



1123 N Plaza Drive | 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**

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

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

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## PROPERTY DETAILS

**Address** 1123 N Plaza Drive | Visalia, CA

**Square Feet Available** 19,683 +/- Sq. Ft. TOTAL  
5,203 +/- Sq. Ft. - Office  
11,770 +/- Sq. Ft. - Warehouse 1  
2,710 +/- Sq. Ft. - Warehouse 2

**Zoning** IL

**Lease Rate** \$1.15 Per Sq. Ft.

**Lease Type** NNN

### Additional Comments:

Beautiful, Class A light industrial space available in the highly desirable Visalia Industrial Park. The property includes a secure, gated yard/ partially covered parking area, office building and two additional warehouse portions. Inside the office, there are multiple private offices, conference room, bullpen area, reception, break room and restrooms. Situated on Plaza Drive, it is easily accessible from both Highway 198 and the CA 99 Freeway. Please call for further details.



**Contact Broker:**

Matt Graham  
Lic# 01804235

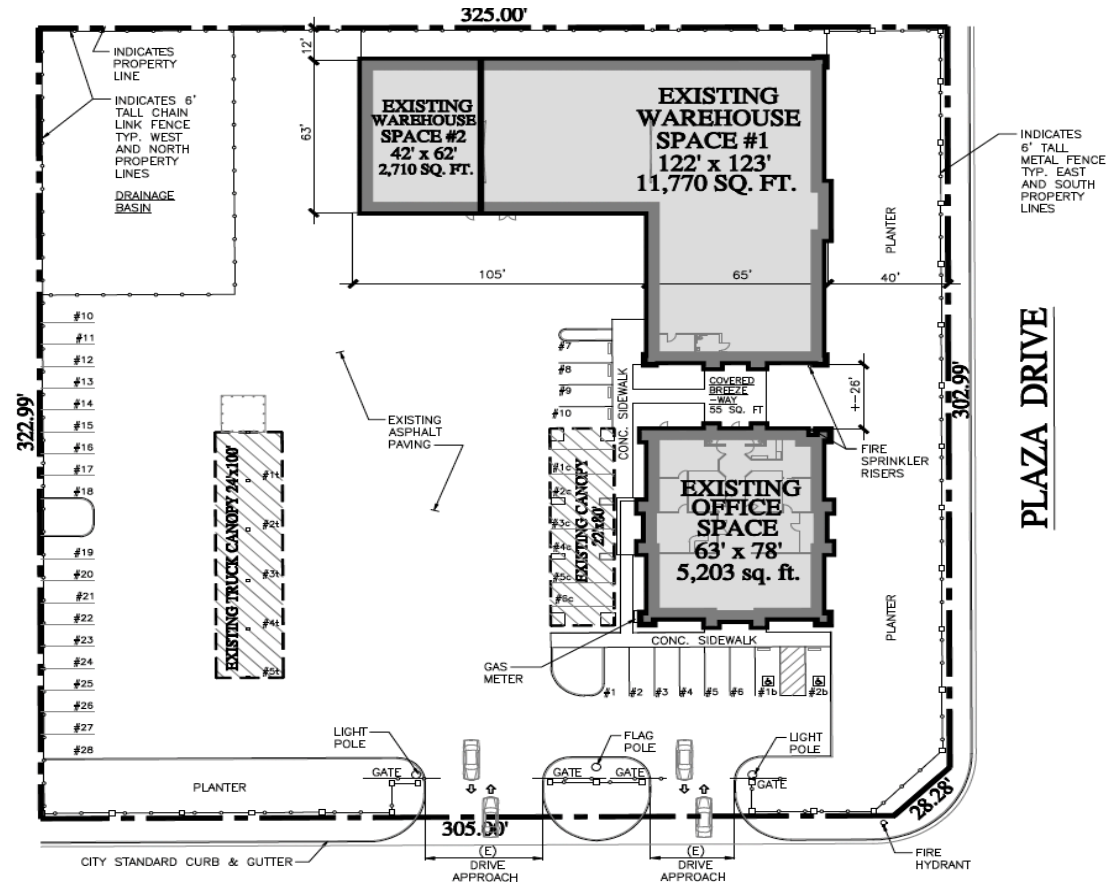
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# SITE PLAN



**ADDRESS:**  
1123 PLAZA DRIVE  
VISALIA CALIFORNIA 93291  
A.P.N. 081-100-027  
ZONED : I (INDUSTRIAL)  
FLOOD ZONE: "AE"

