



Freestanding Industrial Building w/ Fully Remodeled Office



Sale Price	\$2,500,000
Lease Rate	\$1.10 SF/MONTH

PROPERTY HIGHLIGHTS

- ±11,175 SF Freestanding Building & Fully Remodeled Office
- ±9,975 SF Warehouse | ±1,200 SF Office | ±5,000 SF Overhang
- (1) 10' 12' Roll Up Door | 18' Clear Height | (2) Restrooms
- High Identity Location | Easy Access via Ca-99/ Betty Dr & Goshen Ave
- Sprinkler System | Fully Fenced Yard | Concrete Parking
- Secure Yard w/ Paved Truck Court & Truck Entry
- City Utility Services | Semi Turn Around & Pull-Through Capability
- Optimal Visibility w/ ±133,238 Cars Per Day | Nearby CA-99 & CA-198 Access
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Dispenses Near Highway 99 & Airport
- Located Within Minutes From Corporate Neighbors
- Flexible Zoning | Water & Air Lines Throughout
- Close Proximity To Plaza Park & Valley Oaks Golf Course

OFFERING SUMMARY

Building Size:	11,175 SF
Available SF:	11,175 SF
Lot Size:	0.86 Acres
Number of Units:	1
Price / SF:	\$223.71
Year Built:	1960
Zoning:	I: Industrial
Market:	Visalia/Porterville
Submarket:	Northwest Visalia
APN:	073-160-020

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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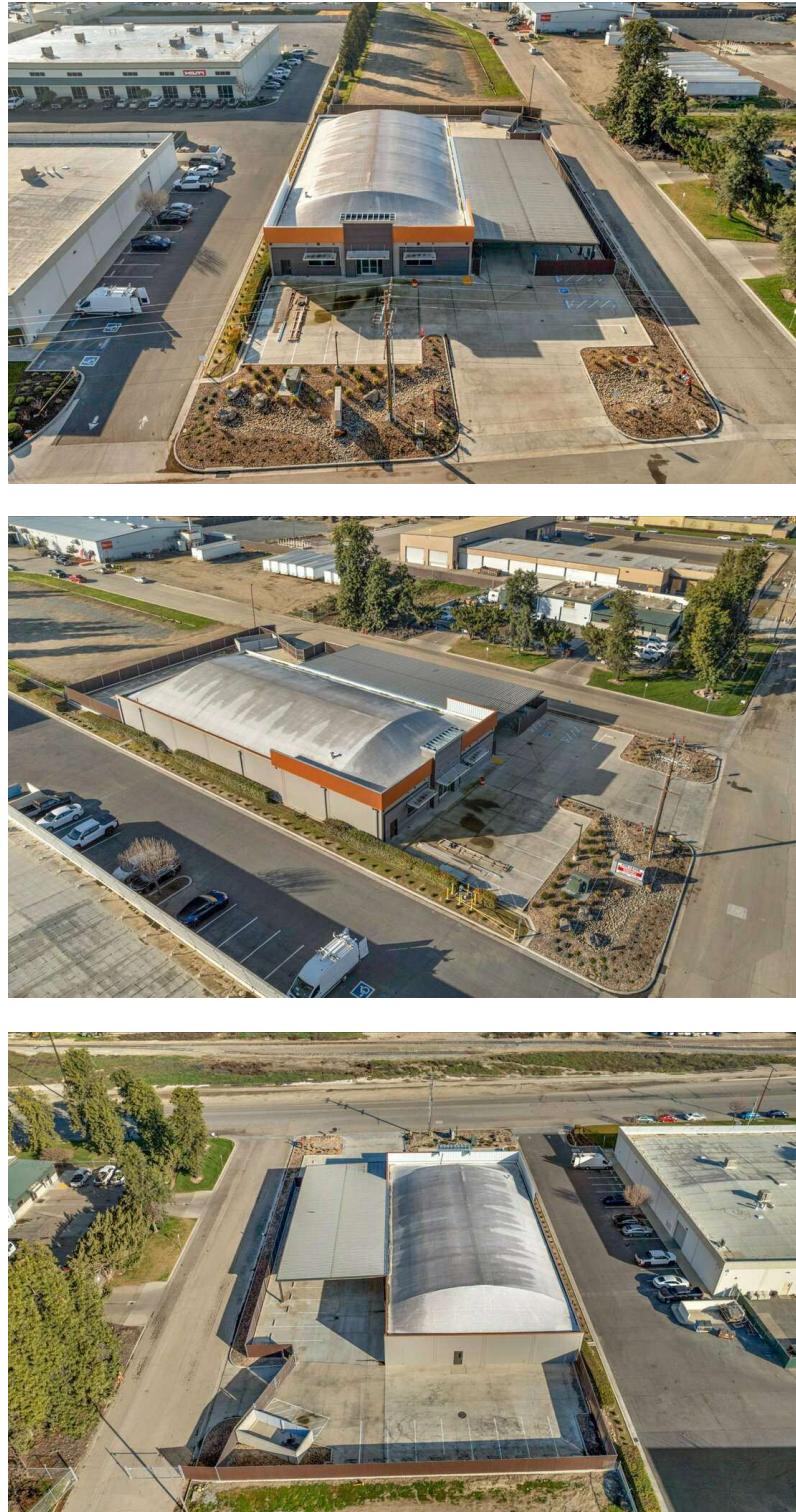
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Freestanding Industrial Building w/ Fully Remodeled Office**PROPERTY DESCRIPTION**

±11,175 SF freestanding industrial building on ±0.86 AC. The building offers a fully remodeled private office, large open warehouse, & overhang. The warehouse space of ±9,975 SF offers (1) 10' x 12' roll up door, 18' clear height, LED lighting, heavy industrial power & (2) private restrooms. Flexible heavy industrial zoning allows for many uses allowed in this centrally located Industrial area. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs. Conveniently located between HWY-99 and HWY-198. Excellent existing access from Goshen Ave and Plaza Dr, roads have adequate capacity, is within holding capacity, conforms to policies, avoids traffic congestion, and is strategically positioned at the full interchange with both north and south bound loop on and off-ramps of HWY-99, which carry approximately ±133,238 cars per day. Existing ramps dispense traffic near the subject property.

