



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

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

Matt Graham  
Lic# 01804235

## 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

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## SITE PLAN



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

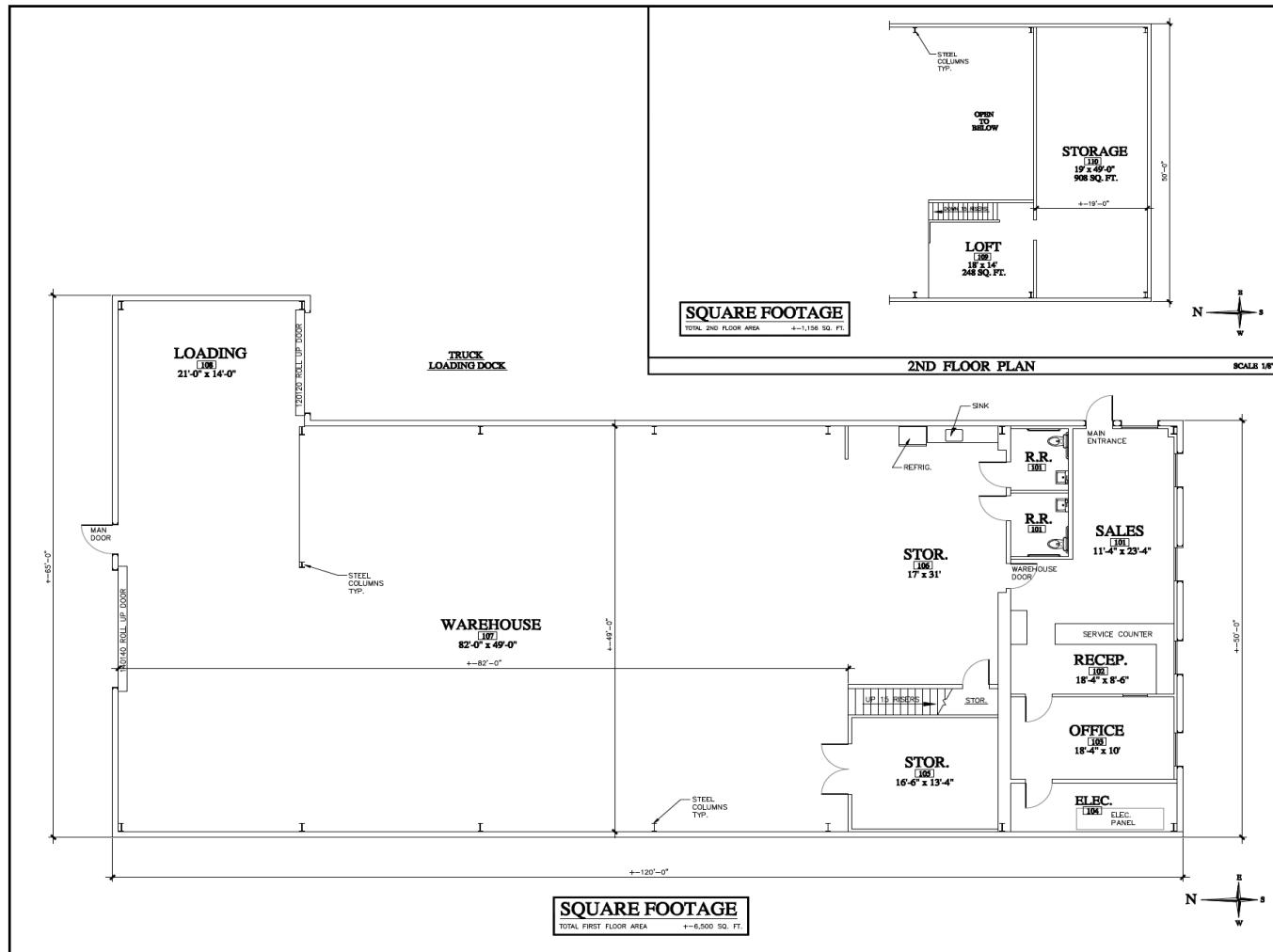
