



80 Acres - Shirk & Riggin | 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**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

8827 Ave 312 | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY DETAILS

Address: 8827 Ave 312 | Visalia, CA

APN: 077-200-006

Land Available: 78.23 +/- Acres

Zoning AE-20; adjacent to Industrial Zoned Property

Sales Price \$13,500,000.00

Additional Comments:

Great industrial development opportunity in North Visalia, adjacent to Visalia City Limits and located within City of Visalia Sphere of Influence. Concept Site Plan featured with six light industrial buildings. Building sizes ranging from 188,000SF to 197,600SF. Within close proximity to Amazon Distribution Center, UPS and much more.

Please call for further details.



Contact Broker:

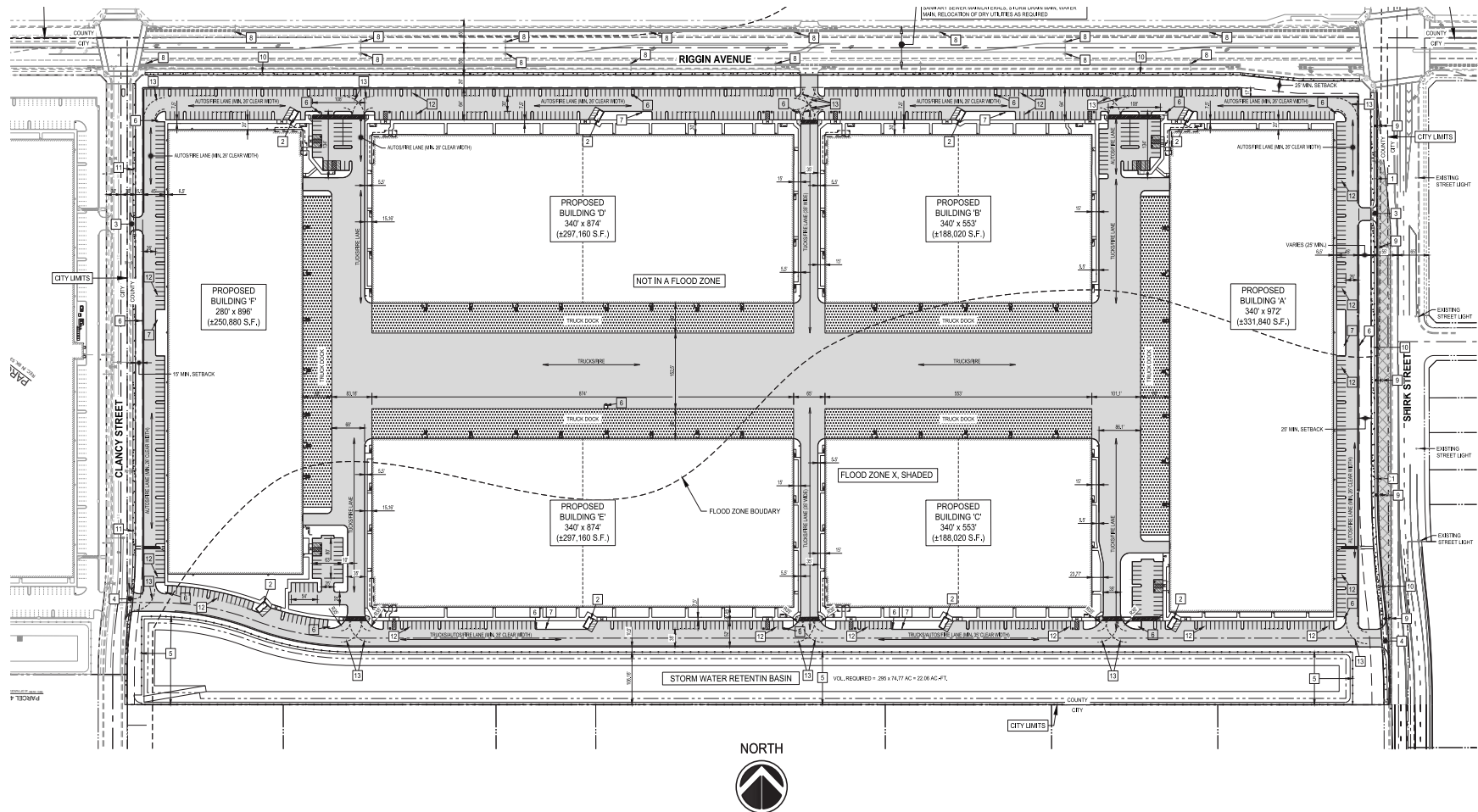
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

