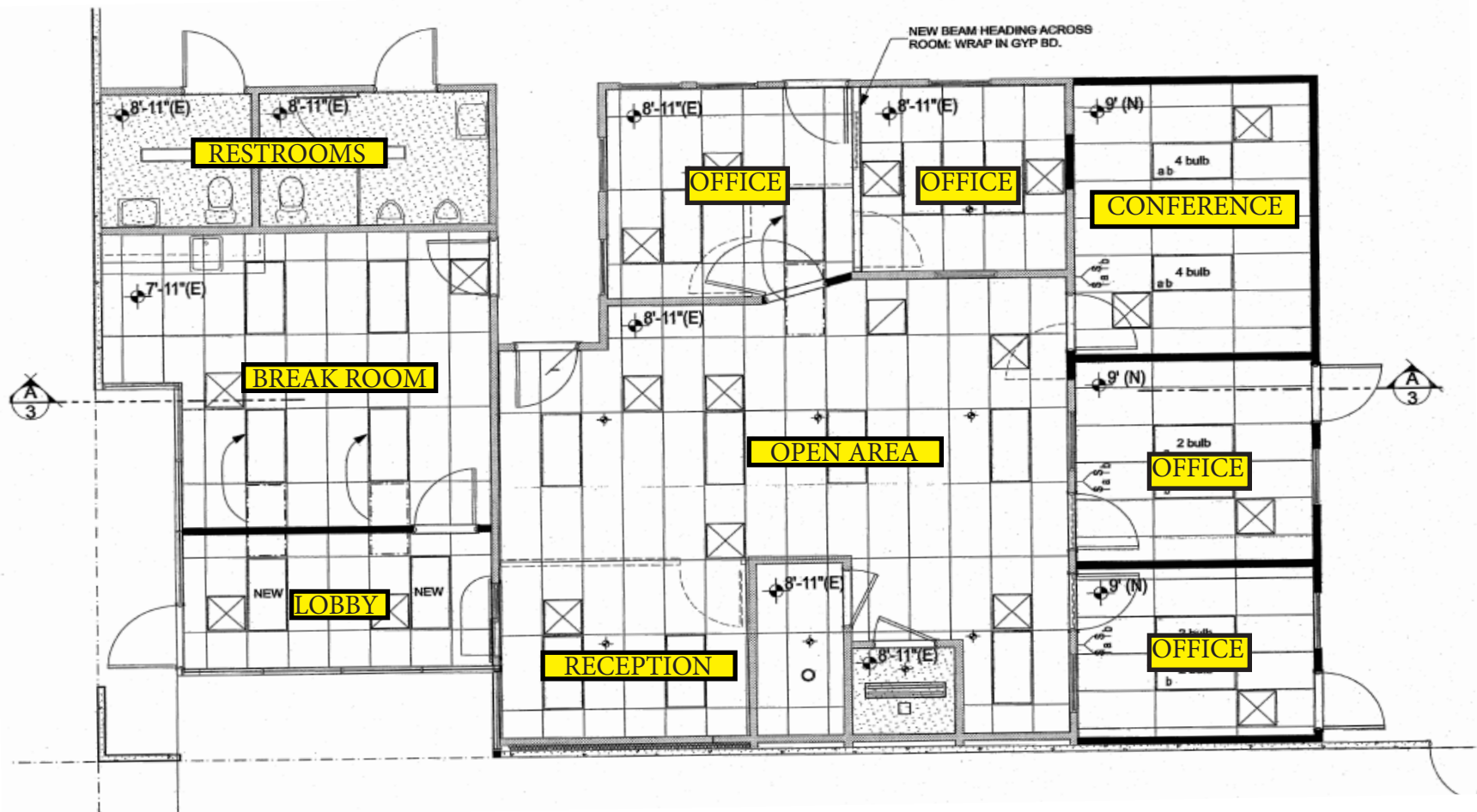
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## SITE PLAN



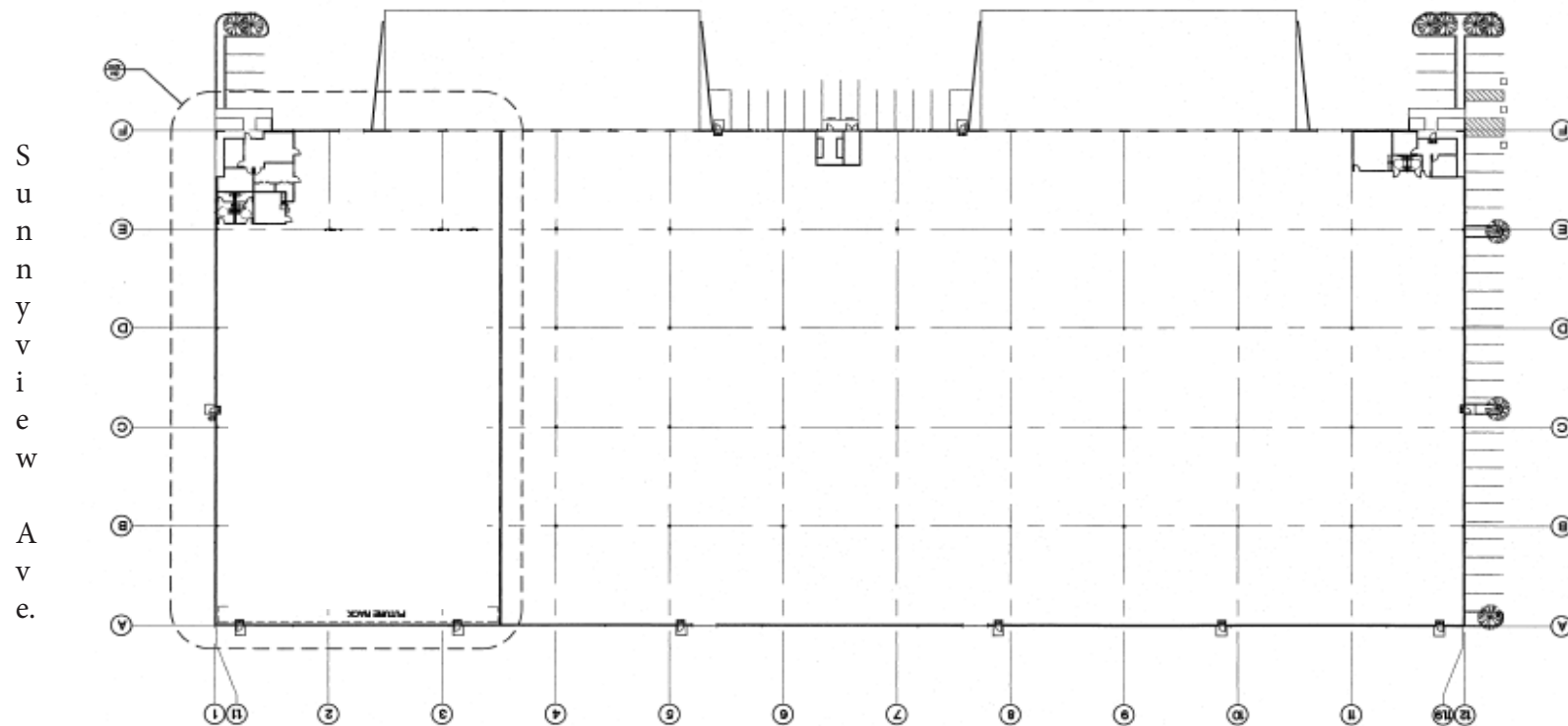
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