

# Multi-Tenant Industrial Building Near Highway 198

Industrial For Sale & Lease | 1027 W Murray Ave Visalia, CA 93291



**CENTRAL CA  
COMMERCIAL**



Sale Price	<b>\$849,000</b>
Lease Rate	<b>\$0.90-1 SF/MONTH (MG)</b>

## PROPERTY HIGHLIGHTS

- ±2,450 SF of Available Industrial Space
- (1) Available Space
- Large Ground Level Roll Up Door 12' x 14'
- Warehouse is Equipped with Evaporative Cooler and Heater
- Well Maintained Building Equipped with HVAC in Office/Showroom
- Prime Location on Murray Ave in Visalia, CA
- Flexible Zoning That Allows Many Use
- Convenient Location w/ Access to CA-198
- Excellent Presence Surrounded with Quality Tenants
- Nice Economical and Functional Space Layout.
- Private Parking lot Dedicated to the Building

## OFFERING SUMMARY

Building Size:	7,000 SF
Available SF:	2,450 SF
Lot Size:	0.34 Acres
Number of Units:	4
Price / SF:	\$121.29
Zoning:	CSO: Commercial Service
Market:	Visalia Industrial
Submarket:	Downtown Industrial
APN:	093-245-005

**Jared Ennis**  
Executive Vice President

CalDRE #01945284  
jared@centralcommercial.com  
559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541  
kevin@centralcommercial.com  
559.705.1000

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## PROPERTY DESCRIPTION

(1) spaces available. Suite #B is ±2,450 SF and consists of 50'x49' open warehouse space, reception area, rollup door, private office, and a private restroom. This space has it's own separately metered electricity/gas, economical to operate.

## LOCATION DESCRIPTION

Property is well located in Downtown Visalia, CA on Murray Ave just North of Highway 198 and Main Street in between S. Giddings st and N. Jacob.

Visalia is a city situated in the agricultural San Joaquin Valley of California, about 230 mi (370 km) southeast of San Francisco, 190 mi (310 km) north of Los Angeles, 36 mi (58 km) west of Sequoia National Park, and 43 mi (69 km) south of Fresno. The population was 136,246 as of a 2018 U.S. Census Bureau estimate.

Visalia is the fifth-largest city in the San Joaquin Valley after Fresno, Bakersfield, Stockton, and Modesto, the 44th-most populous in California, and 198th in the United States.

As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country. Yosemite, Sequoia, and Kings Canyon National Parks are located in the nearby Sierra Nevada mountains, the highest mountain range in the contiguous United States.



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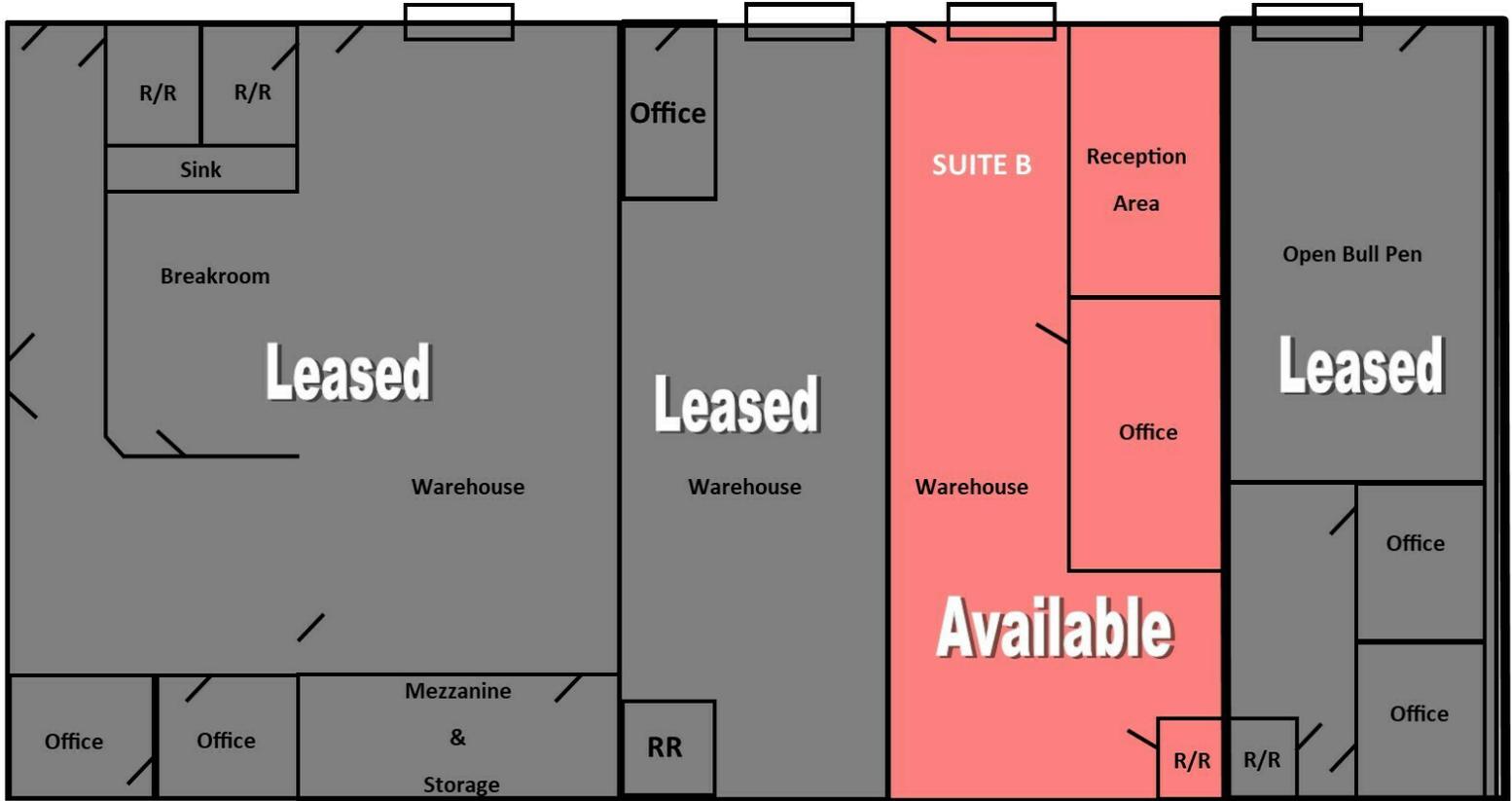
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\*Not to scale