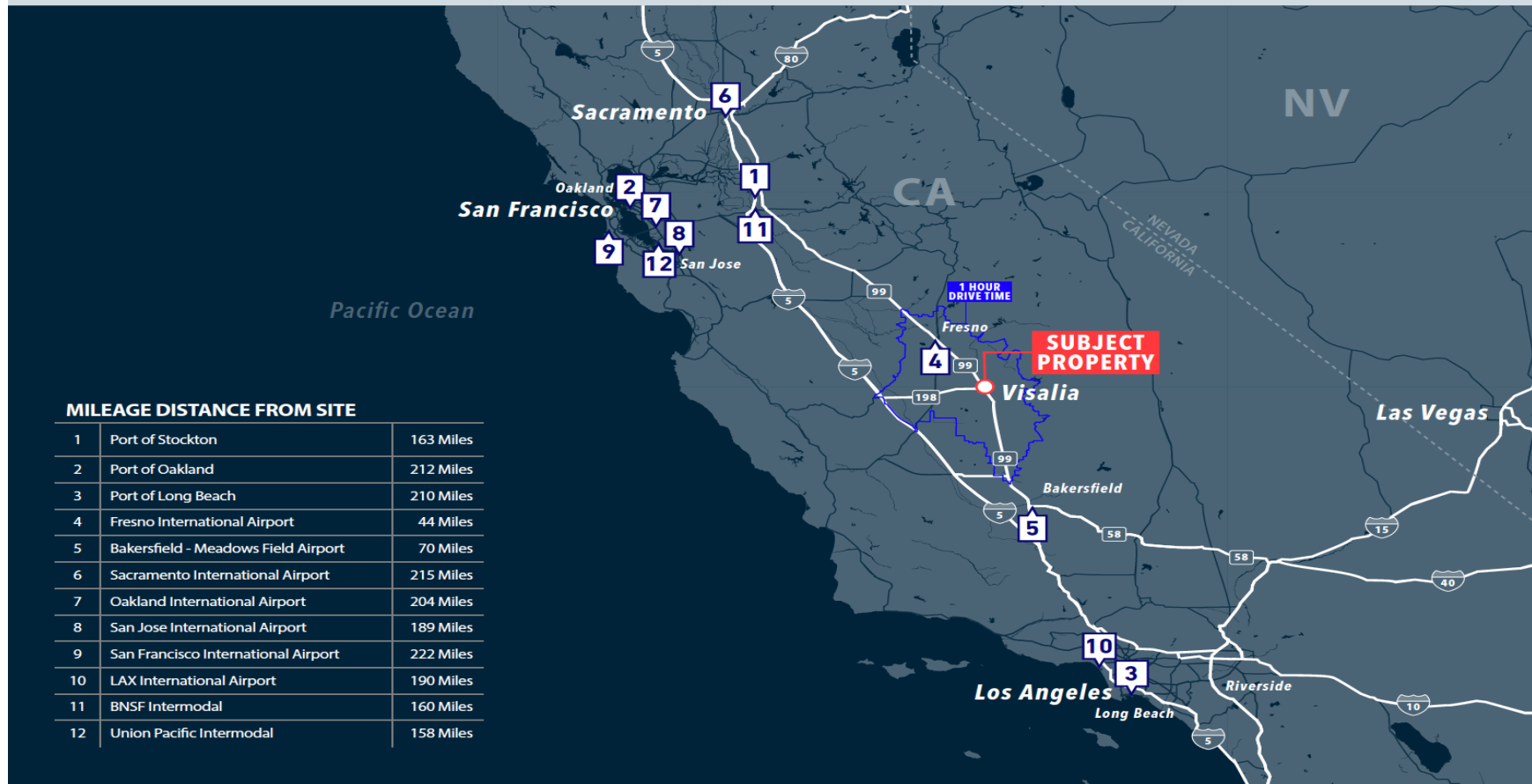
CONCEPT SITE PLAN



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VISALIA INDUSTRIAL PARK

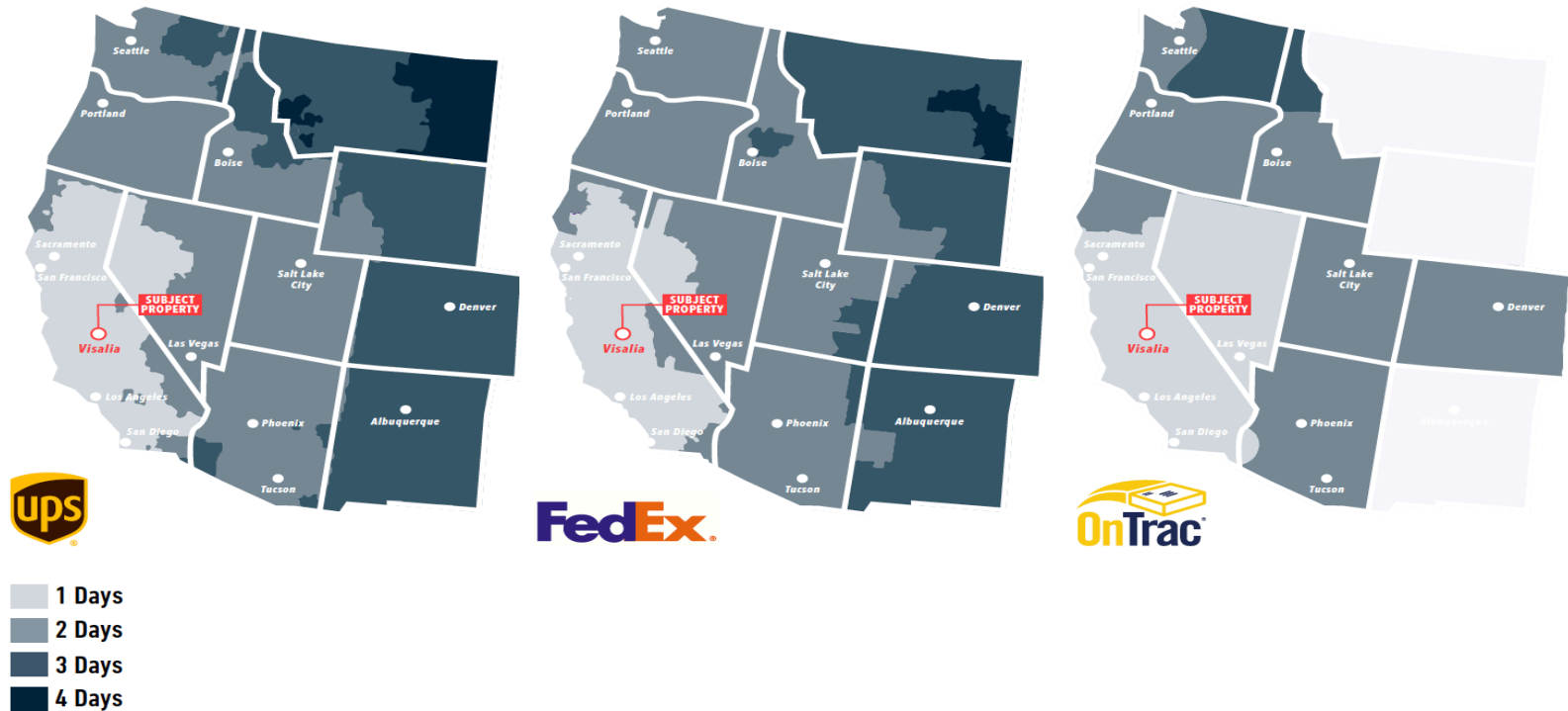
REGIONAL MARKET ACCESS



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VISALIA INDUSTRIAL PARK

GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



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VISALIA INDUSTRIAL PARK



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PROPERTY LAYOUT



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