

**±6,375 SF WAREHOUSE + ±1.75 AC LAND FOR LEASE IN PORTERVILLE, CA**  
**Industrial For Lease | 65 S. Lotas Porterville, CA 93257**



**CENTRAL CA  
 COMMERCIAL**



Lease Rate	<b>\$0.75 SF/MONTH (MG)</b>
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**OFFERING SUMMARY**

Building Size:	±6,375 SF
Available SF:	±6,375 SF
Lot Size:	±1.75 Acres
Year Built:	1990
Zoning:	CG: General & Service Commercial
Submarket:	Porterville
Cross Streets:	Olive Ave & S Lotas St
APN's:	259-070-013, -009, & -010

**PROPERTY HIGHLIGHTS**

- ±6,375 SF Warehouse Building + ±1.75 AC Land Available
- Additional ±0.84 Acres of Land Available Adjacent To It On Separate APNs
- Zoned CG Commercial | 20 FT Clear Ceiling Height
- 3 Full Bays W/Drive Through Capabilities
- Fire Sprinklers Throughout Building | Overhead Crane Rack
- 400 AMP 3 Phase Service (120/140)
- Office/Parts Room + Private Restroom
- 3 Existing Curb Cut | Utilities Present
- High Exposure On Porterville's Major East/West Corridor
- CA-68 Located 3 Minutes East | CA-190 Located 5 Minutes South
- Centrally Located off W Olive Ave
- Excellent Presence Surrounded By Quality National Tenants

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### PROPERTY DESCRIPTION

Highly visible ±6,375 SF of flexible commercial space available off Olive Ave/ S Lotas Ave in Porterville, CA. There are currently 3 APN's available in 1 space totaling ±1.75 Acres. APN 259-070-010 offers the ±6,375 SF warehouse building. The building offers many features including: 20 ft. clear ceiling height, (3) full bays with drive thru capabilities, fire sprinklers throughout the entire building, a private restroom, an office/parts room, an overhead crane rack, (5) air hose reels, (4) interior water hose bibs, (1) six gallon electric water heater, plumbing for compressed air throughout, (9) four hundred watt metal Halide High Bay Lts, (1) 400,000 BTU natural gas heater, (6) 18'x14' roll up doors, (1) 400 amp 3 phase service (120/140), (10) 50 amp welder outlets, (1) eye wash station, (3) phase 50 amp compressor power, natural gas, and used city water/sewer. An additional ±0.84 acres of land also available for lease adjacent to it on a separate APNs.

### LOCATION DESCRIPTION

±1.75 Acres of vacant land situated in a prime location off Olive Ave & S Lotus Street in Porterville, CA. An additional ±0.84 acres of land is also available for lease adjacent to it. Property centrally located in an established retail district of the city in a high traffic location with quality nearby tenants including Napa, Shell, Bank of the Sierra, Sherwin Williams, Smart & Final and more.

The subject property is centrally located serving all of Porterville and surrounding communities of Strathmore, Lindsay, Ducor, Terra Bella, Richgrove, Springville, Woodville and the Tule River Indian Reservation. Property situated just South of Olive Avenue and West of S Lotas Street. Full interchange just east of the property off Highway 65 and is situated in close proximity to Highway 190.