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#B	Available	2,450 SF	Modified Gross	\$0.90 SF/month	50'x49' open warehouse space, reception area, rollup door, private office, private restroom.

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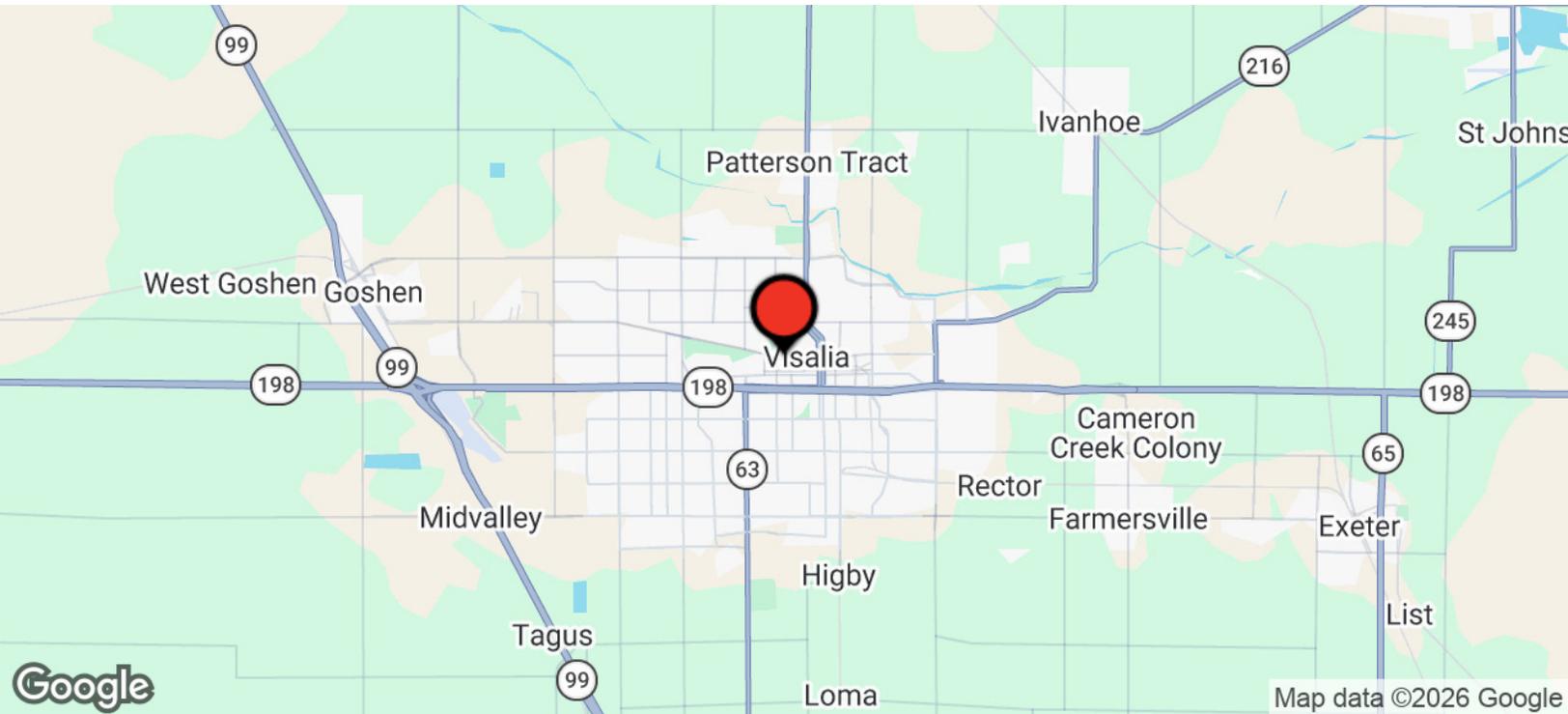
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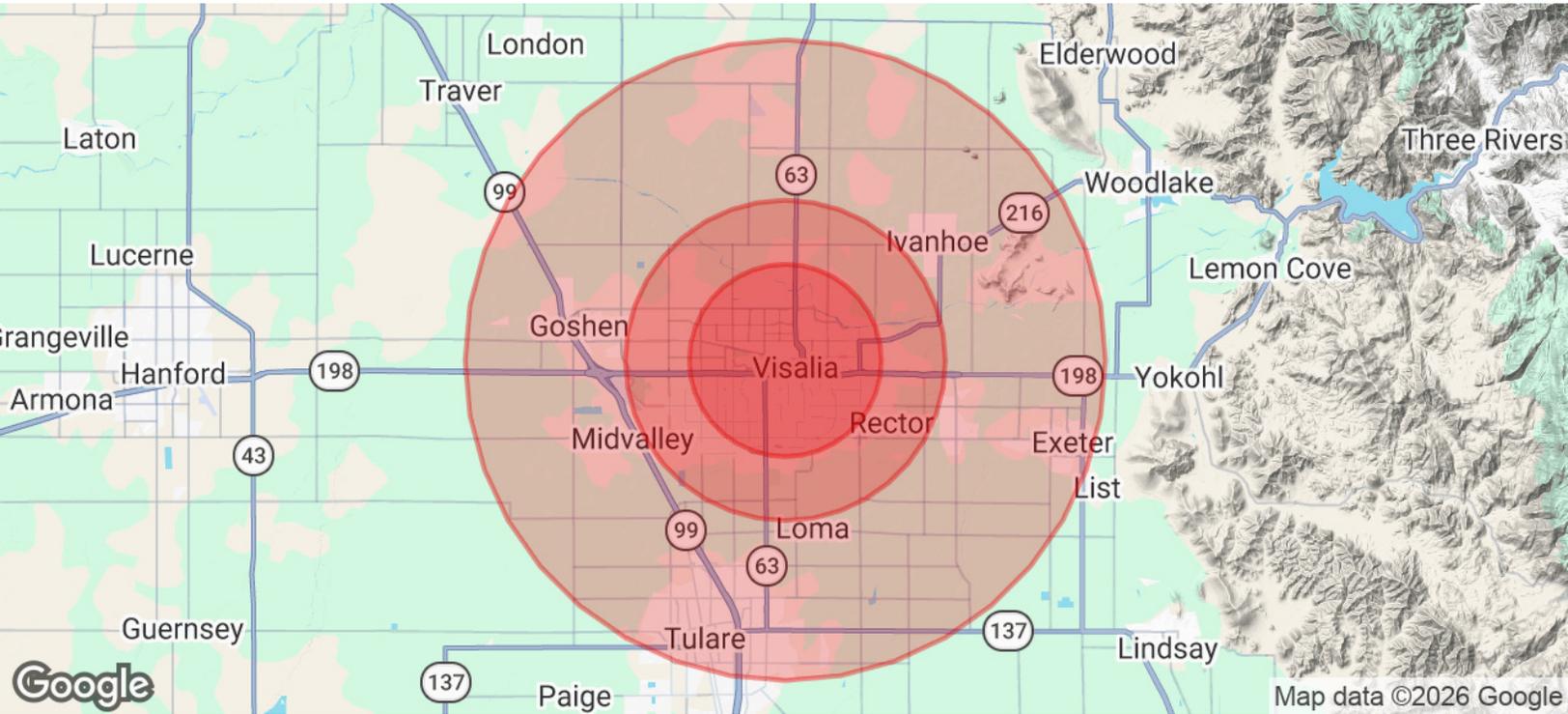
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	120,001	154,010	253,466
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	37	38	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	39,513	50,630	80,462
# of Persons per HH	3	3	3.2
Average HH Income	\$93,819	\$101,218	\$96,219
Average House Value	\$360,080	\$378,344	\$377,934

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	57.6%	55.9%	59.5%

Demographics data derived from AlphaMap

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