## OFFICE FLOOR PLAN



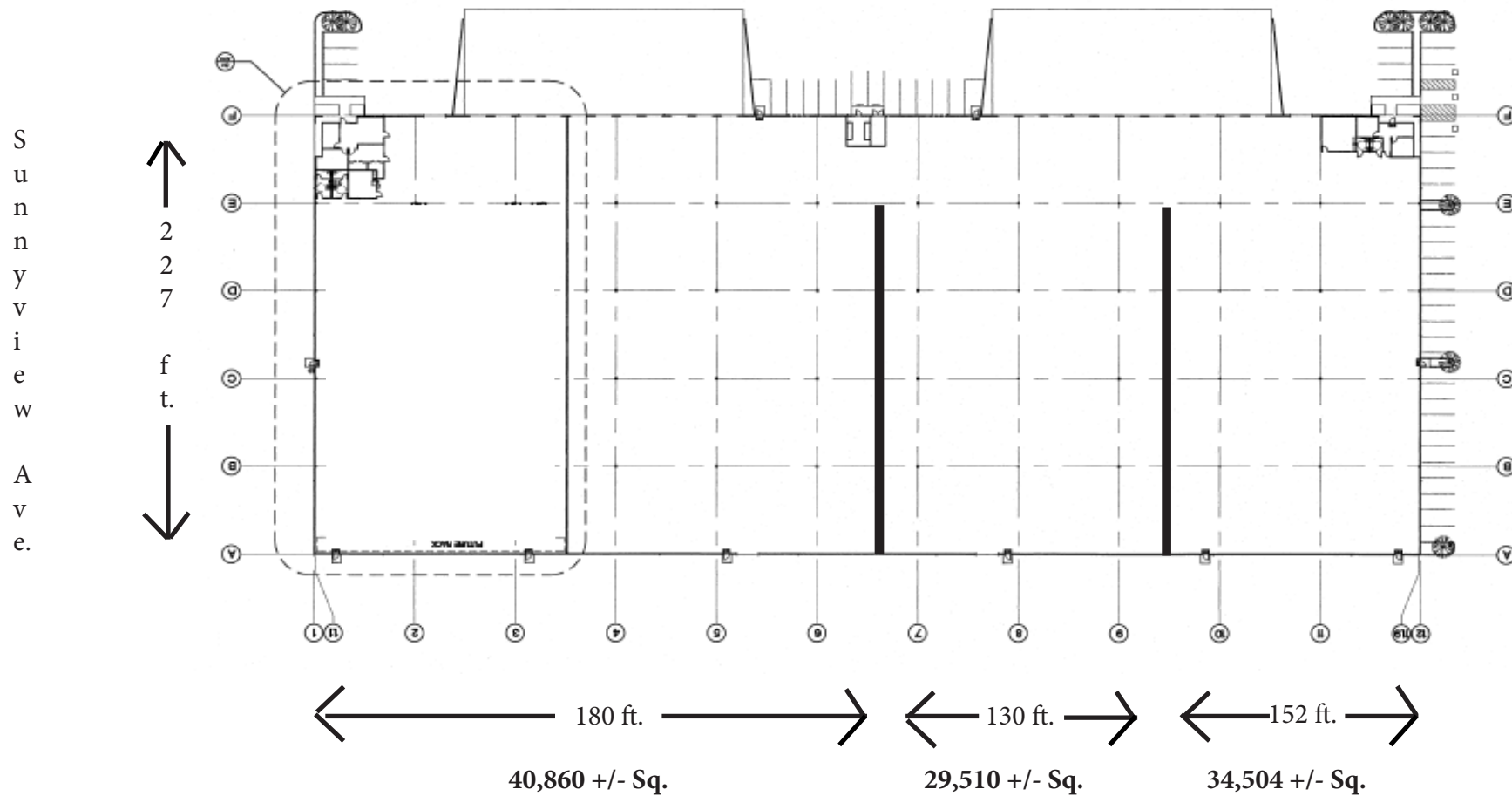
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## BUILDING FLOOR PLAN WITHOUT DEMISING WALLS



