

INDUSTRIAL FOR SALE

FREESTANDING HEAVY INDUSTRIAL BUILDING W/ OFFICE/SHOWROOM ON ±1.15 AC

1010 N Plaza Dr, Visalia, CA 93291



Sale Price

\$1,755,000

OFFERING SUMMARY

Building Size:	13,500 SF
Office:	±2,500 SF
Warehouse:	±11,500 SF
Lot Size:	1.15 Acres
Number of Units:	1
Price / SF:	\$130.00
Zoning:	Industrial
Market:	Visalia/Porterville
Submarket:	Northwest Visalia
Cross Streets:	Plaza Dr & Goshen Ave
APN:	081-110-062

PROPERTY HIGHLIGHTS

- ±13,500 SF Freestanding Building & ±6.79 AC of Expansion Land
- (2) Remodeled Offices, Mezzanine Storage, & ±11,500 SF Warehouse
- Permitted Paint Booth in Warehouse Per California Air Resources Board
- 120/208 & 120/240 Volt - 3 Phase Heavy Industrial Power
- 24.5' Ceiling Height | (2) 16' x 18' Ground Level Doors
- Fully Fenced Yard w/ Exterior Lighting | Concrete Parking
- Water, Air Lines & Fire Sprinklers Throughout | Flexible Zoning
- City Utility Services | Semi Turn Around & Pull-Through Capability
- Prime Alternative To New Construction
- Fully Improved Concrete & Asphalt | (2) Reznor Heaters | Pull Through Bay
- (4) Indoor Cranes | Fully Insulated w/ Skylights Throughout
- Well Maintained w/ Pride Of Ownership Video Security Surveillance
- Excellent Access To All Major Freeways CA-99, CA-180, I-5
- Ideal Distribution/Manufacturing Industrial Space w/ Yard & Floor Drains
- Quick Freeway Access | Heavy Power Available | ADA Restrooms
- Located Within Minutes From Corporate Neighbors

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PROPERTY DESCRIPTION

±13,500 SF steel beam metal freestanding industrial building on ±1.15 AC. The building offers (2) recently remodeled offices, large open warehouse, (2) large mezzanine storage areas, & ±6.79 Ac of expansion land (can be made available). Front office space of ±1,500 SF has (5) private offices, conference room, reception area, open area, & private ADA restroom. Office #2 of ±1,000 SF offers large break area & private restrooms on the bottom floor & an open area with a private office on the top floor. The warehouse space of ±11,500 SF features (2) 16' x 18' roll up doors, (2) reznor heaters, one-spot truck well, 120/208 volt & 120/240 volt 3-phase power, (2) large mezzanine storage areas, LED lighting, (4) indoor cranes, & 24.5 clear height. The building offers fully improved concrete & asphalt, yard & floor drains, fully lit & fenced exterior, pull through truck bay, efficient lighting, skylights, coolers & reznor heaters, & various ADA restrooms. Flexible heavy industrial zoning allows for many uses allowed in this centrally located Industrial area. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs.

Existing paint booth permitted by California Air Resources Board.

Tenant pays \$7,968.84/month & has lease in place until Dec 2025.

LOCATION DESCRIPTION

This property is located south of W Goshen Ave, east of N Plaza Dr, north of CA-198 and west of Road 92 in Visalia, California. Strategically located in the rapidly growing Visalia Industrial Park just off highway 99 & 198 interchanges with easy access to mainstream freeways, heavy rail, & the Visalia Airport. Visalia is a city of unprecedented growth in the San Joaquin valley being well managed with a pro-business environment. Surrounded by a dynamic mix of local businesses and just a short drive from retail and dining options, this prime location offers convenience and connectivity for both employees and customers. Situated near major transportation arteries, this area provides easy access to the Visalia Airport and the Highway 198 corridor, ideal for businesses with logistics and distribution needs.



