



Sunnyview Project | 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**

Michelle Felsted
Lic#01197216
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address	7435 W Sunnyview Ave Visalia, CA
Square Feet Available	87,410 +/- Sq. Ft. - Total Can Be Demised 12,250 +/- Sq. Ft. Space 14,040 +/- Sq. Ft. Space 17, 415 +/- Sq. Ft. Space
Zoning	IH
Clear Heights	24'
Loading	Dock High Doors - Available Ground Level Doors - Available
Sprinklers	ESFR
Lease Rate	\$0.75 - NNN



Additional Comments:

Ready to build, multi-suite industrial building on Sunnyview Ave in the Visalia Industrial Park. This will be a brand new building offering multi-suites with dock high doors, ground level doors and office portion available upon request. Very 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. Please call for further details.



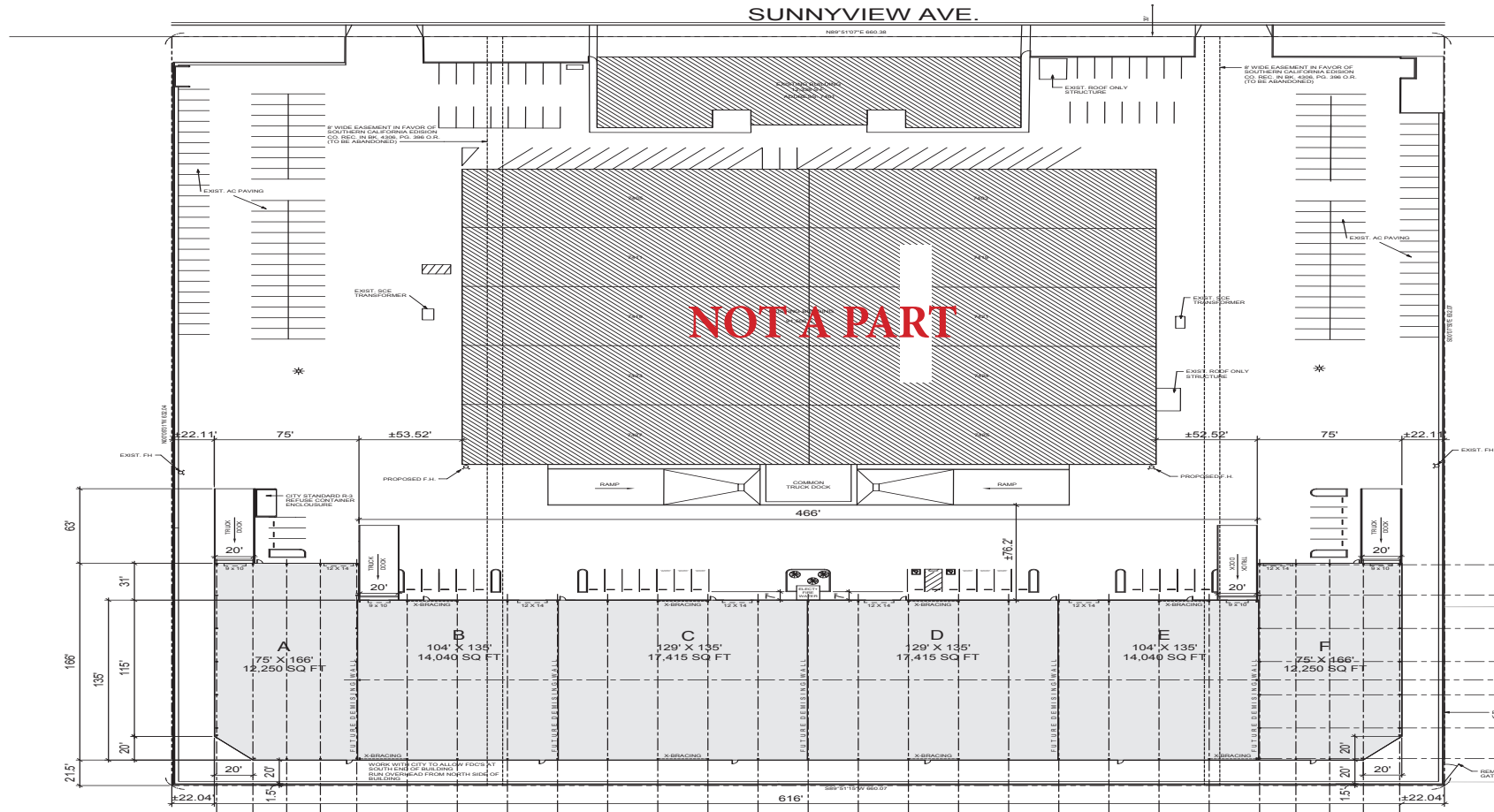
Contact Broker:
Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020

