



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

**GRAHAM** | & ASSOCIATES

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

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

## 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.

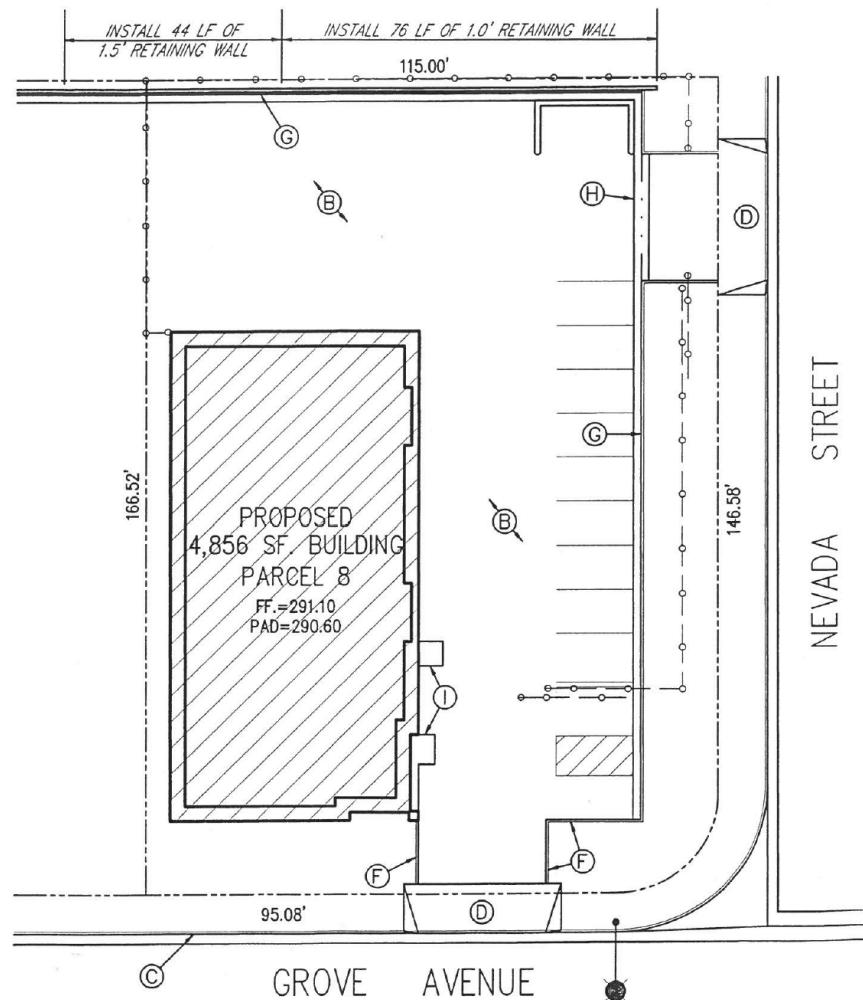


Contact Broker:  
Matt Graham  
Lic# 01804235

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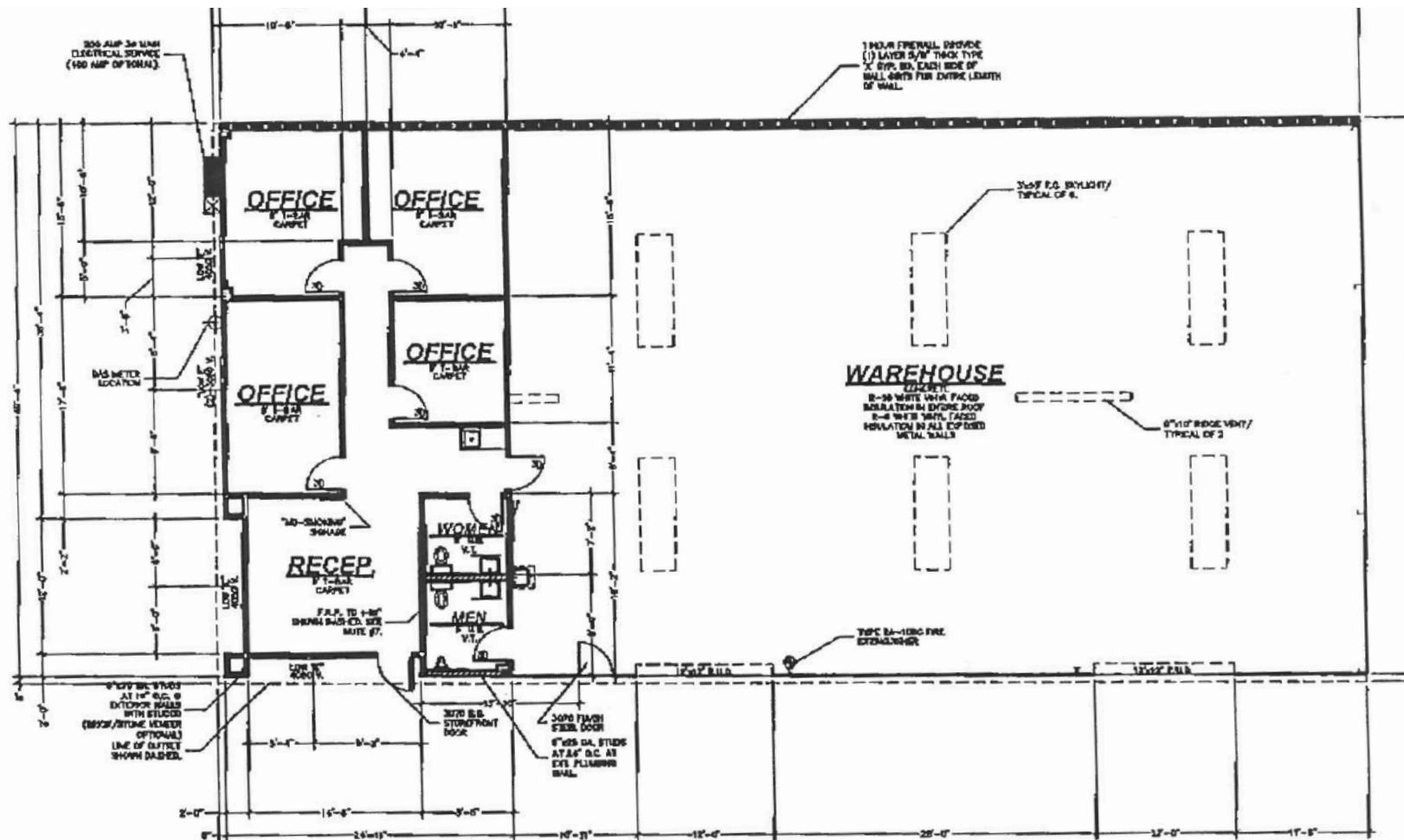
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## SITE PLAN

