

GRAHAM & ASSOCIATES

W GOSHEN AVE

N AMERICAN ST

SUBJECT
PROPERTY

W GROVE AVE

W NICHOLAS AVE

PATRIOT ST

CAMP DR

W LEGACY AVE

INDUSTRIAL SPACE FOR LEASE | ±10,000 SF BUILDING

10512 W LEGACY AVE | VISALIA, CA 93291

OFFERING MEMORANDUM



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LISTED BY

Matthew D. Graham
DRE #01998518
O | 559.754.3020
F | 559.429.4016

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&
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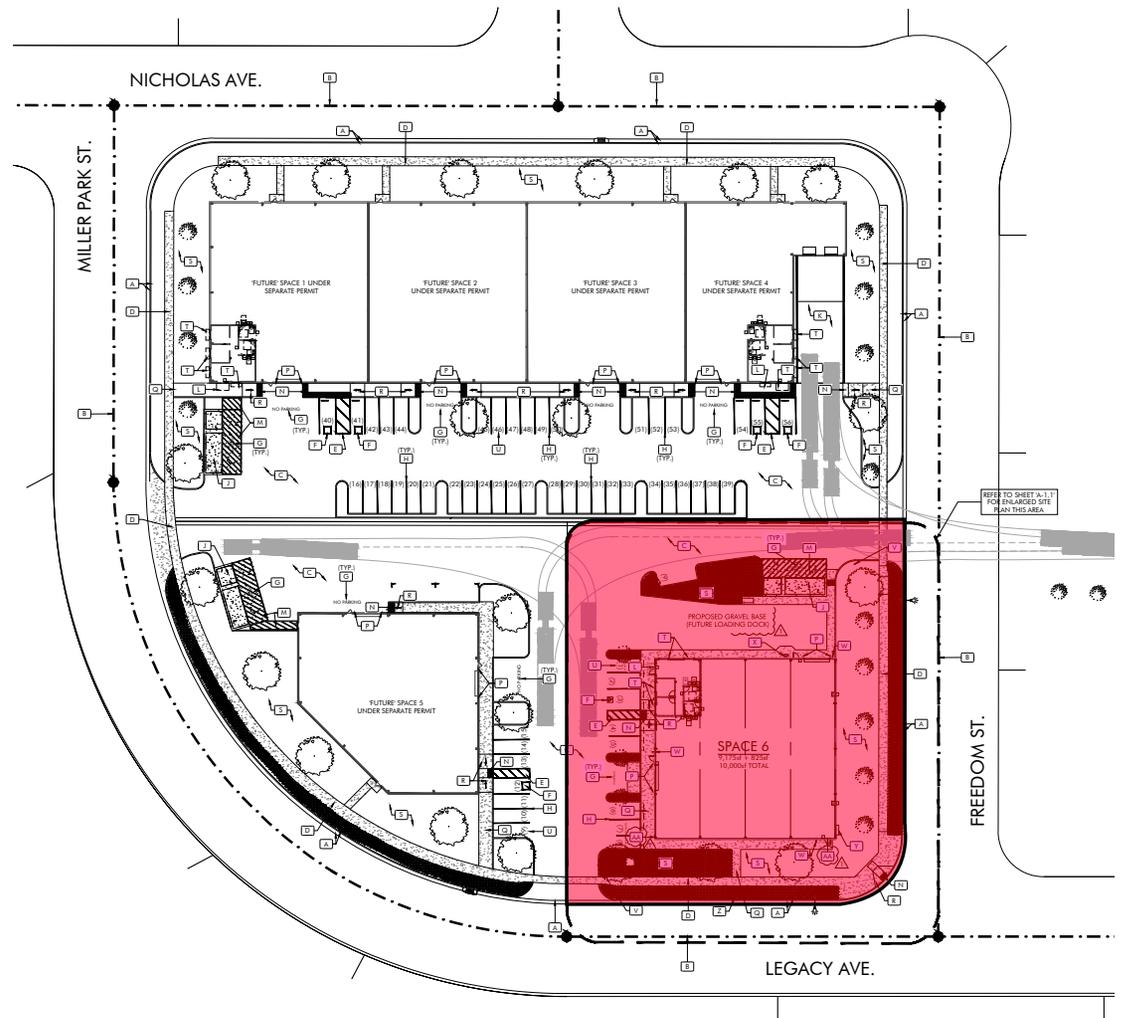
EXECUTIVE SUMMARY