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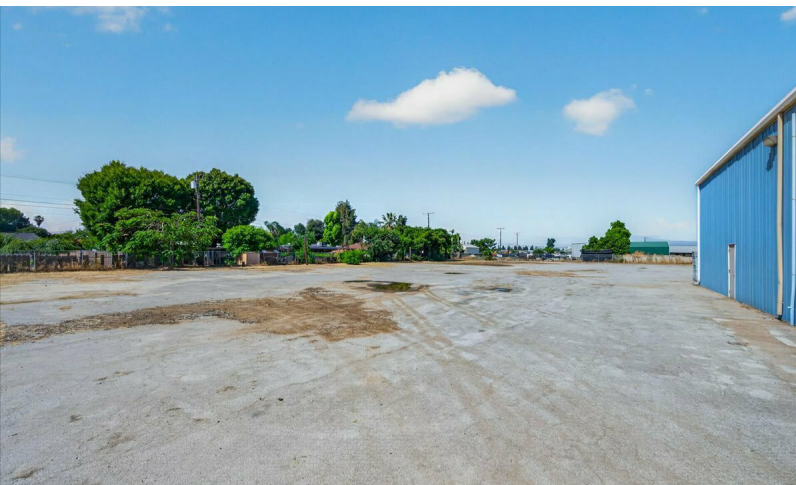
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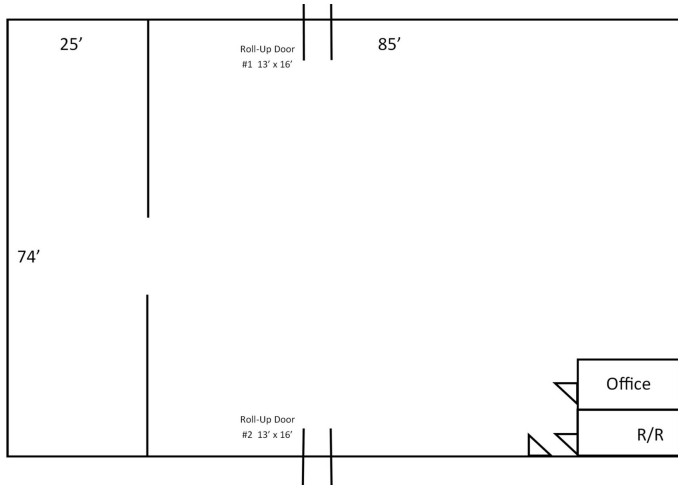
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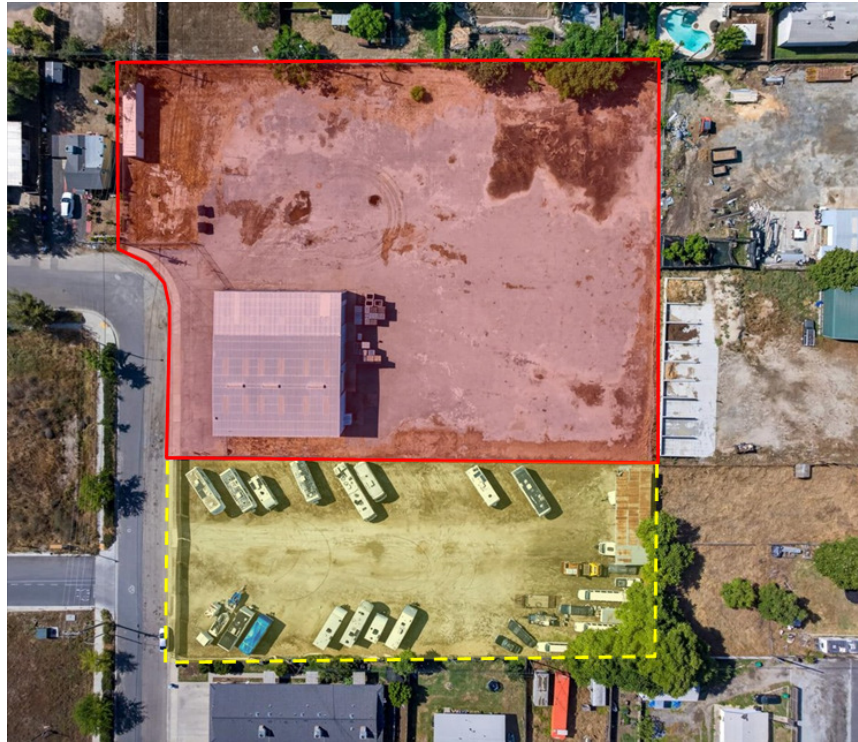
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**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	±1.75 Acres	Lease Rate:	\$0.75 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
259-070-015, 259-070-014	Available	6,375 SF	Modified Gross	\$0.75 SF/month

