



9860 W Ferguson Ave - Suite A | 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**

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

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

## PROPERTY DETAILS

<b>Address</b>	9860 W Ferguson Ave - Suite A   Visalia, CA
<b>Square Feet Available</b>	51,915 +/- Sq. Ft.
<b>Zoning</b>	IH
<b>Lease Rate</b>	\$0.85 Per Sq. Ft.
<b>Lease Type</b>	NNN



### Additional Comments:

Great industrial space available for lease in the heart of Visalia Industrial Park. The building features the following specs: 29'6" Clear Height, 12 (twelve) 9'x12' Roll Up Doors, 2 (two) 12'x14' Roll Up Doors and 56' x 60.8' Column Spacing. Ample parking available. Large office portion (7,010 +/- Sq. Ft. featuring multiple private offices, large open rooms, restrooms, break rooms and more. Easy access to main corridors in the Industrial Park - Riggin Ave and Plaza Drive. Please call for further details.



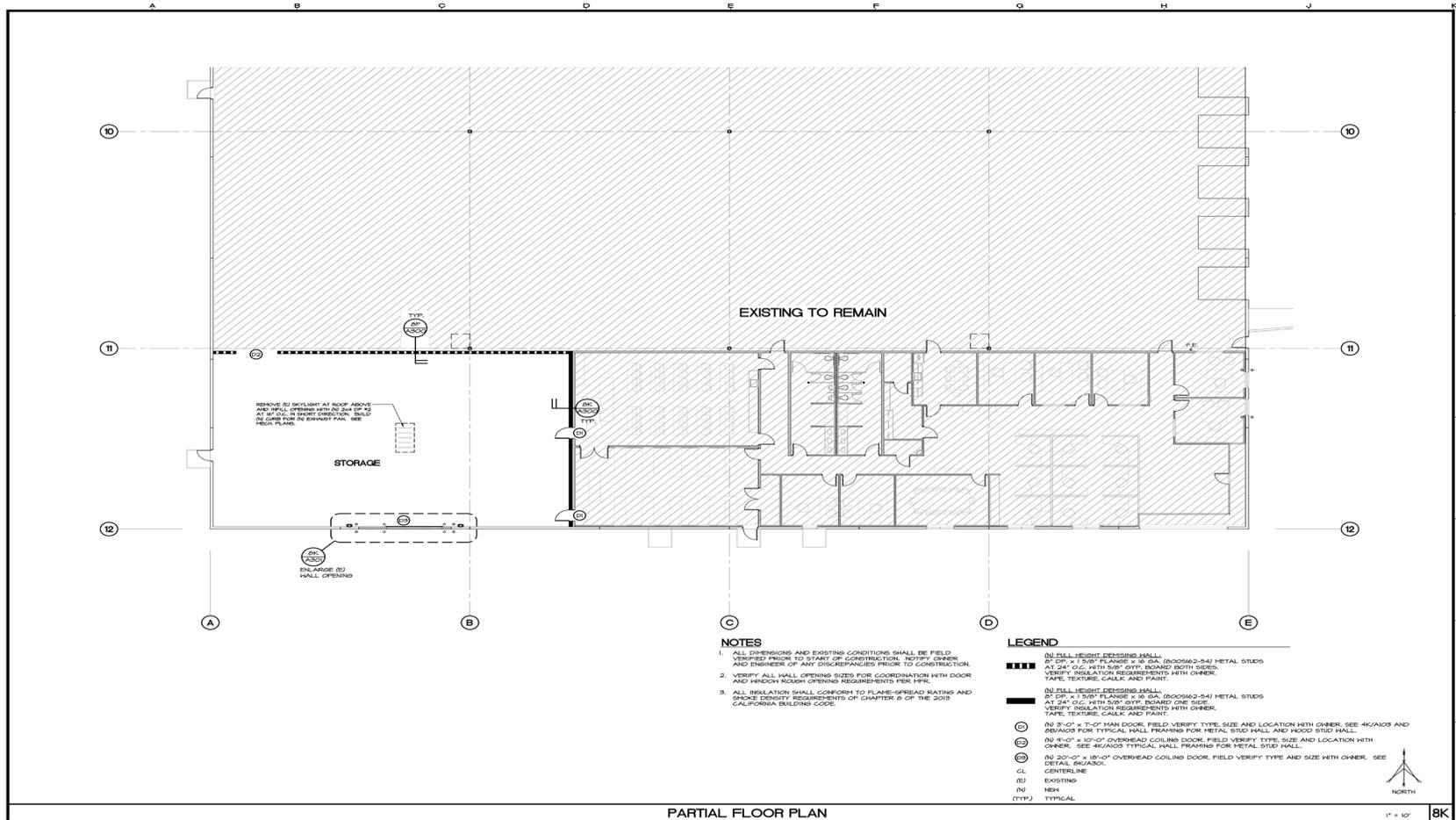
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020