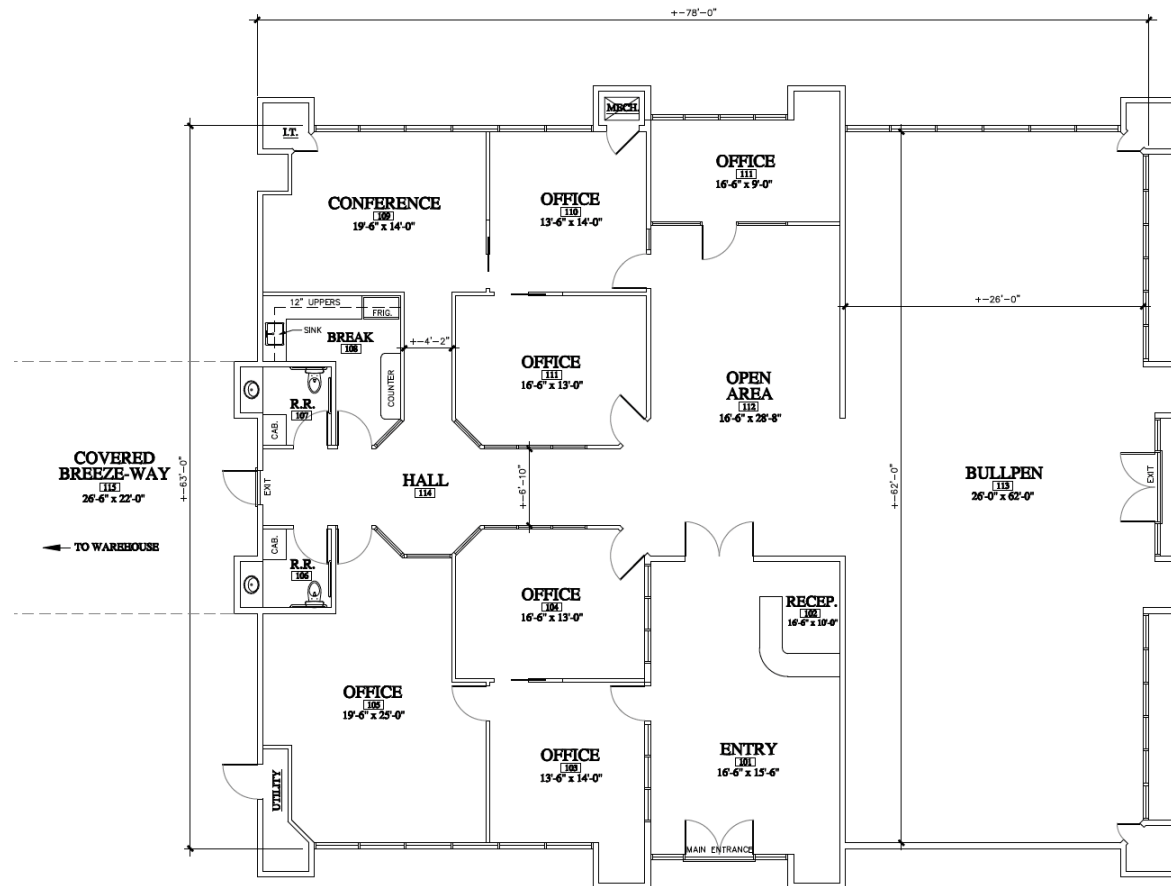
<b>SQUARE FOOTAGE</b>	
<b>OFFICE AREA</b>	<b>5,203 SQ. FT.</b>
<b>WAREHOUSE #1</b>	<b>11,770 SQ. FT.</b>
<b>WAREHOUSE #2</b>	<b>2,710 SQ. FT.</b>

**EXISTING PARKING:**  
**(28) STANDARD PARKING SPACES**  
**(2) A.D.A. PARKING SPACE**  
**(6) CANOPY PARKING SPACES**  
**(5) TRUCK CANOPY PARKING SPACES**  
**41 CAR PARKING SPACES TOTAL**



