



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

GRAHAM | & ASSOCIATES

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

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.

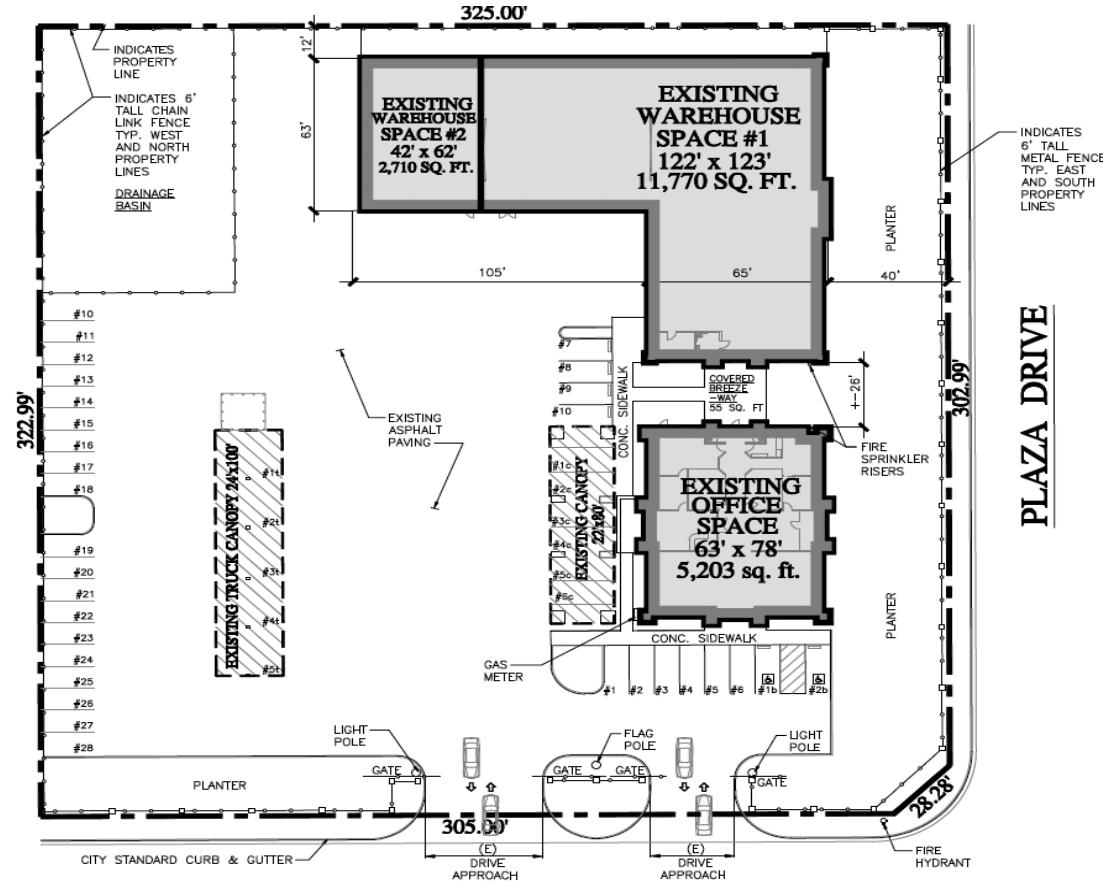


Contact Broker:
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SITE PLAN



WEST PERSHING AVENUE

ADDRESS:

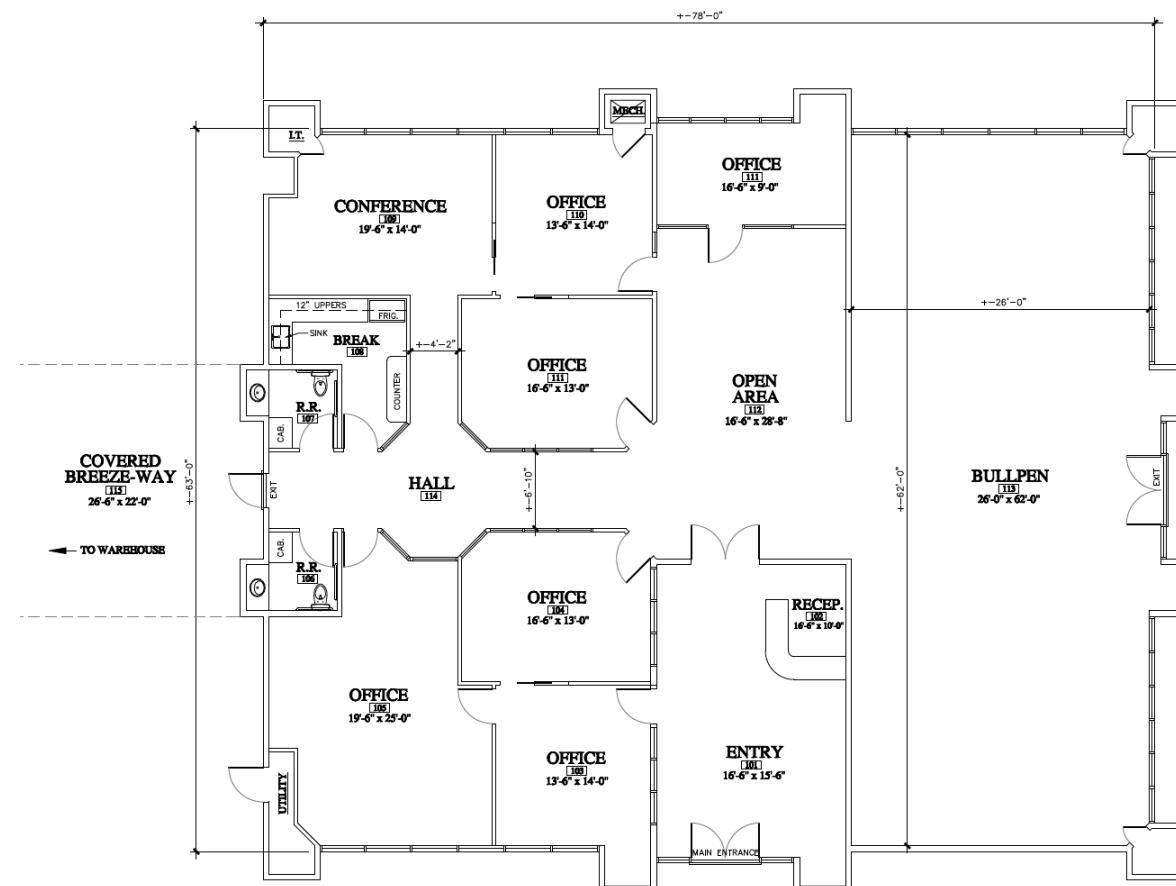
1123 PLAZA DRIVE
VISALIA CALIFORNIA 93291
A.P.N. 081-100-027
ZONED : I (INDUSTRIAL)
FLOOD ZONE: "AE"

