



1746 E Mineral King Ave | Visalia, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

1746 E Mineral King Ave | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Lease

PROPERTY DETAILS

Address 1746 E Mineral King Ave | Visalia, CA

Square Feet Available 6,500 +/- Sq. Ft. | 1.42 +/- Acres

Zoning CS

Lease Rate \$0.95 Per Sq. Ft.

Lease Type NNN

Additional Comments:

Warehouse building available for lease on the East side of downtown Visalia. There is an open warehouse portion and an office area, as well. The property includes large fenced yard, 1 dock and 1 ground roll-up door. Large parking lot in front of the building. Great location, minutes away from downtown, right near Highway 198 on/off - ramps. Please call for further details.



Contact Broker:

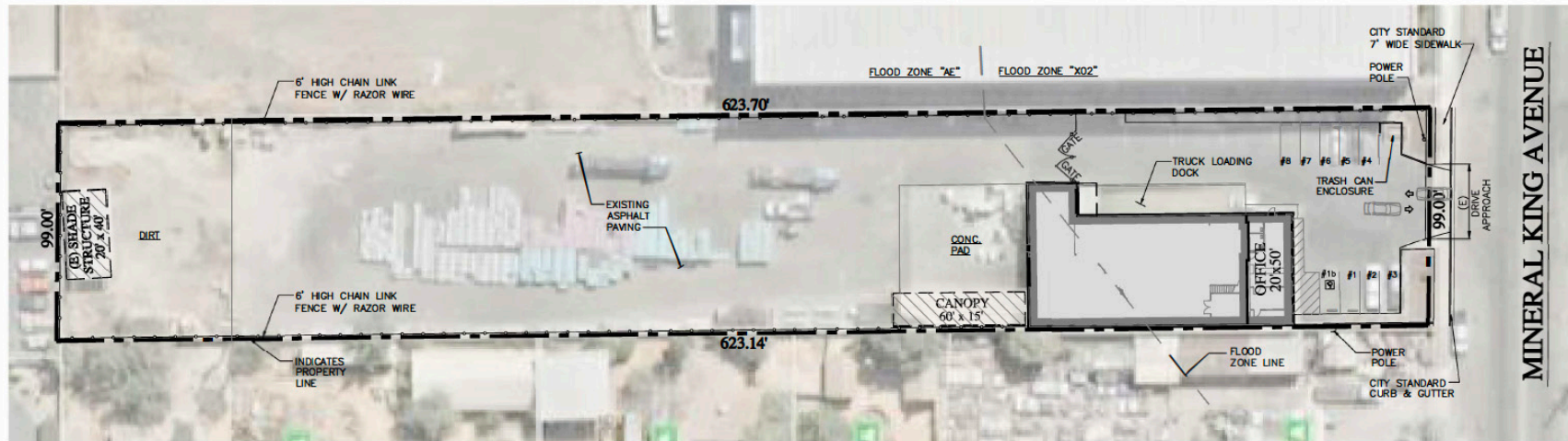
Matt Graham Michele Felsted
Lic# 01804235 Lic# 01197216

to learn more, visit: 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.