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## FLOOR PLAN - Office



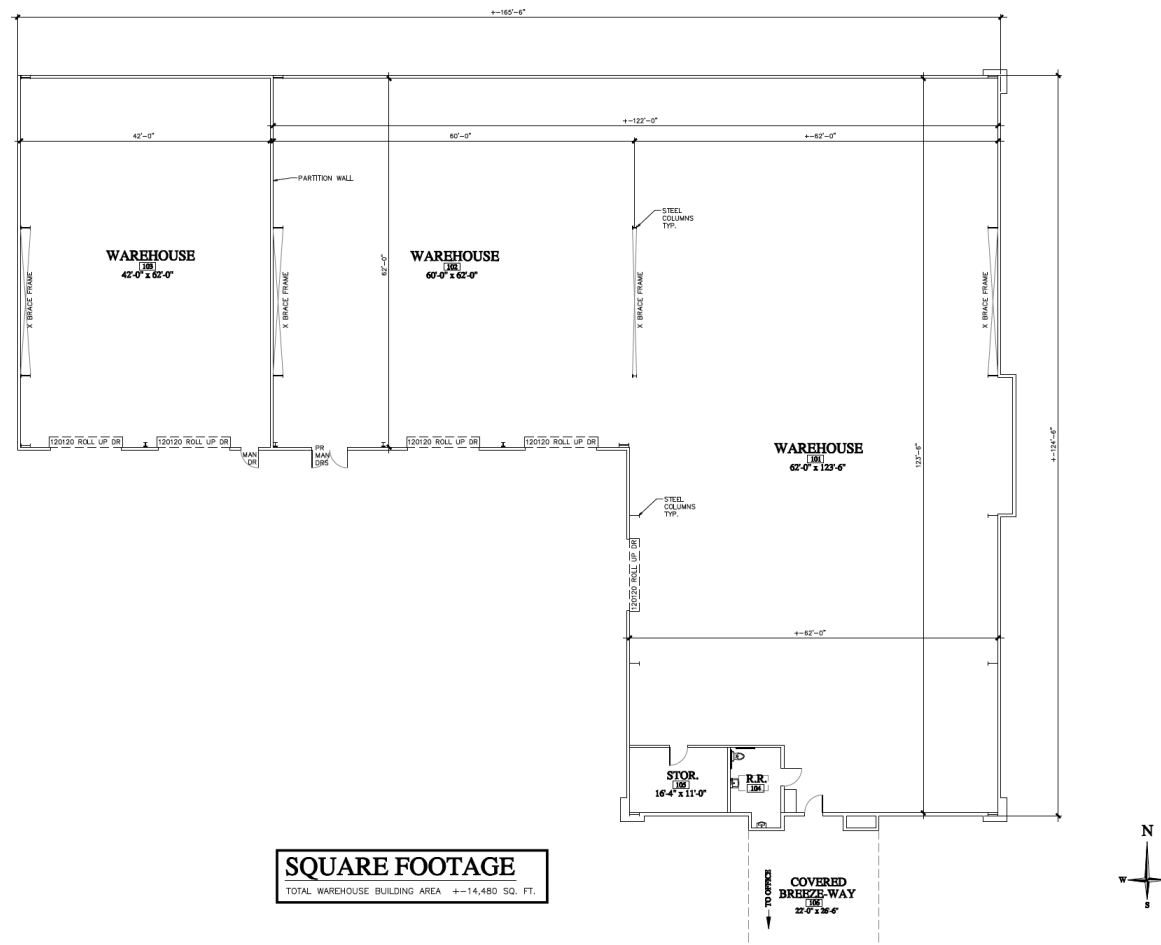
## SQUARE FOOTAGE

TOTAL OFFICE BUILDING AREA    ±5,203 SQ. FT.



