

Brand New Concrete Tilt Up Industrial Buildings in Visalia's Industrial Park



Sale Price	<b>\$15,000,000</b>
Lease Rate	<b>\$0.85 SF/MONTH</b>

#### OFFERING SUMMARY

Building Size:	113,331 SF
Available SF:	113,331 SF
Lot Size:	6.63 Acres
Price / SF:	\$132.36
Year Built:	2024
Zoning:	I - Industrial
Market:	Visalia/Porterville
Submarket:	NW Outlying Tulare County
APN:	073-230-001-000

#### PROPERTY HIGHLIGHTS

- ±40,000 SF to ±113,331 SF Available: Freestanding Industrial Building
- Currently Under Construction w/ Estimated Q3 2024 Delivery
- (6) Dock Levelers w/ (12) Dock Doors & (4) 14' x 14' GL Doors
- High Identity Location | Easy Access via Ca-99/ Betty Dr & Goshen Ave
- 2,000 Amps 480 Volt 3 Phase Power | LED Lighting & Skylights Throughout
- Concrete Tilt Up Construction w/ 38' Clear Height | Planned 2,500 SF Office
- ESFR Sprinkler System To ESFR | 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
- Close Proximity To Plaza Park & Valley Oaks Golf Course

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#### Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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**PROPERTY DESCRIPTION**

±40,000 SF to 113,331 SF of brand new freestanding industrial space located off Goshen Ave & HWY-99. On ±6.63 AC with prime CA-99 exposure within the prestigious Visalia Industrial park, just 1/2 mile from the CA-99 entrance/exit. Building includes a ±2,500 SF office space (can be expanded) and functional warehouse space offering 38' clear height, 8" thick reinforced concrete floors, and 50' x 60' column spacing. Includes (6) Dock Levelers, (4) 14' x 14' Ground Level Roll-up Doors, & Depressed Truck Dock with (12) 9' x 10' Roll-up Doors each. 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 site is situated minutes from Downtown Visalia and less than 3-miles from the CA-99 Freeway. Strategically located off the interchange of CA State Highway 198 & Plaza Drive in Visalia, CA. The buildings are located between Camp Drive and Goshen Ave off Goshen Ave in Visalia's industrial park. The parcels sit North of HWY-198, South of Goshen Ave, East of HWY-99 and West of Rd 68. Nearby national tenants include Starbucks, Burger King, Jack in the Box, Subway, Quiznos, Wendy's, Buzz's Drive In, Ace Hardware, Moo Brew Coffee, Tarascos, Mahogany's, Cafe California, Lady's Chicken & Rice, & many others!



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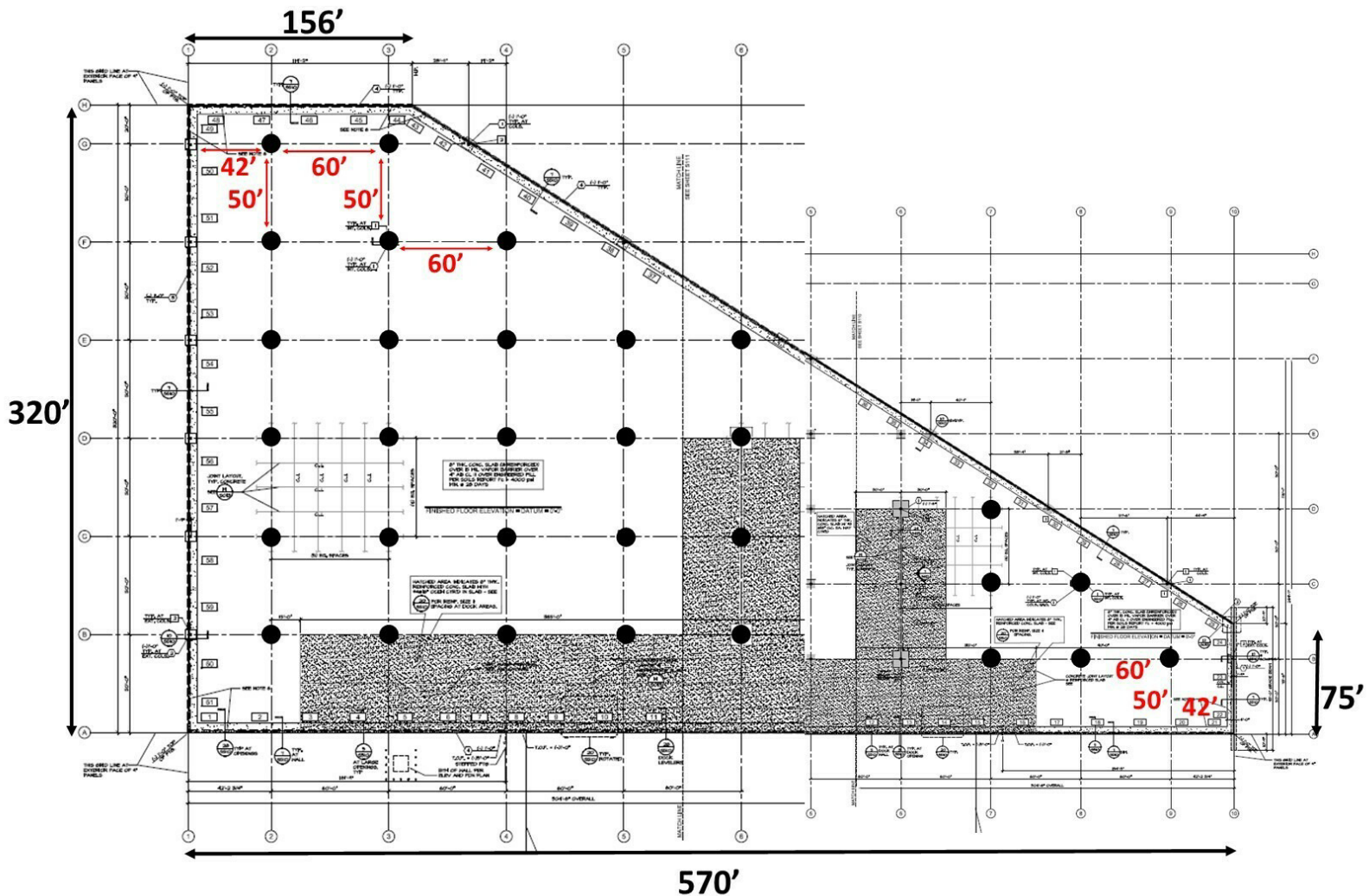
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### LEASE INFORMATION