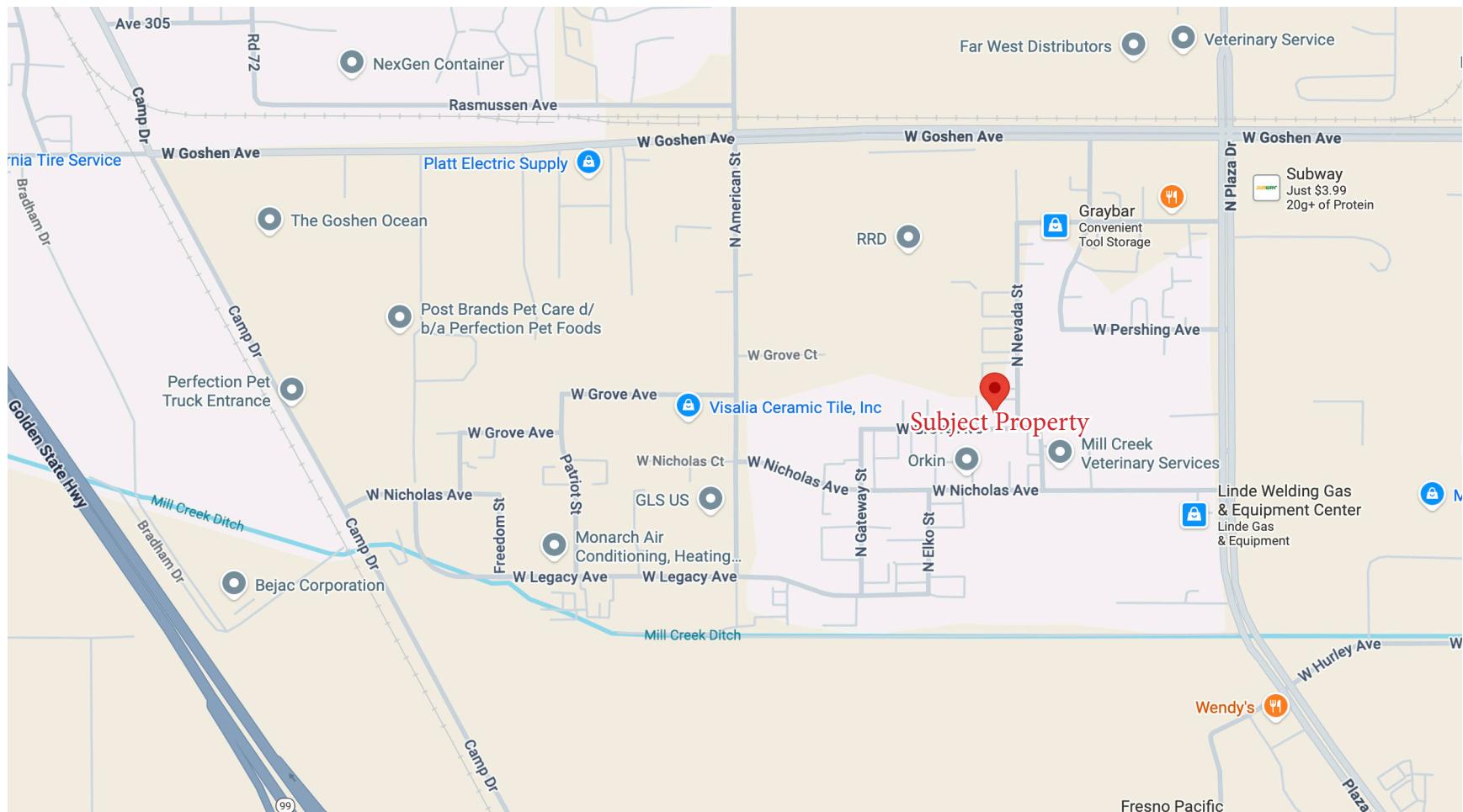


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## FLOOR PLAN

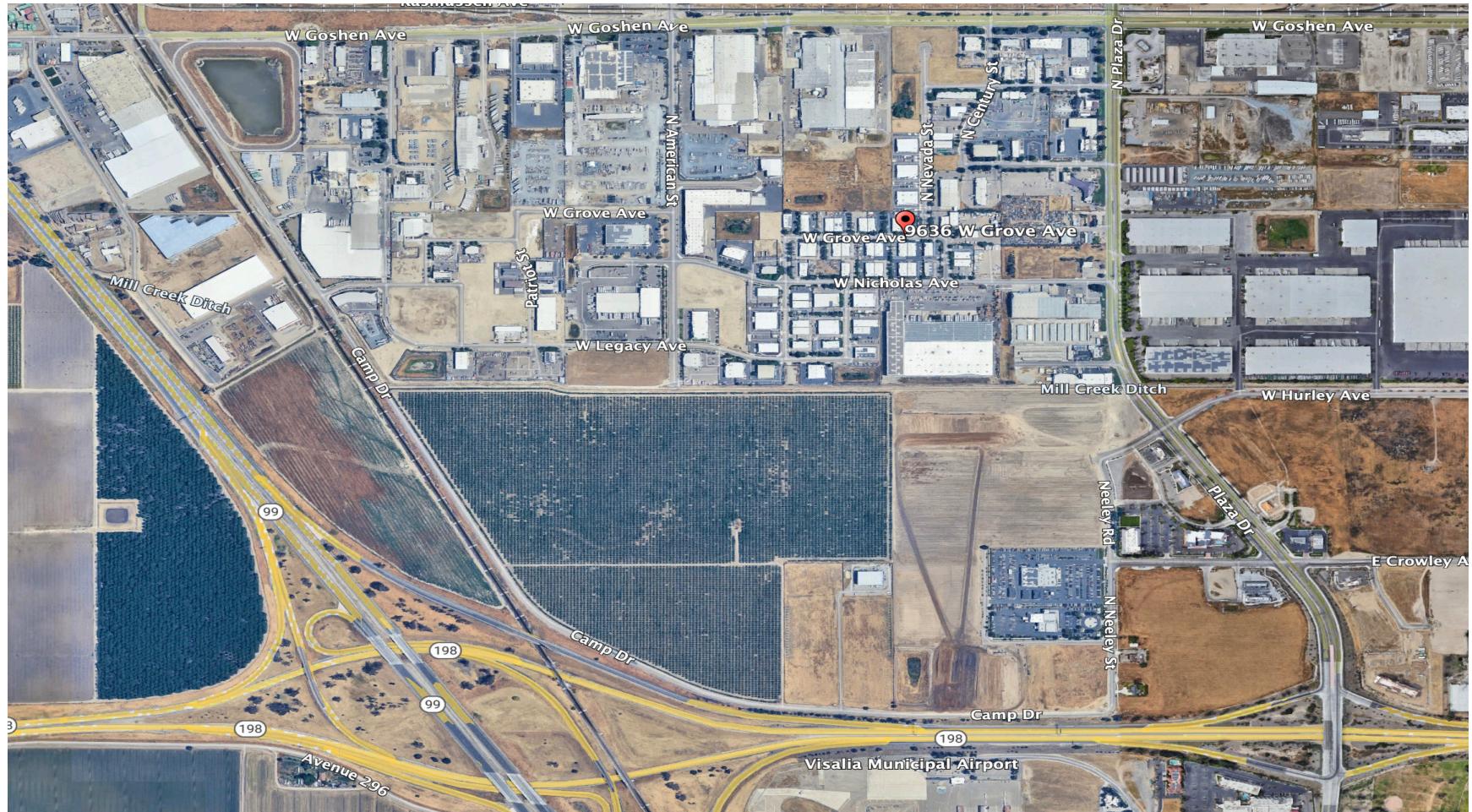


## LOCATION MAP



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## PROPERTY