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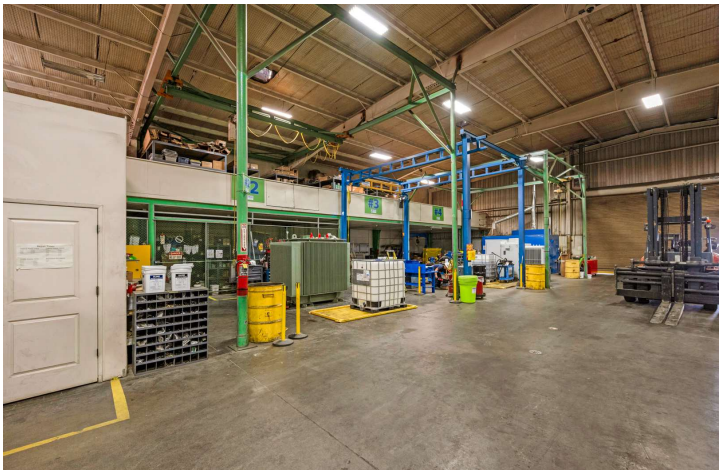
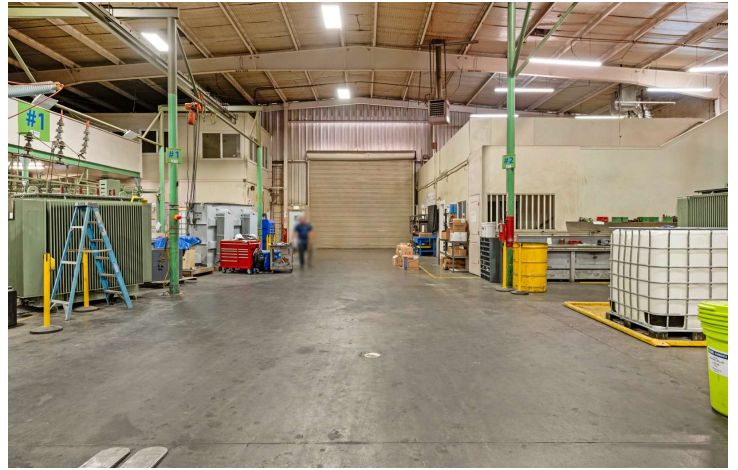
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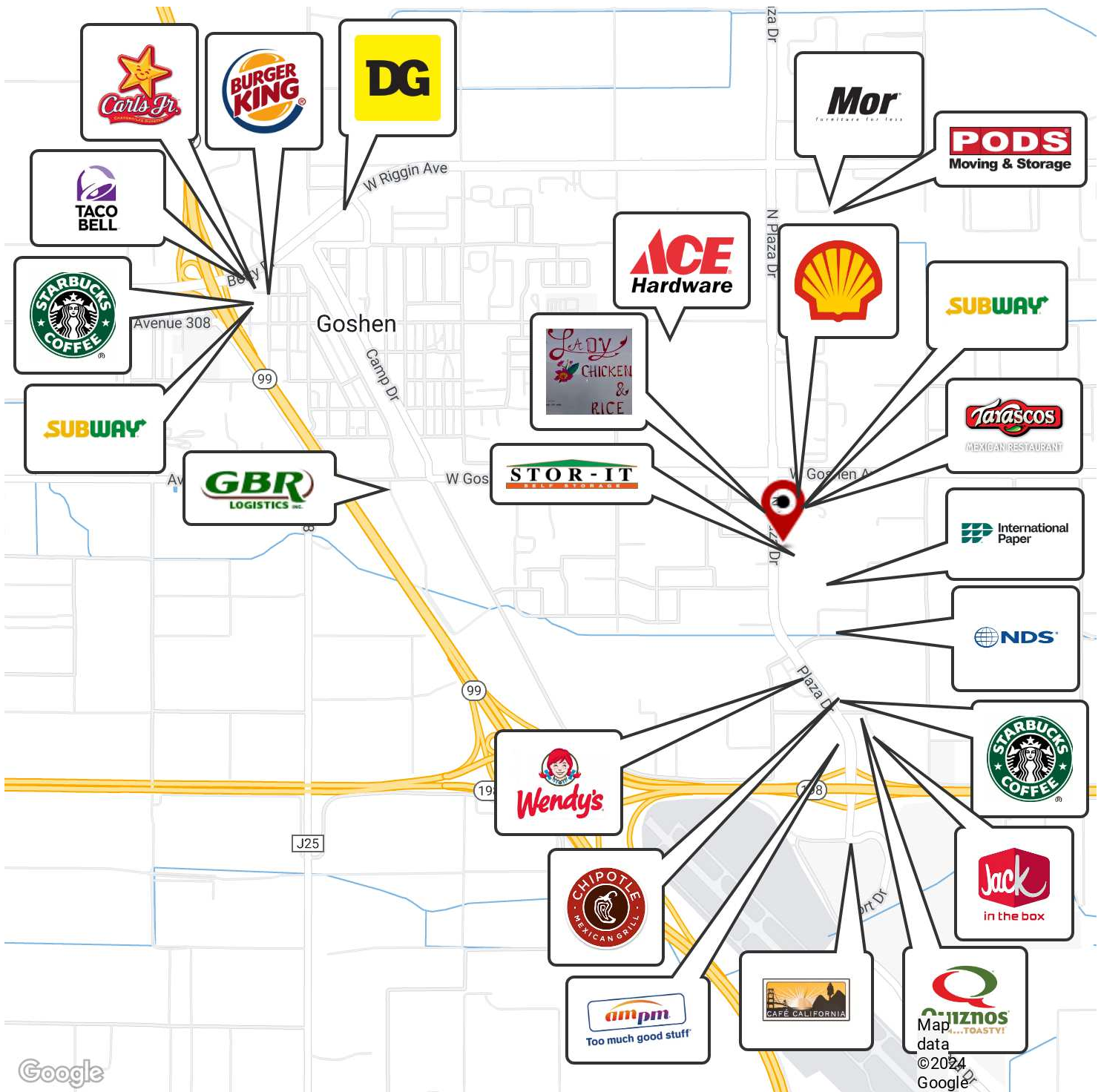