**SQUARE FOOTAGE**

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"**

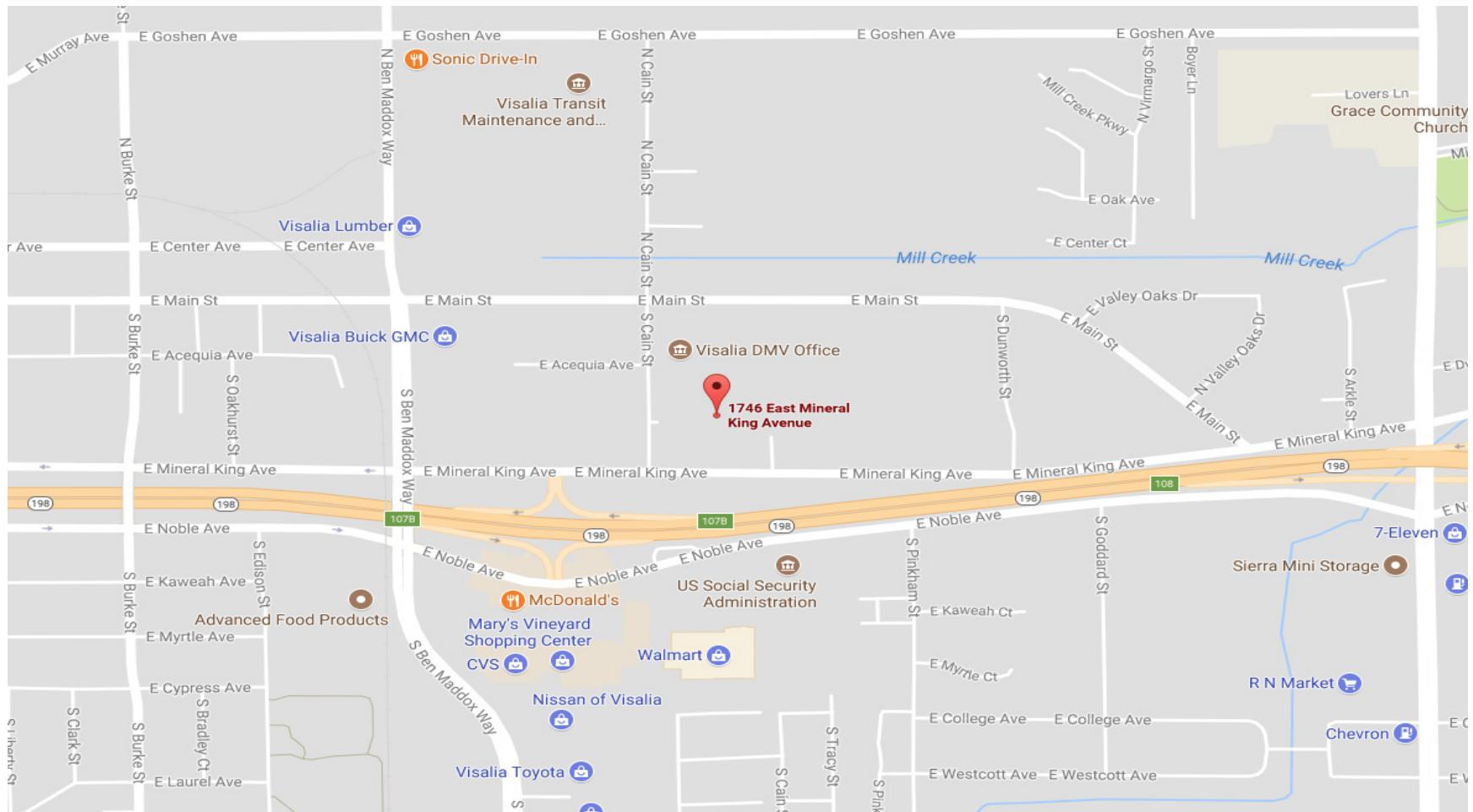


## FLOOR PLAN



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.

## LOCATION MAP



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## PROPERTY LAYOUT



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