



23.5 Acres - Visalia Industrial Park | Visalia, CA

Property For Sale

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](http://www.mdgre.com)

Matt Graham  
Lic# 01804235

Lindsey TeVelde  
Lic# 01990525

## PROPERTY DETAILS

**Address:** N Kelsey St & W Hurley Ave | Visalia, CA

**APN:** 081-030-033

**Land Size:** 23.49 +/- Acres

**Zoning** Industrial

**Sales Price** \$4,605,000.00

### Additional Comments:

Rare opportunity to acquire open land within the City of Visalia, in the desirable Visalia Industrial Park. This is one of the last parcels available for industrial development within the City limits ready for development. Well located off of Kelsey St and Hurley Ave. Easily accessed from Highway 198 and Highway 99 via Plaza Dr. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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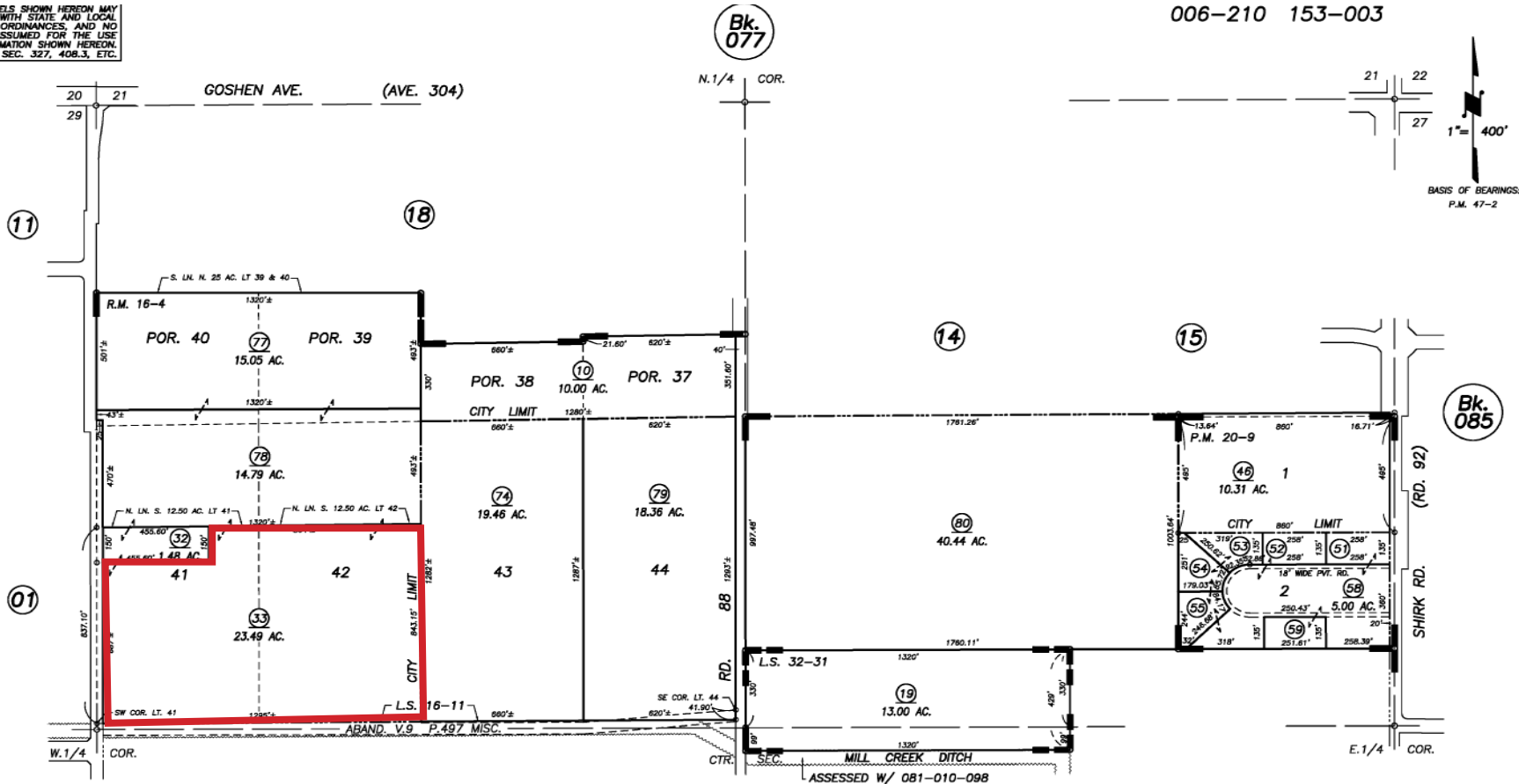
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# TAX MAP