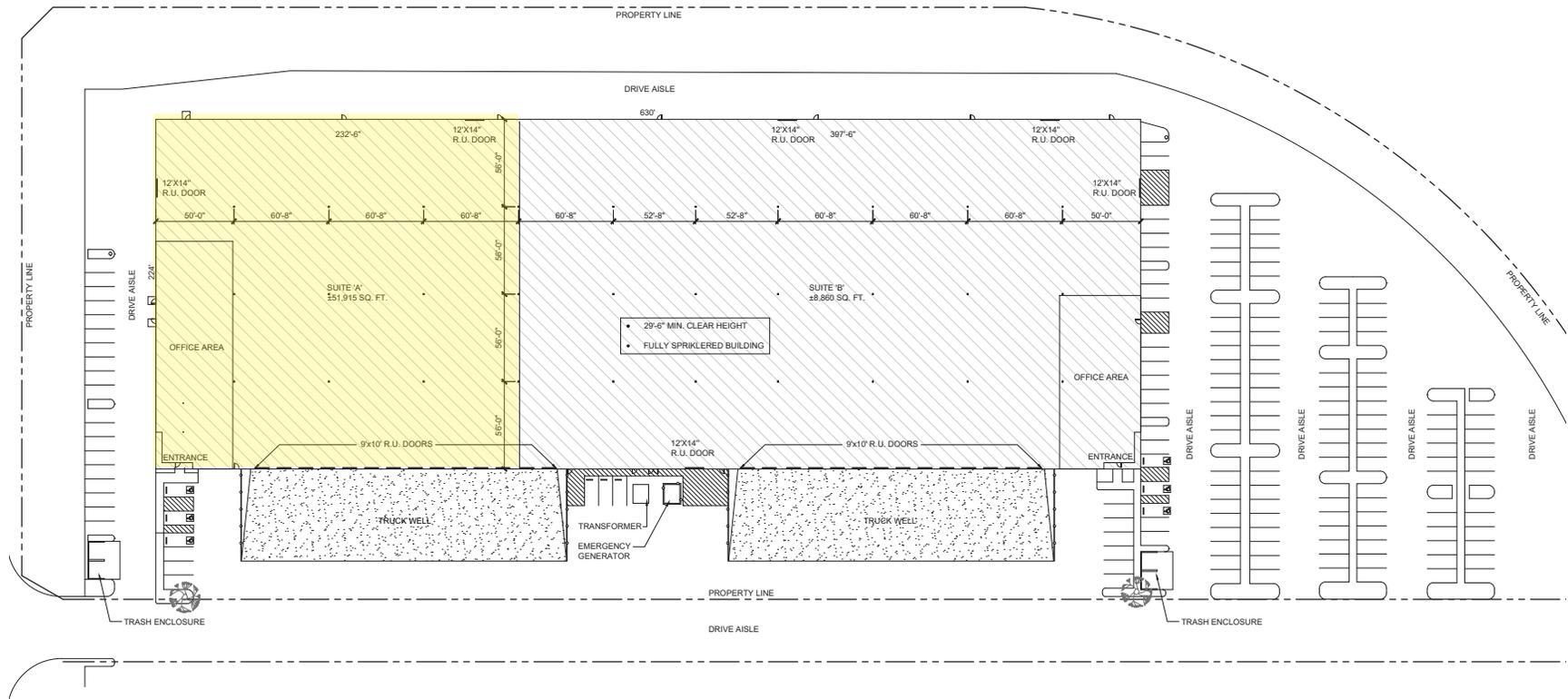
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