This ±10,000 square foot industrial building located at 10512 W. Legacy Ave., Visalia, CA will be available for lease in Q3 2026 (late Summer 2026). The property sits on a ±0.77-acre parcel and is zoned Industrial, offering flexibility for a variety of industrial or warehouse users.

The available space includes Suite 6, with lease rates starting at \$0.95 per square foot (NNN). The property provides convenient access within Visalia's established industrial area and is well-suited for businesses seeking functional industrial space in a growing Central Valley market.

Investment Highlights

- Available: Q3 2026
- Base rent: \$0.95 per s/f (NNN)
- APN: 073-210-010
- Building Size: 10,000 +/- s/f.
- Lot Size: 0.77 Acres
- Zone: Industrial



MIDRANGE AERIAL



AREA MAP



**10512 W LEGACY AVE
VISALIA, CA 93291**

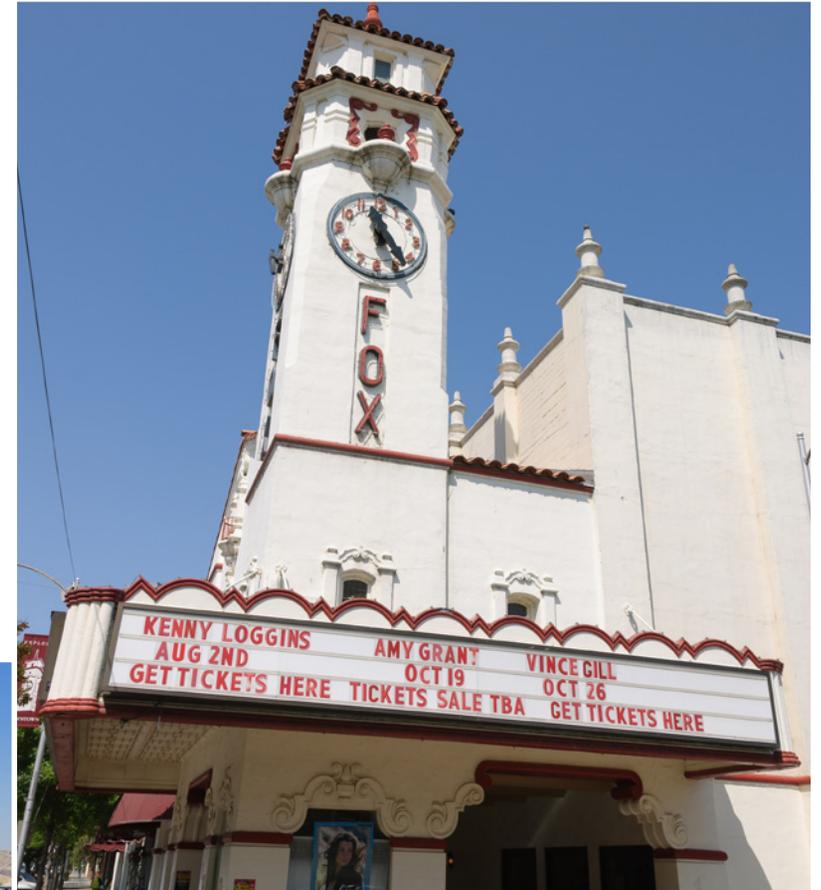
MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



- image Clockwise from top:*
1. Fox Theatre (± 0.7 miles from subject)
 2. Vintage Press Restaurant (± 0.7 miles from subject)
 3. Lake Kaweah Marina (± 20 miles from subject)





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