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## BUILDING FLOOR PLAN WITH DEMISING WALLS



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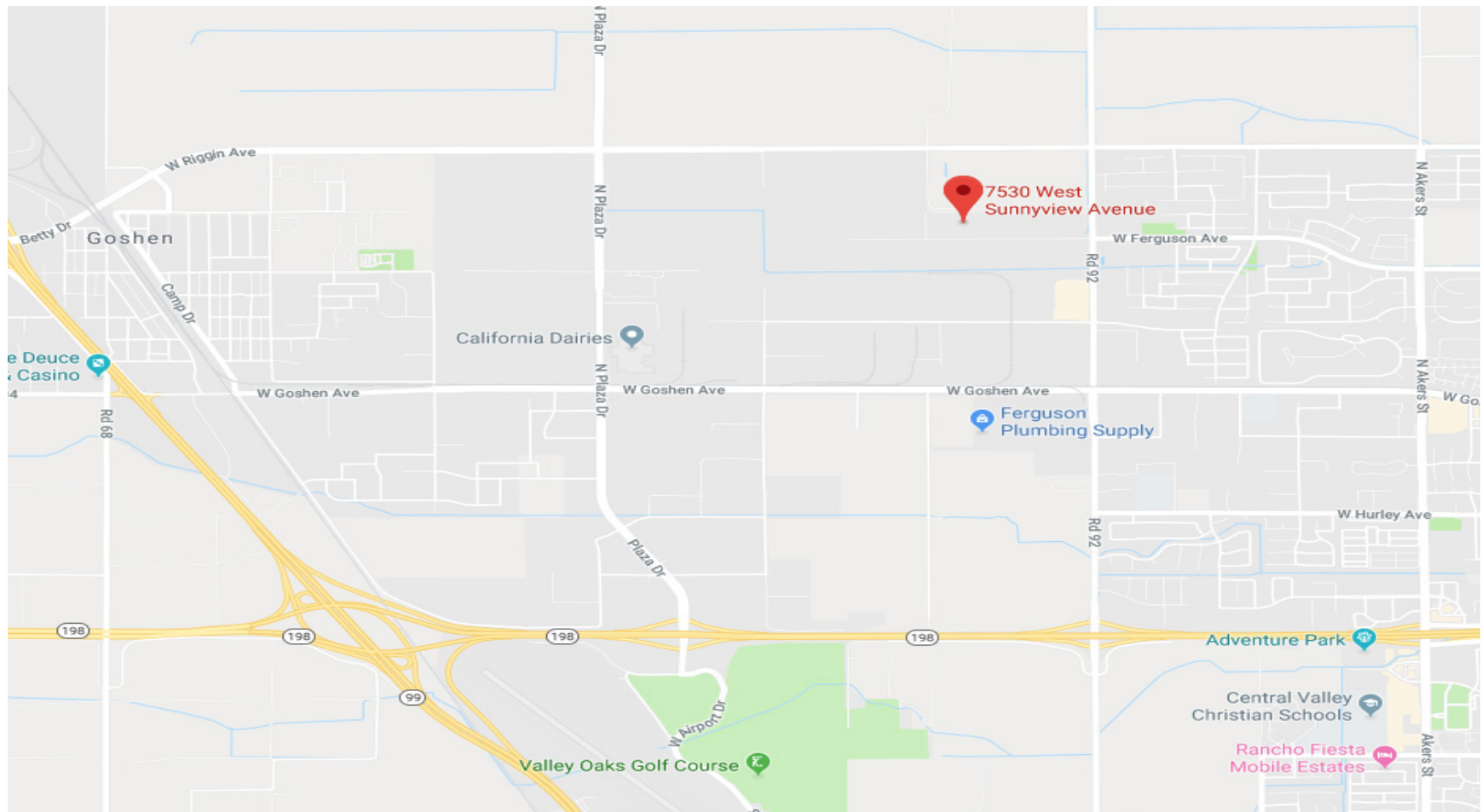


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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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