LAYOUT



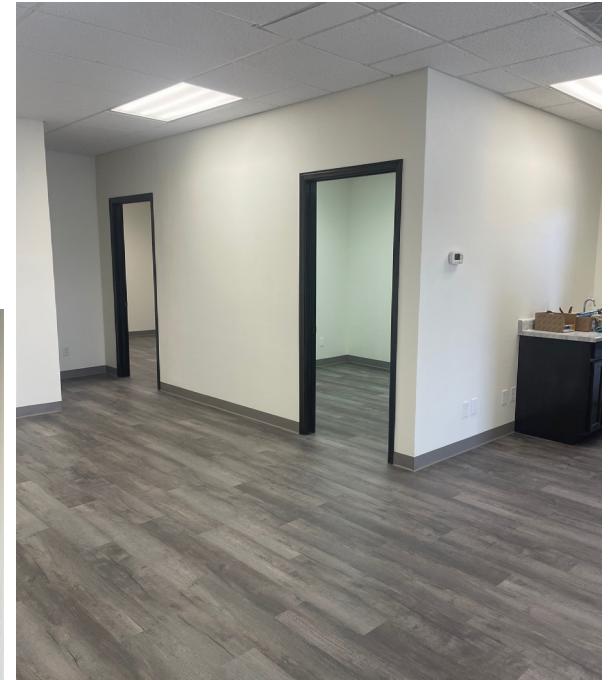
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## PROPERTY PHOTOS



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