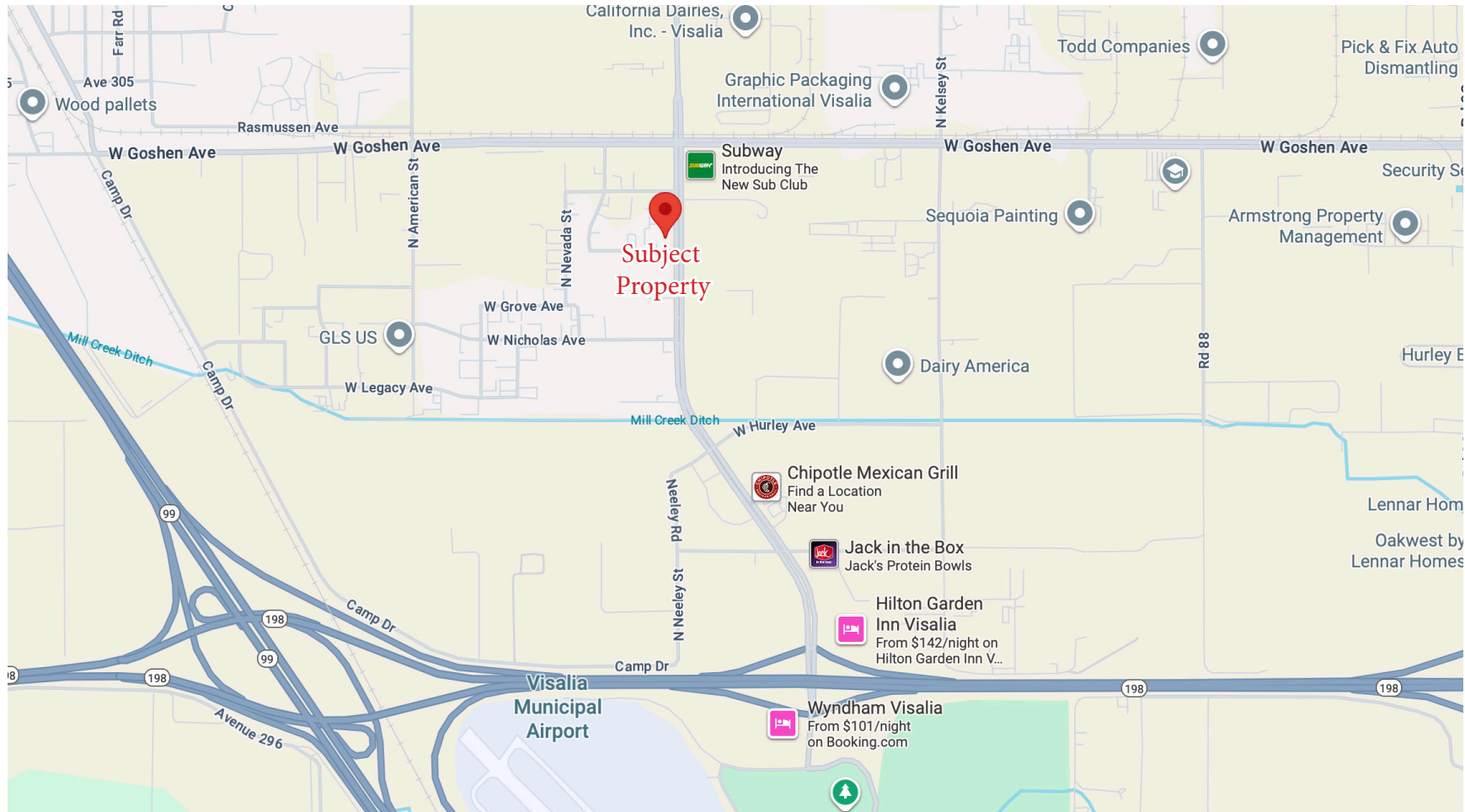
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## FLOOR PLAN - Warehouse



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## LOCATION MAP



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## PROPERTY LAYOUT



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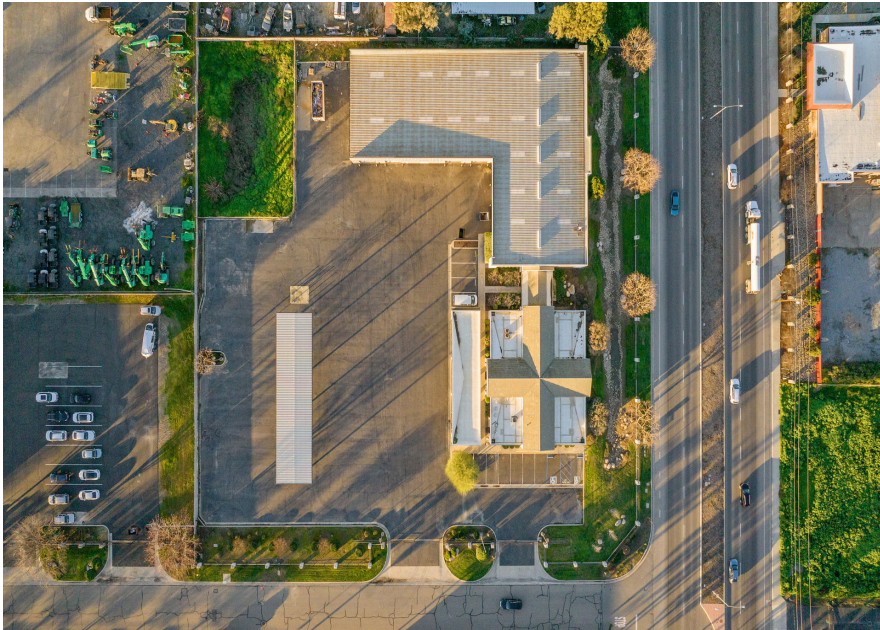


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## PROPERTY PHOTOS



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## PROPERTY PHOTOS