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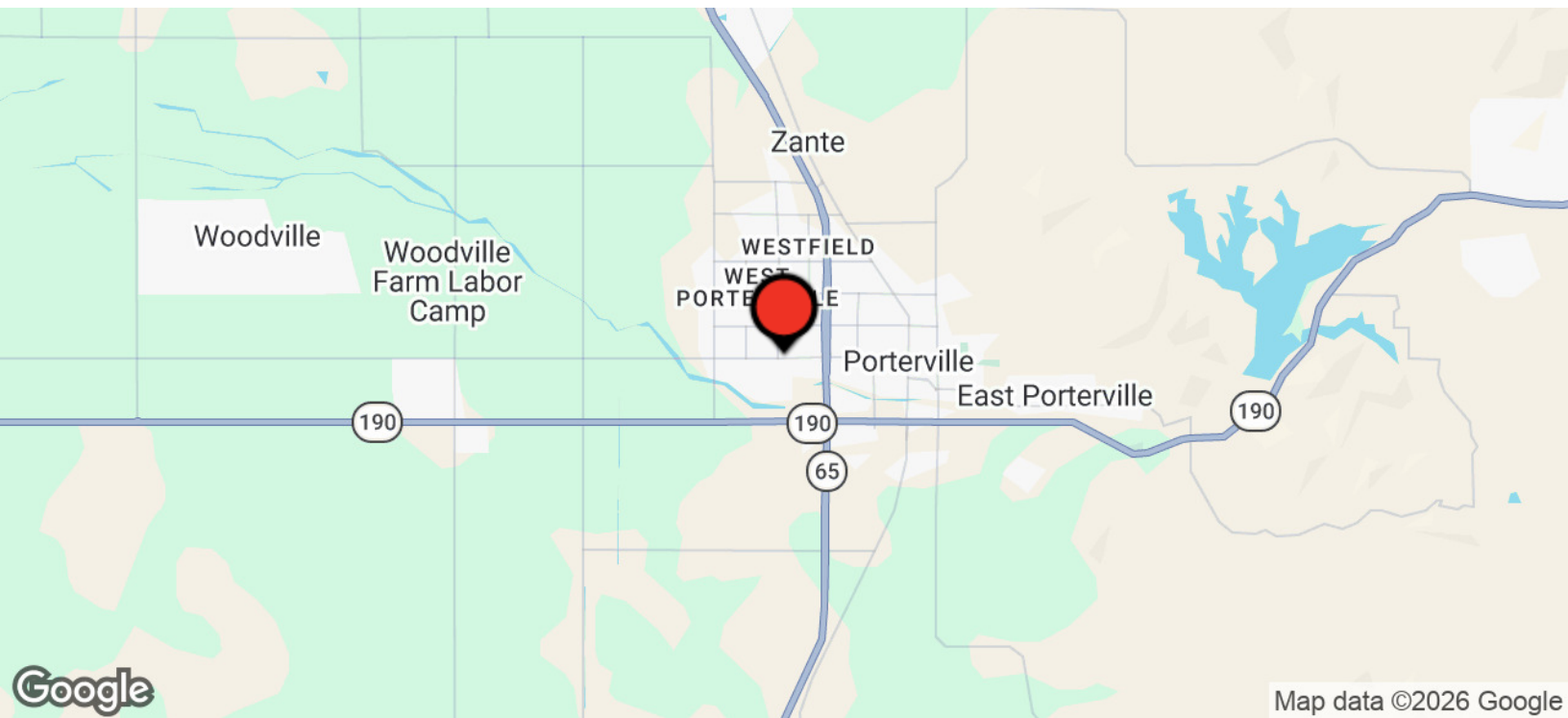
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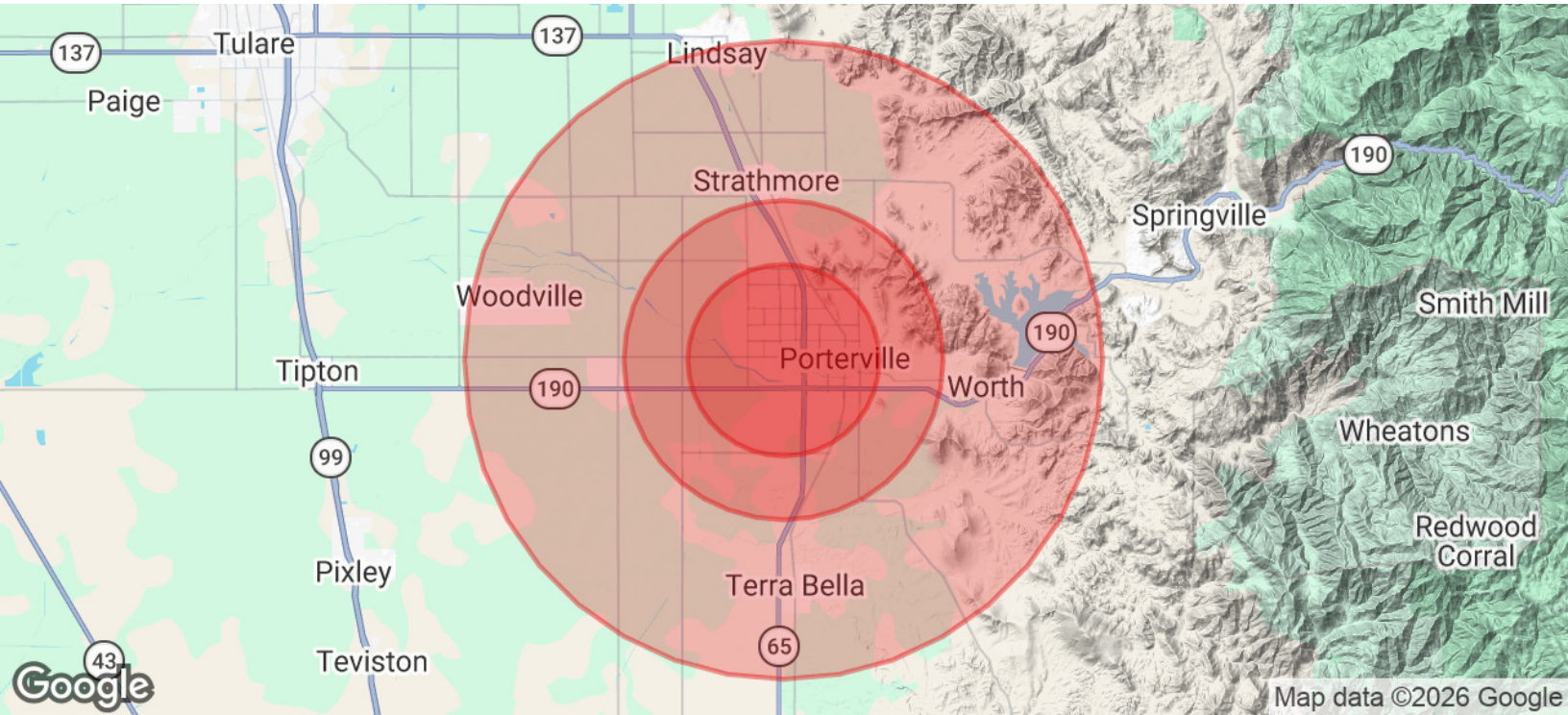
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	61,582	73,554	97,617
Average Age	31.4	31.4	31.5
Average Age (Male)	29.8	30.0	30.6
Average Age (Female)	31.5	31.7	32.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	18,686	21,933	28,672
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$76,695	\$75,963	\$76,735
Average House Value	\$292,363	\$286,719	\$281,412

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	73.4%	72.9%	73.6%

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