



9636 W Grove Ave | Visalia, California

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**

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

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

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## PROPERTY DETAILS

Address	9636 W Grove Ave   Visalia, CA
Square Feet Available	4,856 +/- Sq. Ft.   0.4393 +/- Acres
Zoning	IL
Lease Rate	\$0.95 Per Sq. Ft.
Lease Type	NNN

### Additional Comments:

Great flex industrial building available for lease in the Nicholas Industrial Park well located off of Plaza Drive. Situated minutes from the heart of the Industrial Park and also easily accessible via Plaza Drive and Highway 198. The building includes a gated/paved yard, warehouse with rollup doors and an office. Please call for further details.



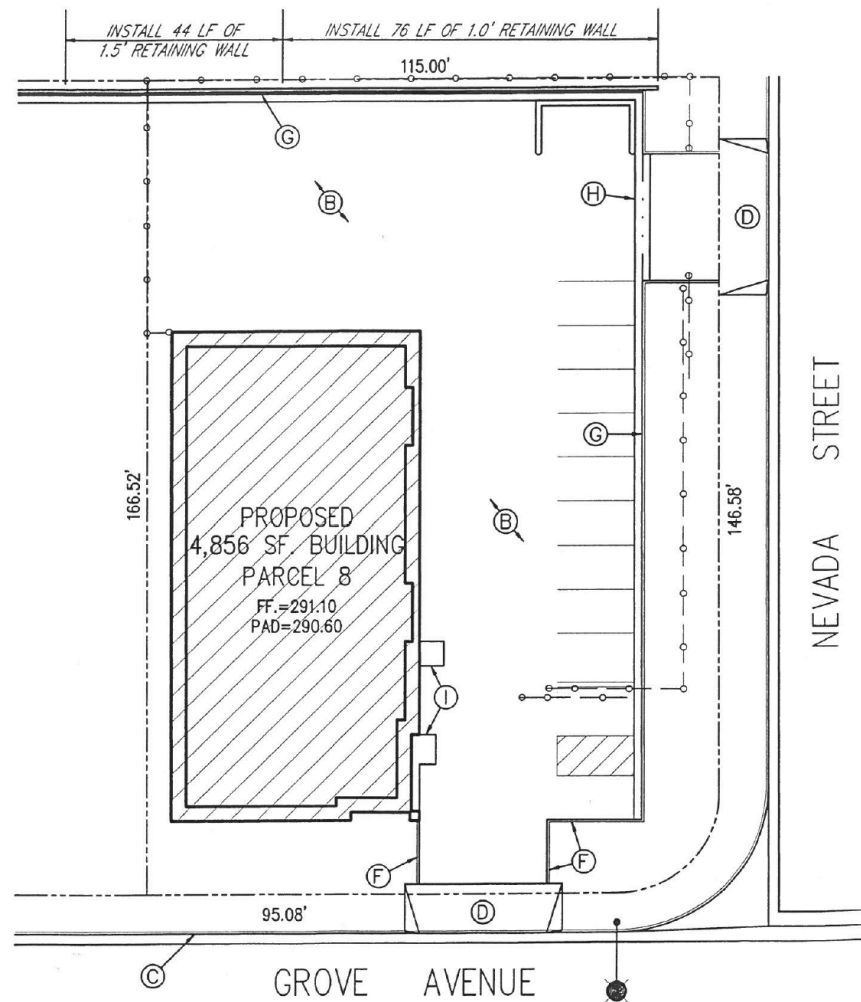
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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## SITE PLAN

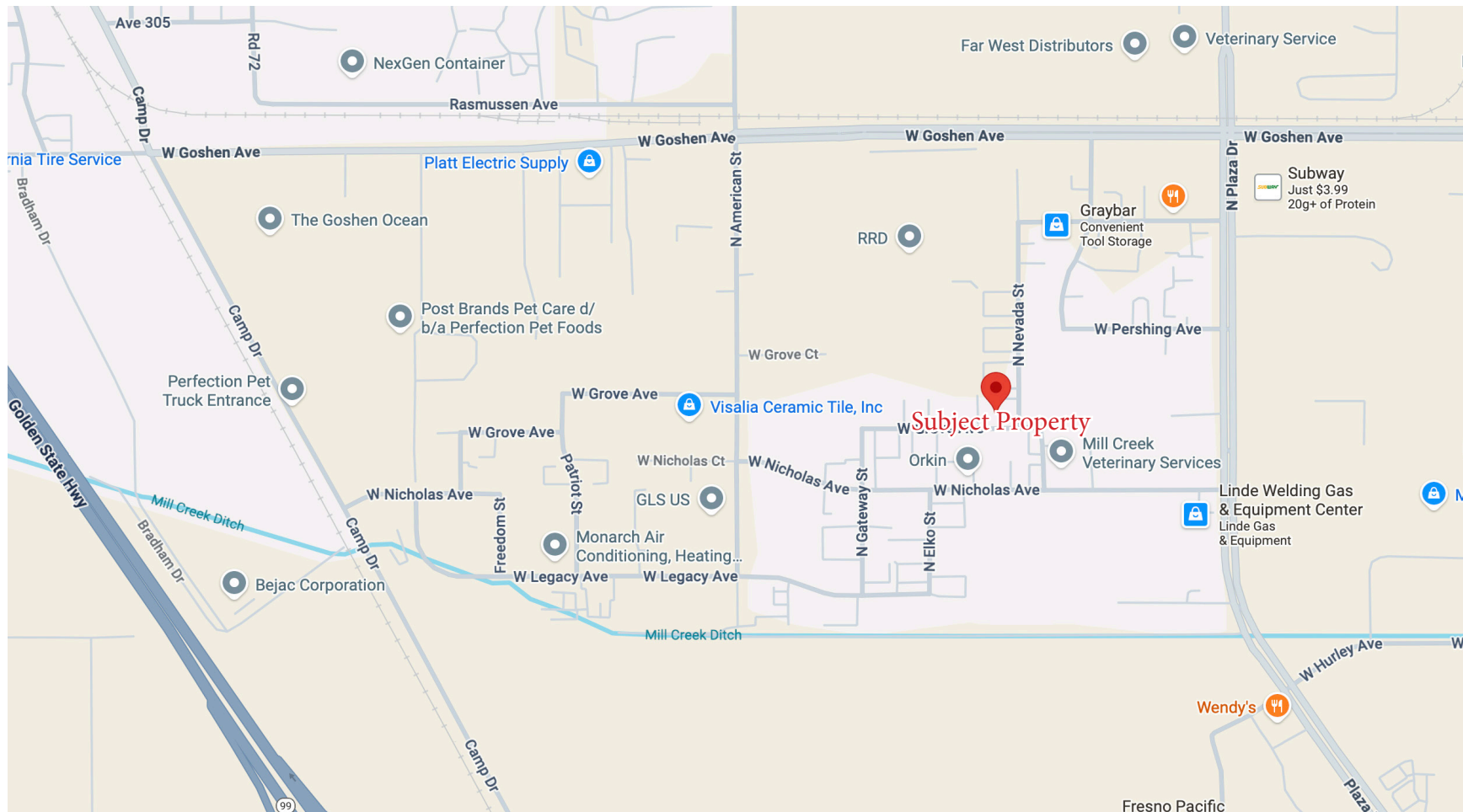


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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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