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.

SITE PLAN

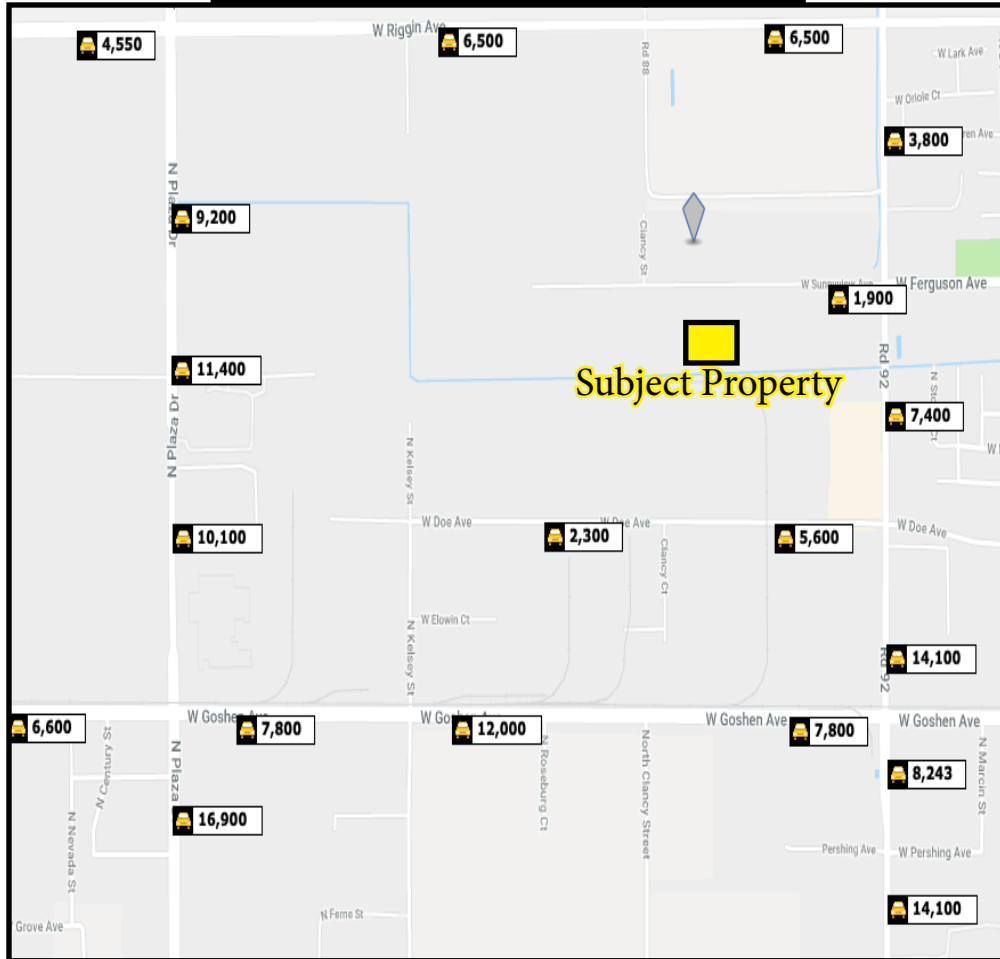


Available Suites : Suite A through Suite F

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.