LOCATION DESCRIPTION

This property is located south of Goshen Ave, west of American St, north of Grove Ave & east of Camp Dr in Visalia, California. Strategically located in the rapidly growing Visalia Industrial Park just off highway 99 & 198 interchanges with easy access to mainstream freeways, heavy rail, & the Visalia Airport. Visalia is a city of unprecedented growth in the San Joaquin valley being well managed with a pro-business environment. Surrounded by a dynamic mix of local businesses and just a short drive from retail and dining options, this prime location offers convenience and connectivity for both employees and customers. Situated near major transportation arteries, this area provides easy access to the Visalia Airport and the Highway 198 corridor, ideal for businesses with logistics and distribution needs.

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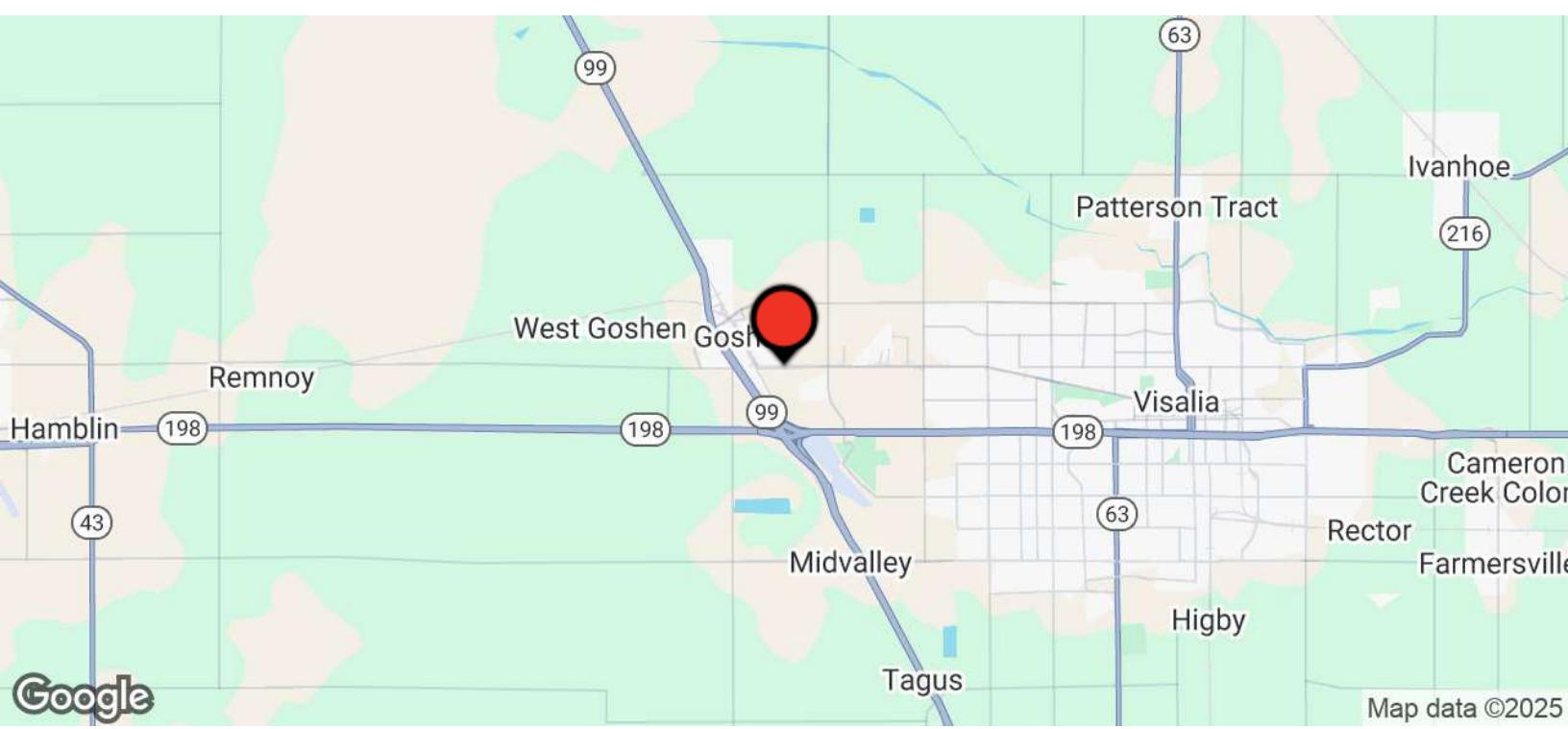
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	281	1,460	4,554
Average Age	30	30	30
Average Age (Male)	29	29	29
Average Age (Female)	31	31	31
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	361	1,132
# of Persons per HH	4.1	4	4
Average HH Income	\$94,878	\$94,956	\$97,035
Average House Value	\$310,090	\$310,303	\$318,631
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	75.4%	75.5%	76.4%

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