SITE PLAN



EXISTING PARKING:
(8) STANDARD PARKING SPACES
(1) A.D.A. PARKING SPACE
9 CAR PARKING SPACES TOTAL

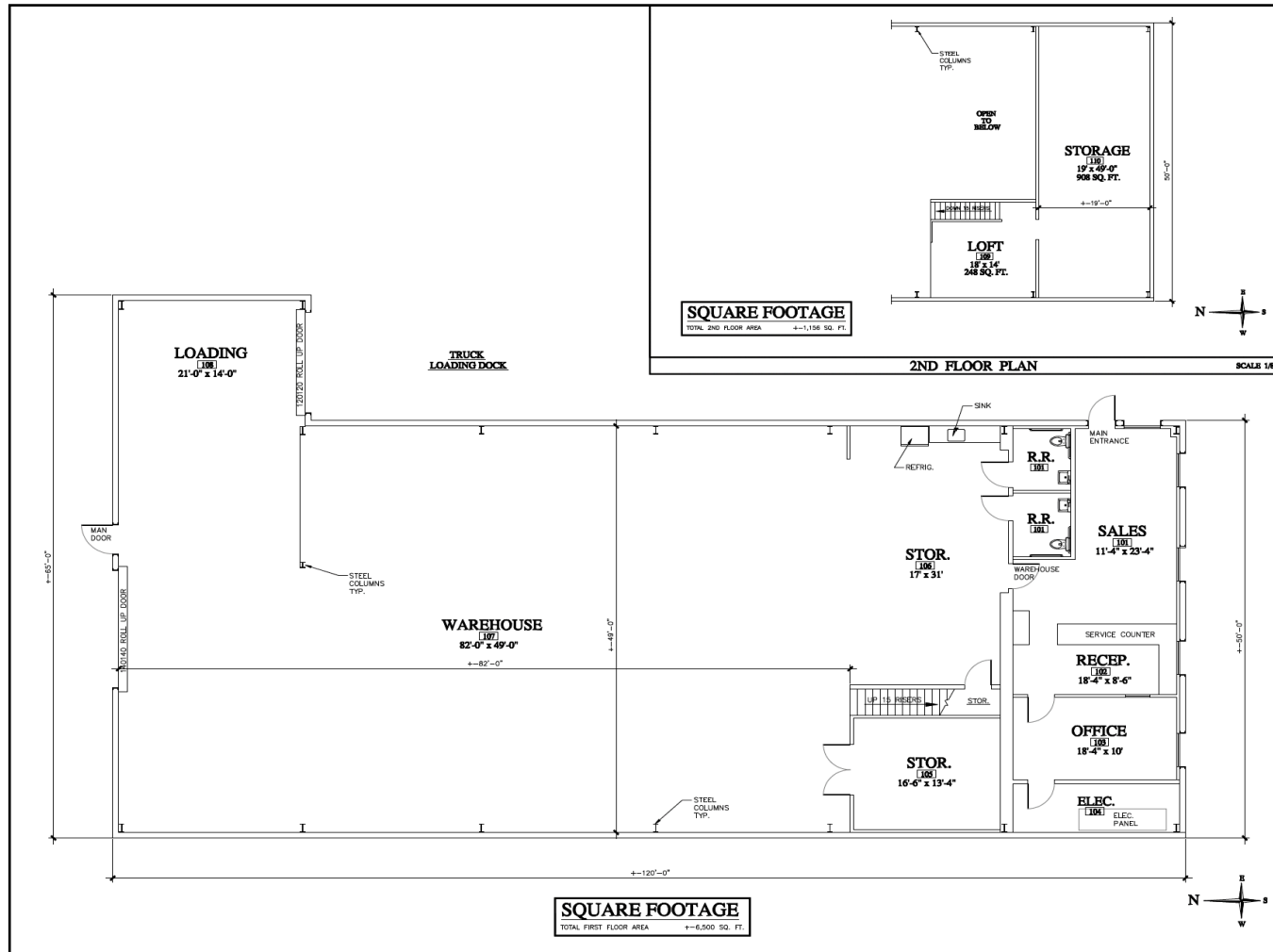
SQUARE FOOTAGE

TOTAL FIRST FLOOR AREA	+-6,500 SQ. FT.
TOTAL 2ND FLOOR AREA	+-1,156 SQ. FT.
TOTAL BUILDING AREA	+-7,656 SQ. FT.