# FLOOR PLAN



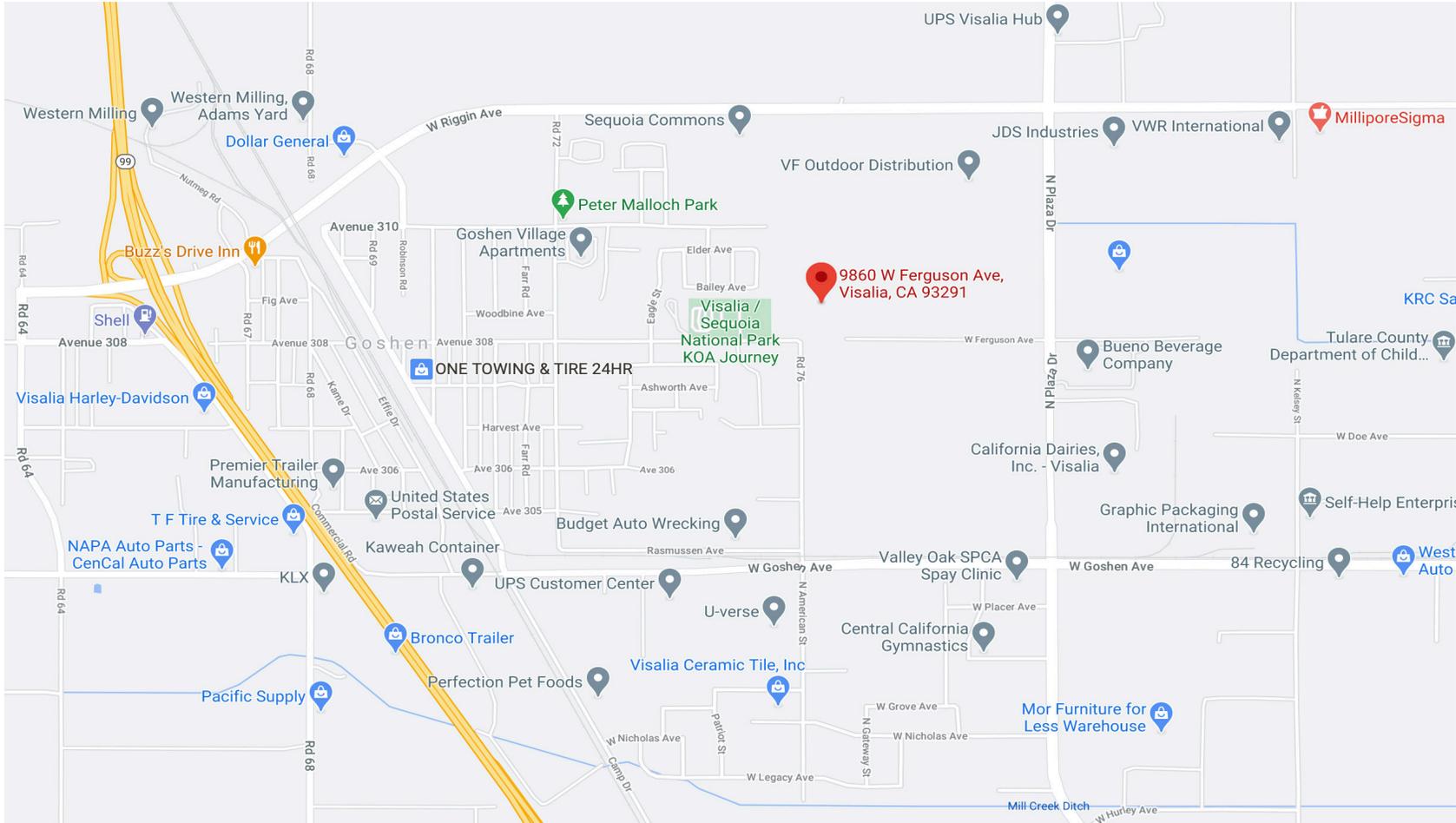
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