ELS SHOWN HEREON MAY WITH STATE AND LOCAL ORDINANCES, AND NO ASSUMED FOR THE USE NOTION SHOWN HEREON, SEC. 327, 408.3, ETC.

006-210 153-003

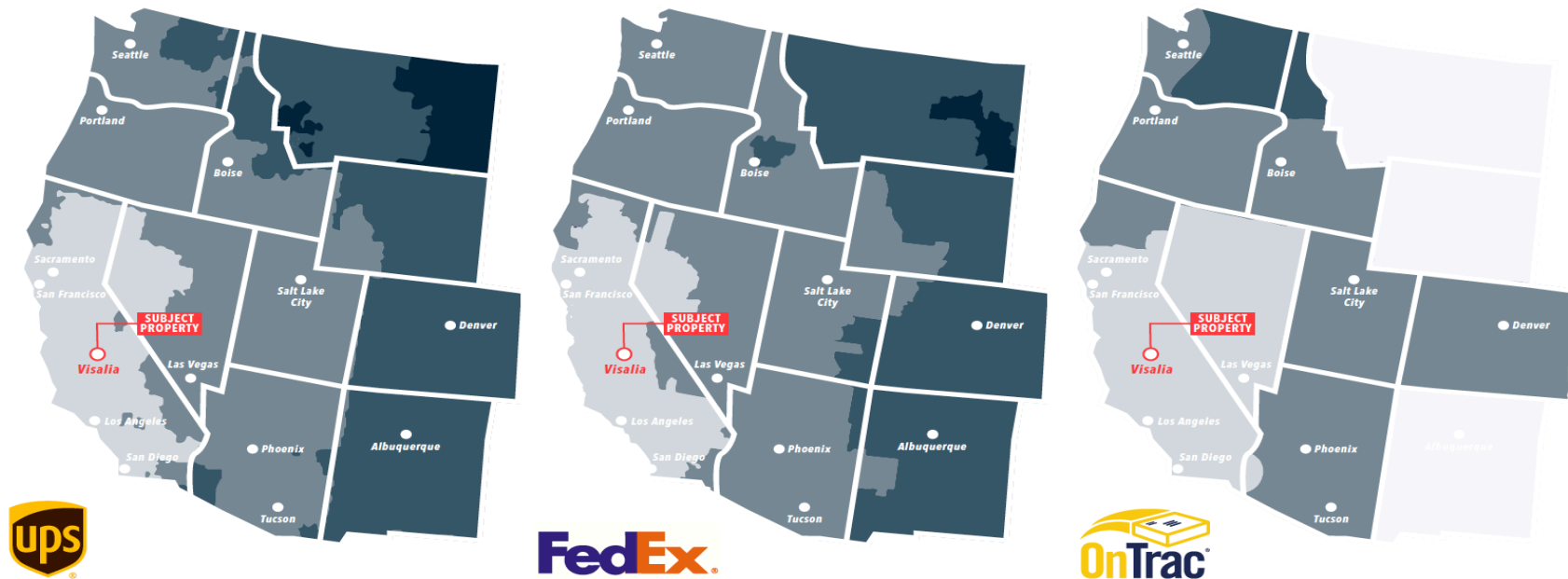


POR. KELSEY TRACT, R.M. 16-4  
PARCEL MAP NO. 1908, P.M. 20-9  
POR. RECORD OF SURVEY. L.S. 20-17 (SEC.28. ETC.)