MARKET INSIGHTS

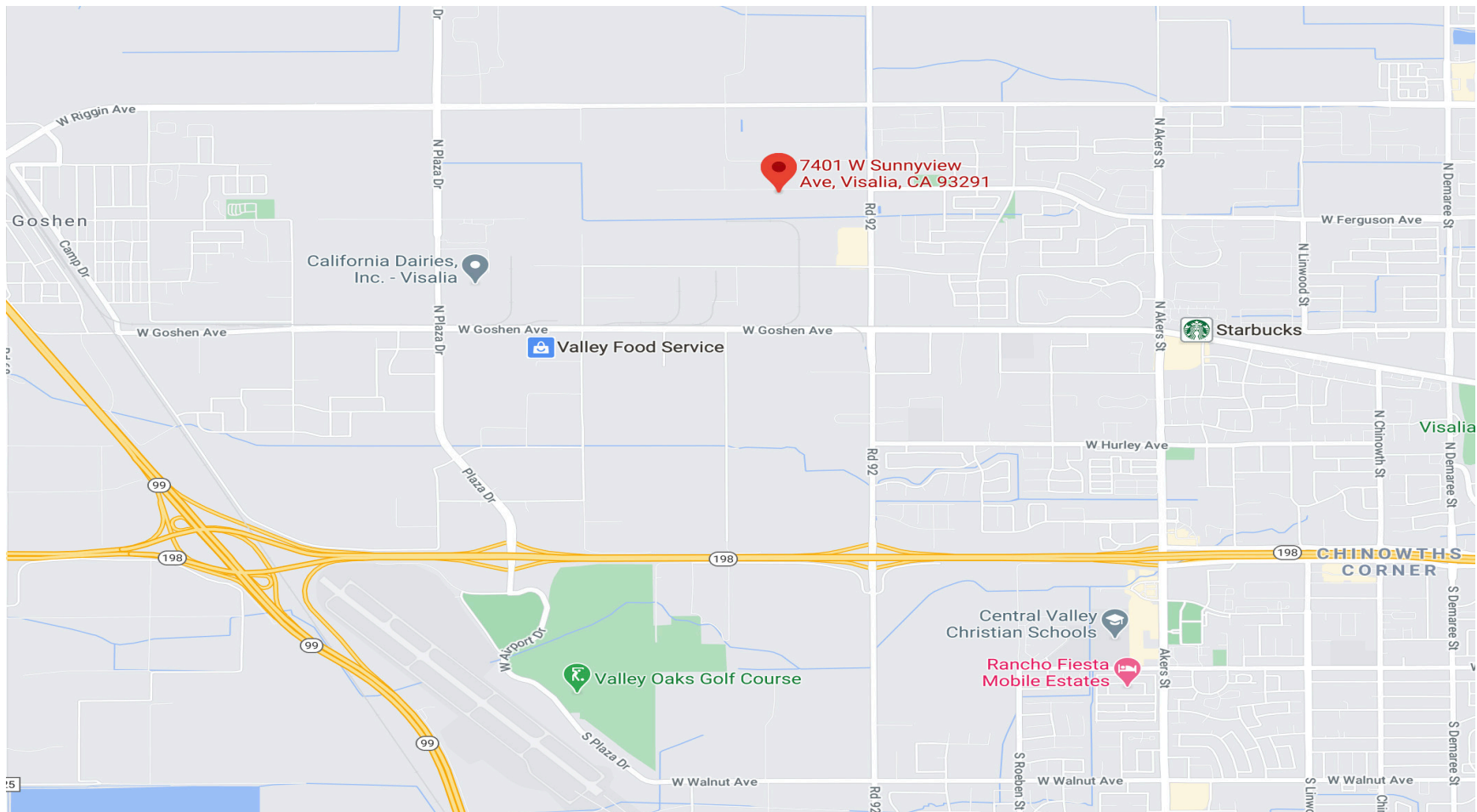
SURROUNDING TRAFFIC COUNTS



Distance to:
 HWY 198 = 3.5 Miles
 CA 99 = 2.5 Miles

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



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.

PROPERTY LAYOUT



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.

PROPERTY PHOTOS



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.