# SITE PLAN



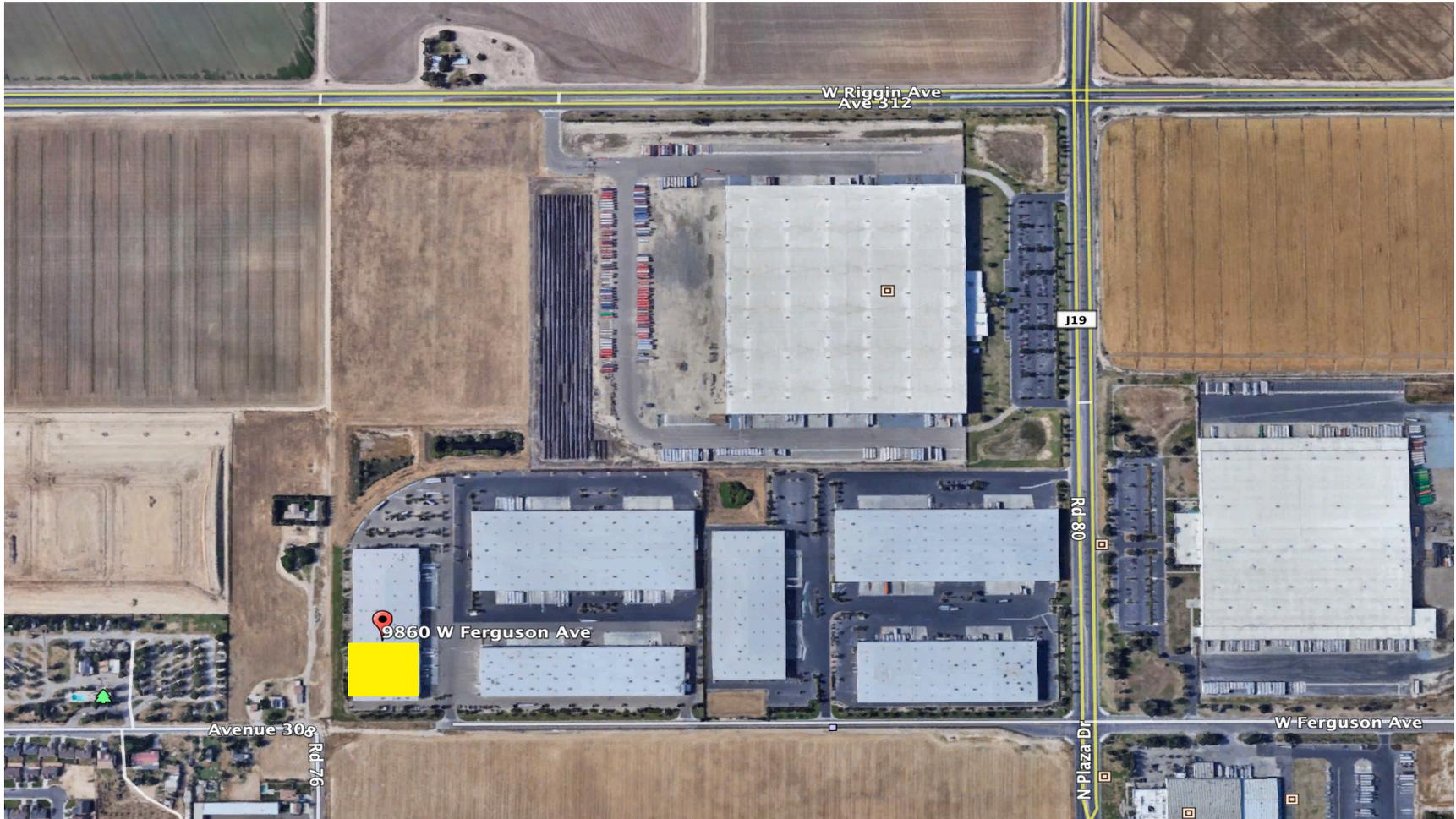
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## 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.

9860 W Ferguson Ave - Suite A | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Lease

## 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.