Lease Type:	\$0.15/SF NNN	Lease Term:	Negotiable
Total Space:	113,331 SF	Lease Rate:	\$0.85 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
30078 Bradham	Available	113,331 SF	\$0.15/SF NNN	\$0.85 SF/month

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Industrial For Sale & Lease | 30199 Bradham Dr. Visalia, CA 93291



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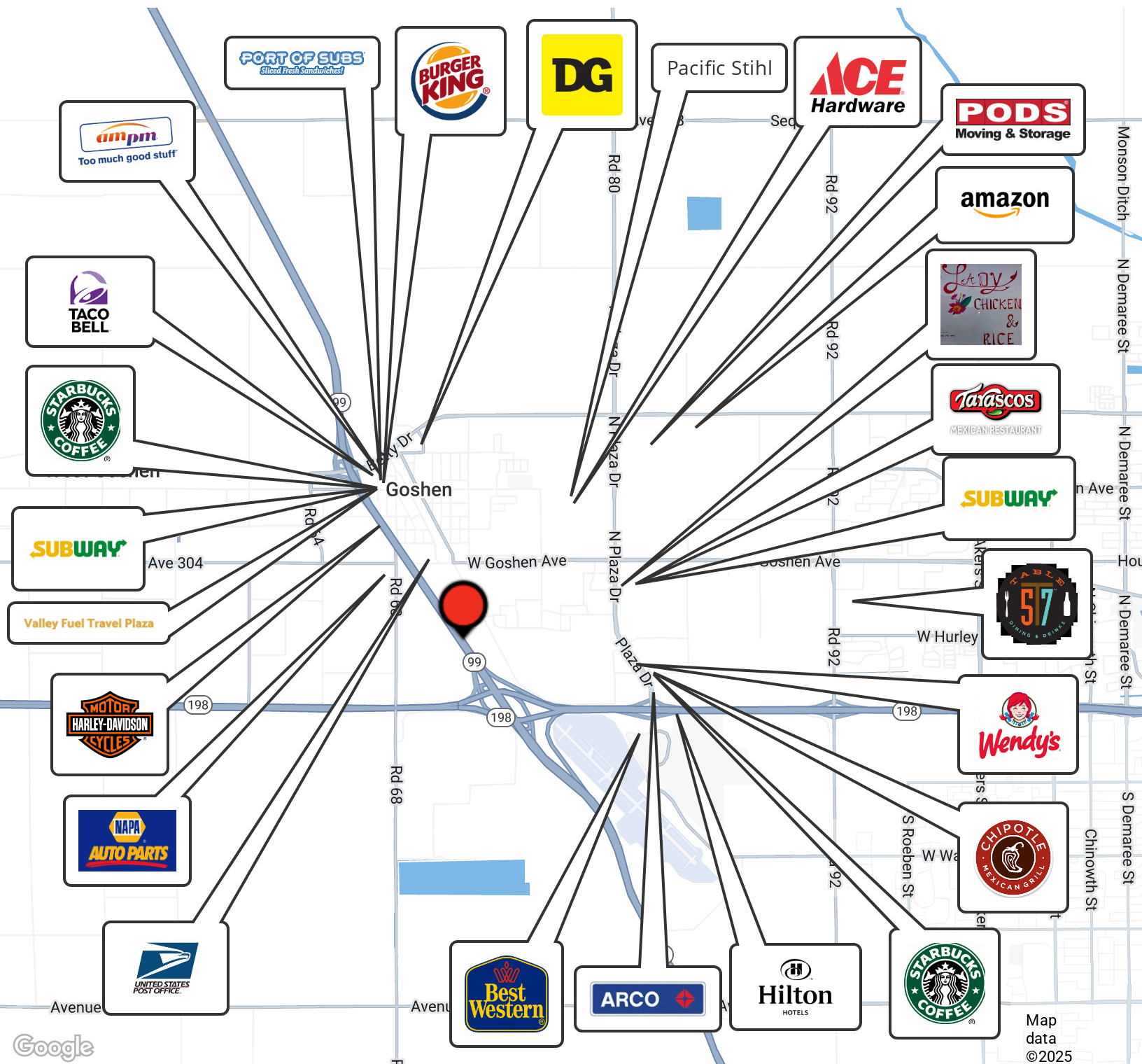
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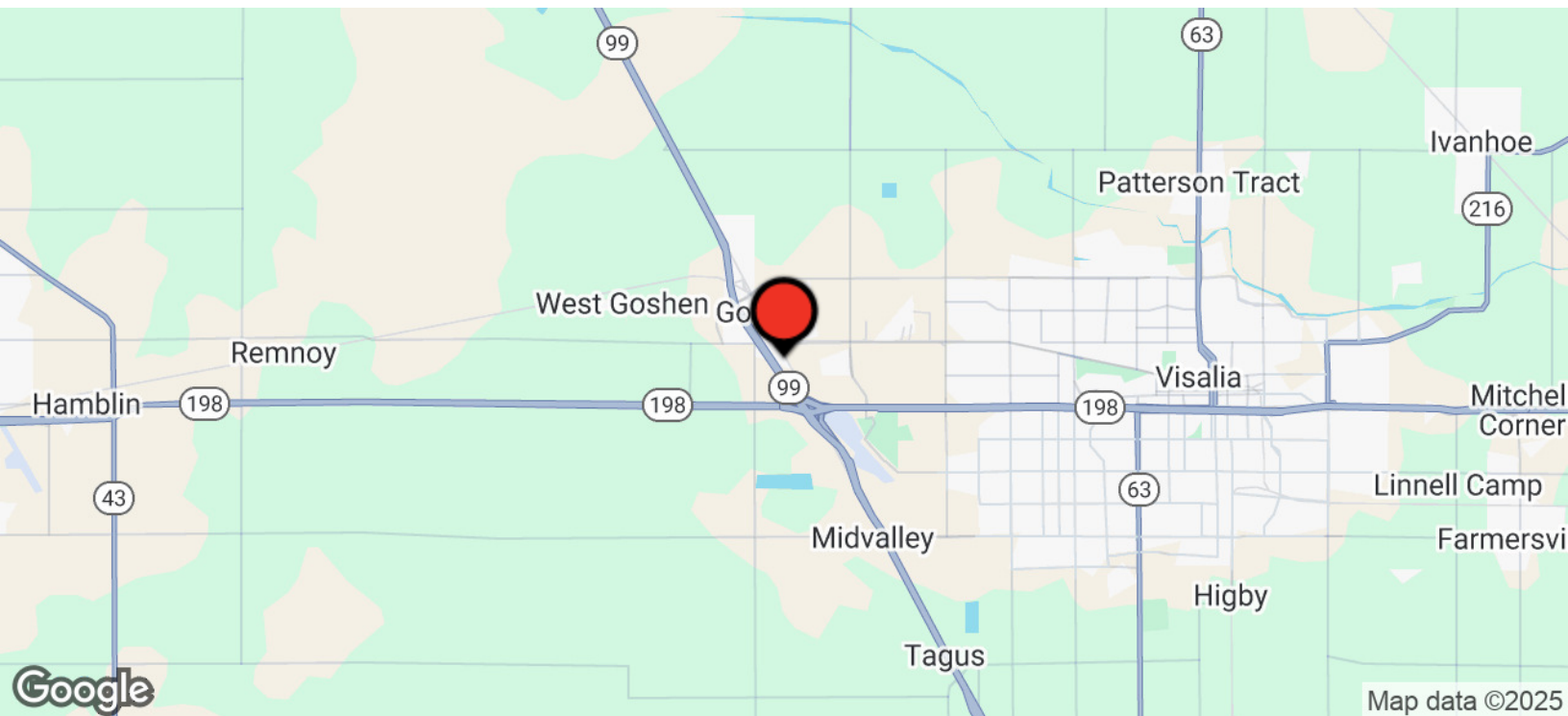