VICINITY OF VISALIA  
ASSESSOR'S MAPS BK. 081 , PG. 03

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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



- 1 Days
- 2 Days
- 3 Days
- 4 Days

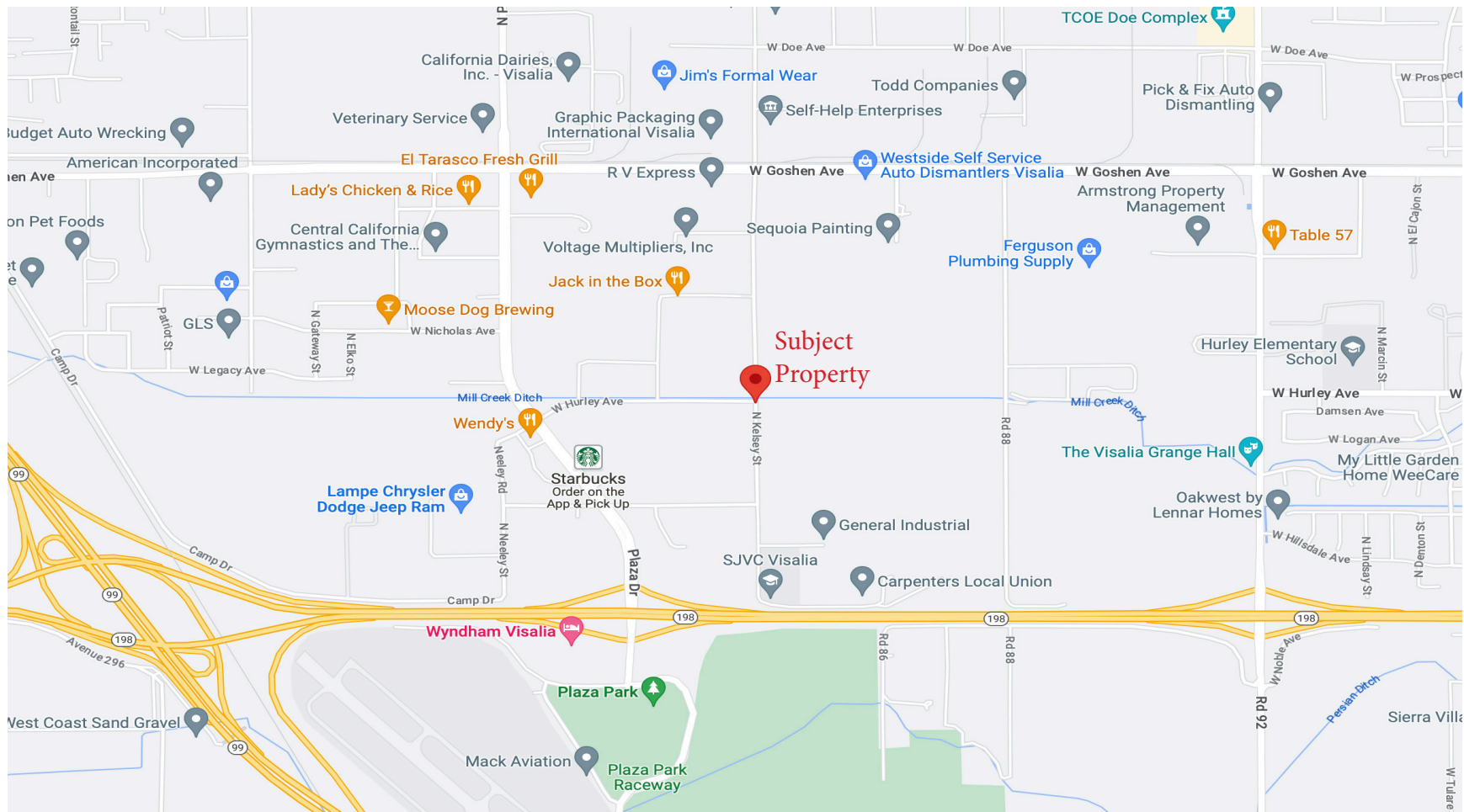
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**REGIONAL MARKET ACCESS**



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# LOCATION MAP



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# 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.