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

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	



FLOOR PLAN - Office



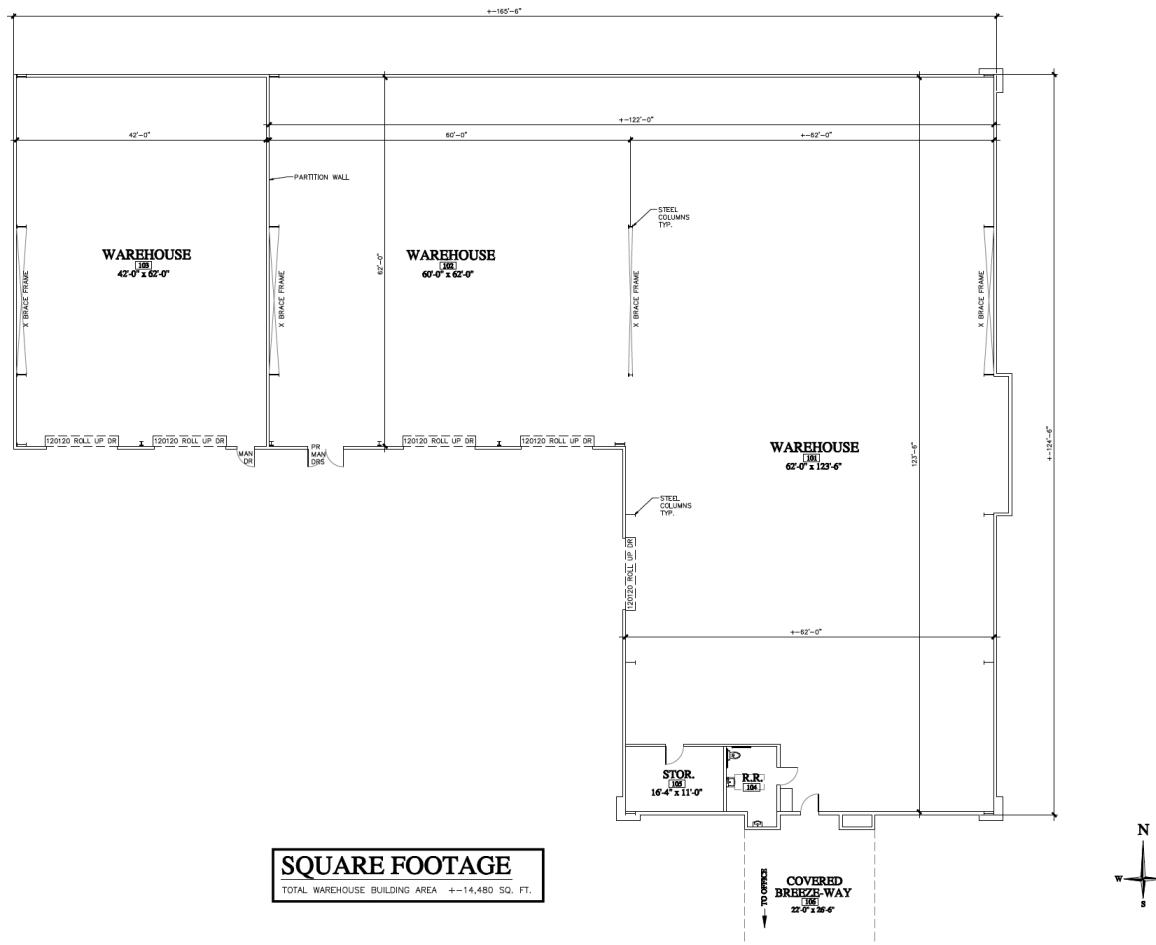
SQUARE FOOTAGE

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



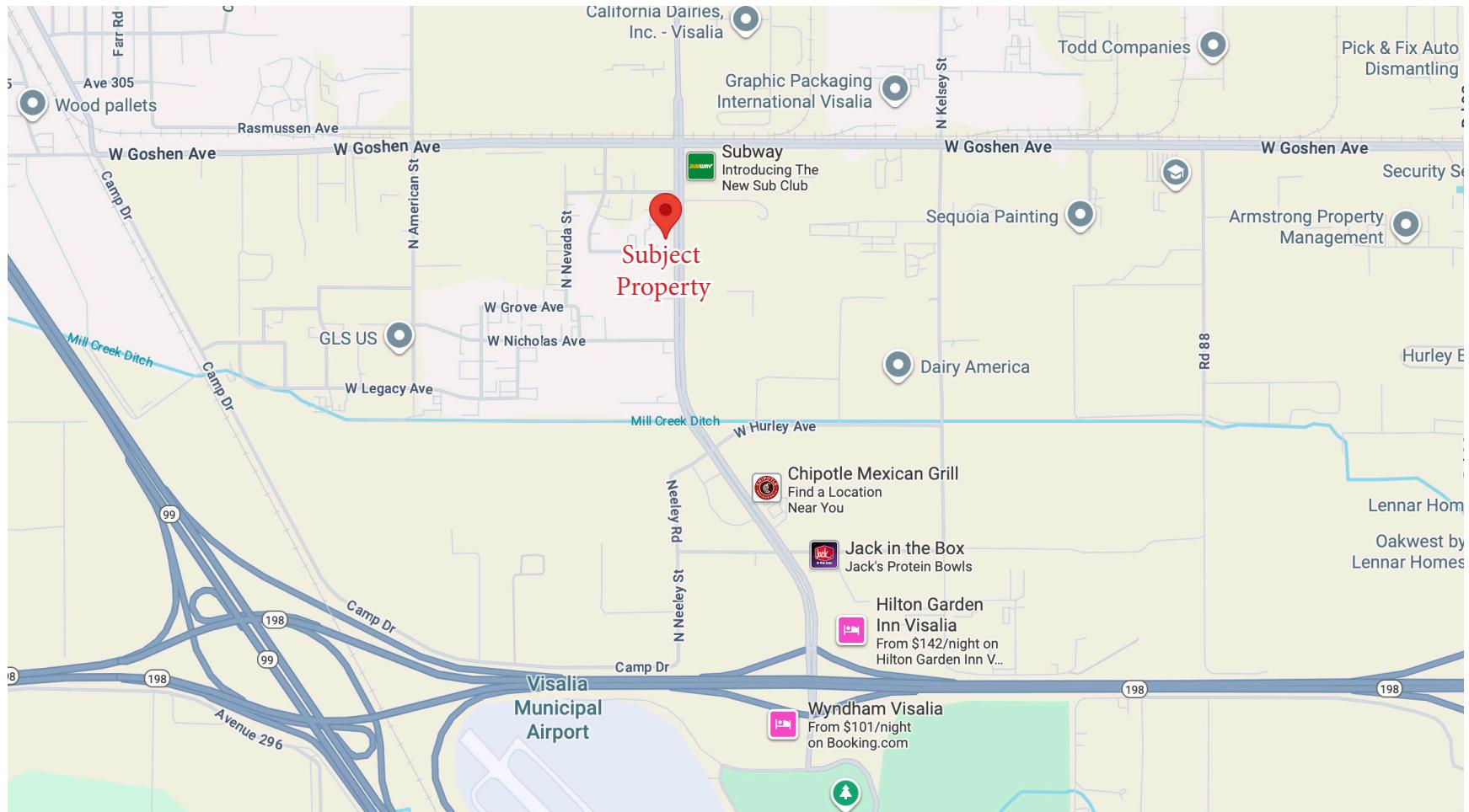
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FLOOR PLAN - Warehouse



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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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