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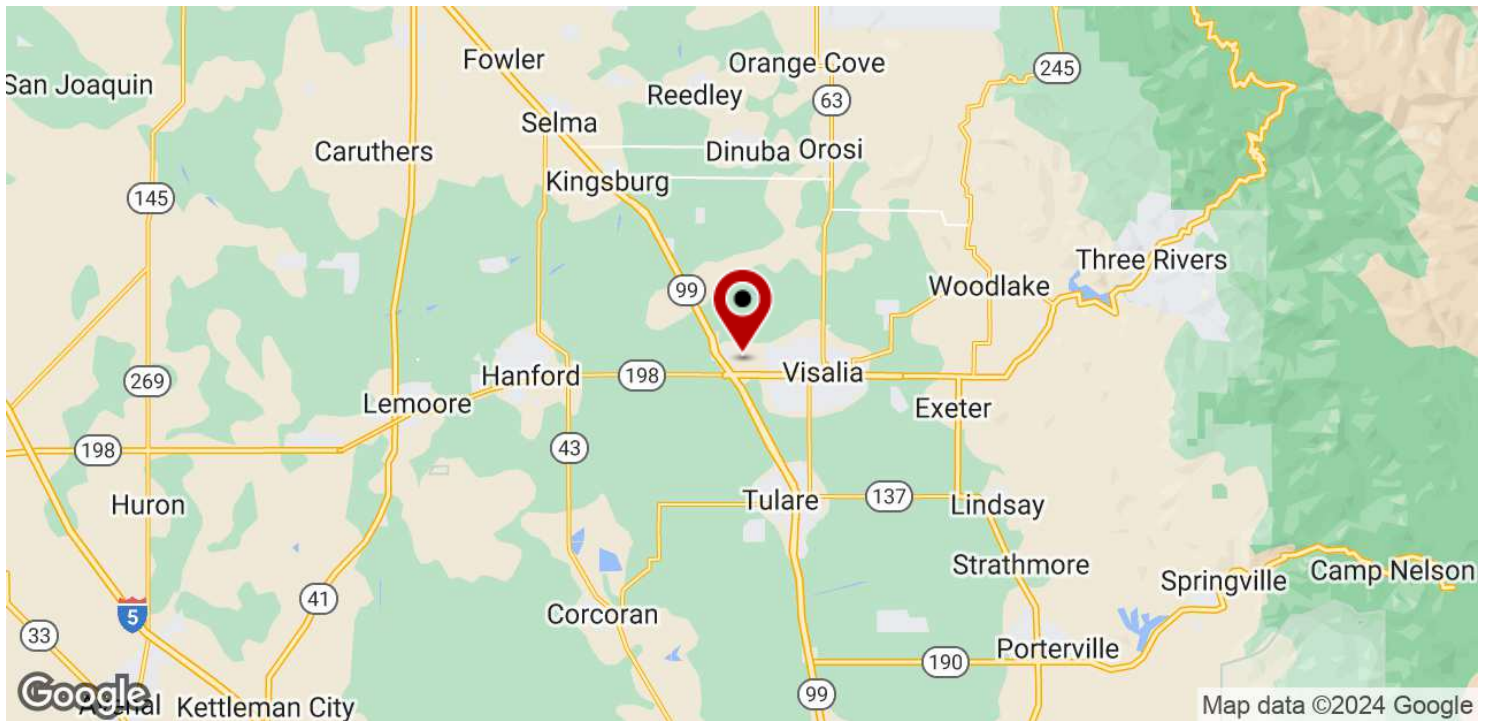
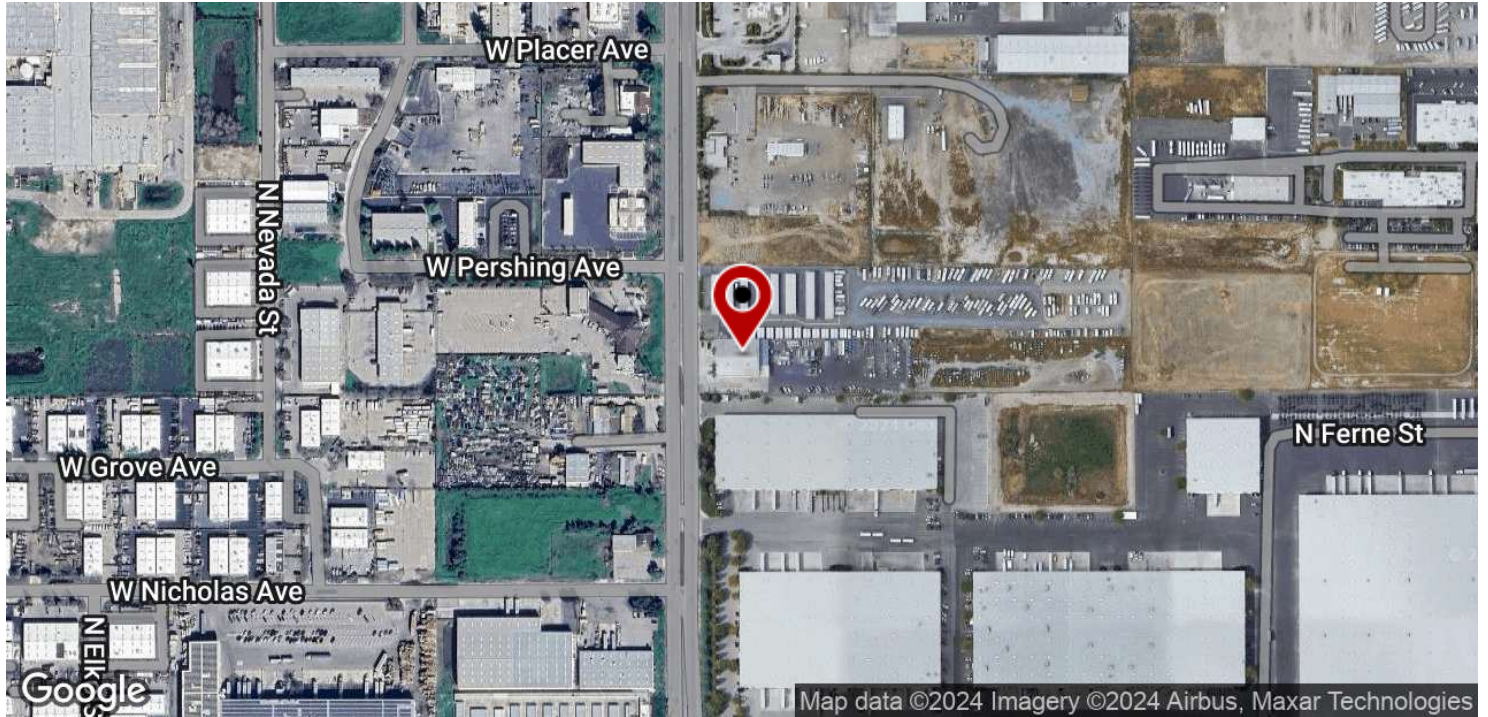
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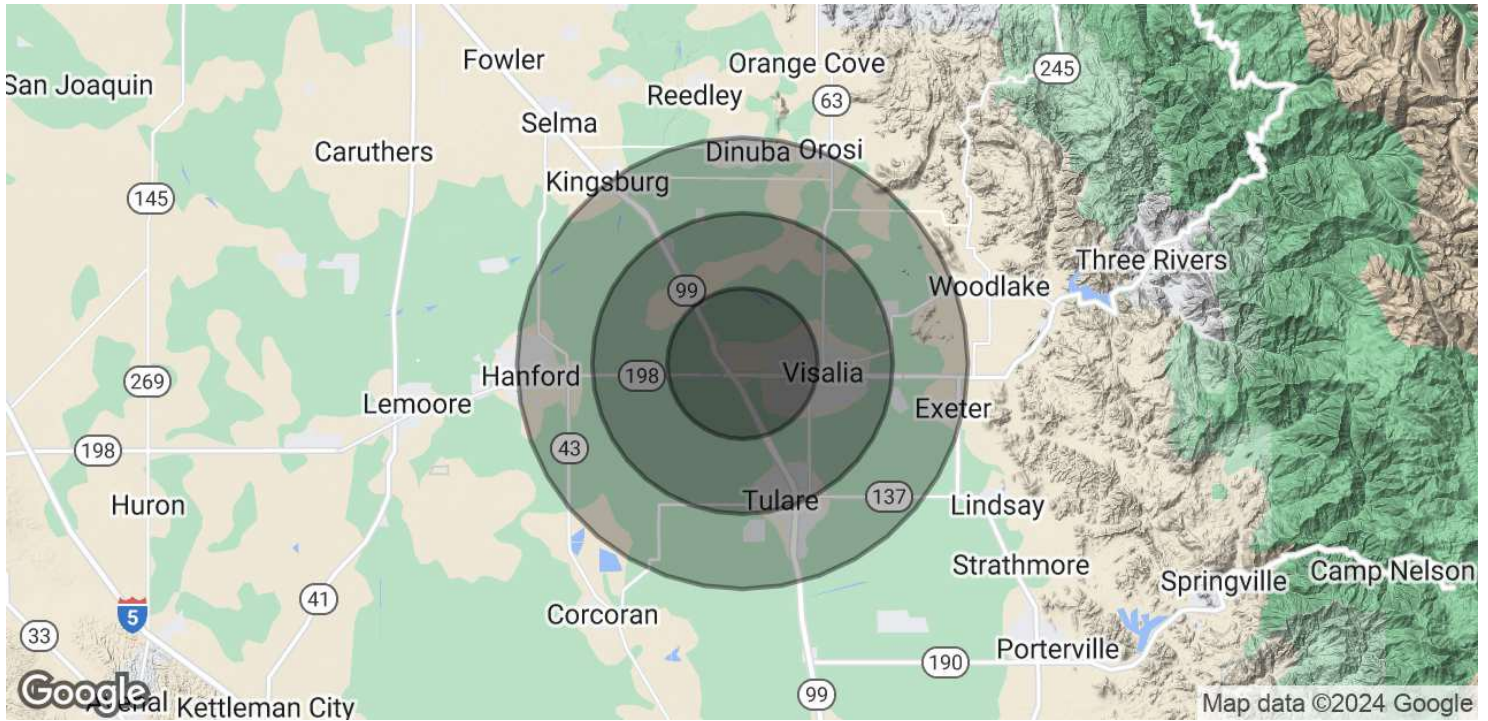
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	75,095	237,032	315,463
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	24,577	74,244	97,698
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$115,563	\$96,181	\$91,915
Average House Value	\$406,595	\$370,836	\$375,535

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	50.2%	59.7%	62.4%

Demographics data derived from AlphaMap

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