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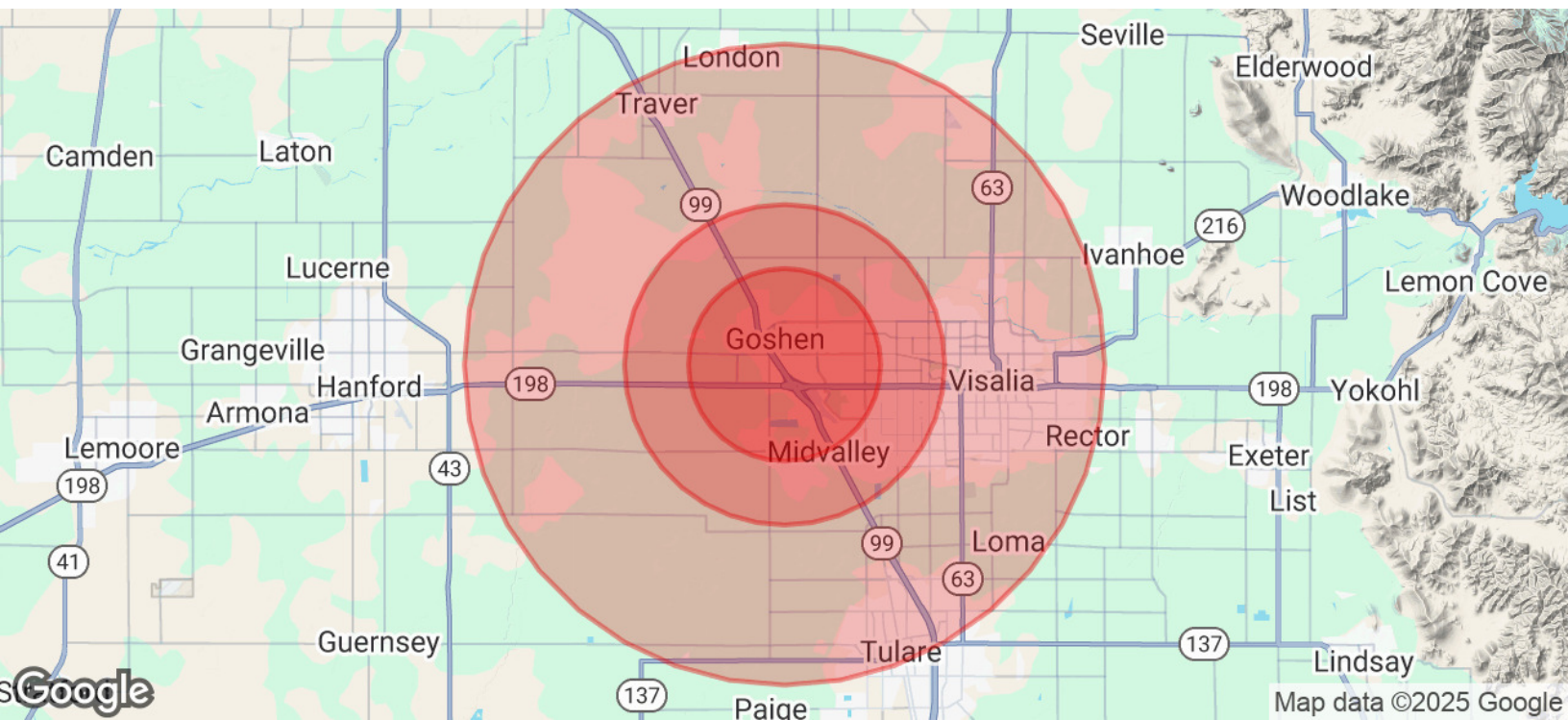
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,446	43,520	185,585
Average Age	33.0	36.6	32.6
Average Age (Male)	32.3	36.2	31.8
Average Age (Female)	33.5	37.5	33.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,266	15,859	62,422
# of Persons per HH	3.2	2.7	3.0
Average HH Income	\$92,533	\$90,875	\$77,240
Average House Value	\$308,544	\$282,145	\$241,466

2020 American Community Survey (ACS)

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