ADDRESS:
1746 EAST MINERAL KING AVENUE
VISALIA CALIFORNIA 93292
A.P.N. 098-120-006
ZONED : C-S (COMMERCIAL SERVICE)
FLOOD ZONE: "AE - X02"



FLOOR PLAN



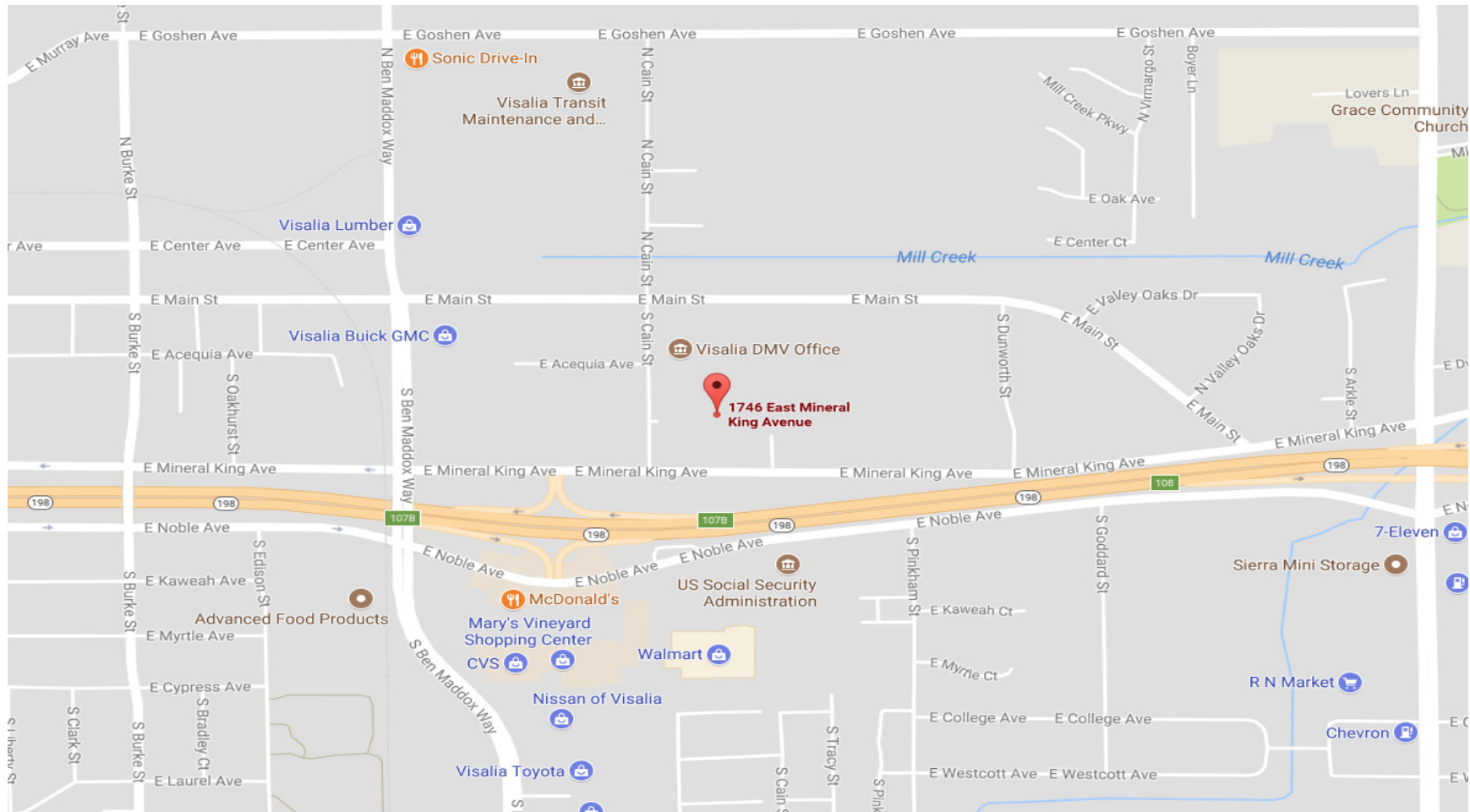
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

1746 E Mineral King Ave | Visalia, CA

GRAHAM & ASSOCIATES

Property For Lease

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.

1746 E Mineral King Ave | Visalia, CA

GRAHAM & ASSOCIATES

Property For Lease

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.

1746 E Mineral King Ave | Visalia, CA

GRAHAM & ASSOCIATES

Property For Lease



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.

1746 E Mineral King Ave | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Lease



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.