



Saputo Facility - 1025 E Bardsley Ave | Tulare, CA

Property For Sale

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

Matt Graham
Lic# 01804235

Korey Anderson
Lic# 02153189

PROPERTY DETAILS

Address: 1025 E Bardsley Ave | Tulare, CA

APN: 181-070-049; 051; 052

Lot Size: 7.87 +/- Acres Total

Total Building Size: 100,694 +/- Sq. Ft. | 7 Buildings Total
8,212 +/- Sq. Ft. - Office
69,032 +/- Sq. Ft. - Warehouse
2,880 +/- Sq. Ft. - Utility Building
4,800 +/- Sq. Ft. - Retail
2,000 +/- Sq. Ft. - Office
9,240 +/- Sq. Ft. - Warehouse
4,530 +/- Sq. Ft. - Warehouse

Zoning: M-1 Light Industrial

List Price: \$5,030,000.00



Contact Broker:
Matt Graham
Lic# 01804235

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PROPERTY DETAILS

Property Description:

The subject site consists of three adjoining parcels of land that together form a single property. They are located along the side of Bardsley Ave, some 255 feet west of Blackstone St, in the city of Tulare. The land is currently improved with an industrial cheese packaging facility. At the consummation of a sale, the current owner will place a restrictive covenant on the property that will disallow the use of any dairy related products.

Market Overview:

Tulare's industrial market is closely tied to the region's strong agricultural presence. Warehousing and distribution facilities play a crucial role in supporting the storage, processing, and transportation of agricultural products. The city's strategic location along major transportation routes, including highways and railroads, contributing to the overall strength and appeal of the industrial market.

Within this submarket, specialized space is by far the largest subtype with 3.7 million square feet, followed by 2.1 million square feet of logistics space and 23,000SF of flex space. Vacancy in the Tulare industrial submarket is 1.5% and has increased 1.3% over the past 12 months. About 540,000 SF is under construction, representing a 9.4% expansion of inventory.



Contact Broker:

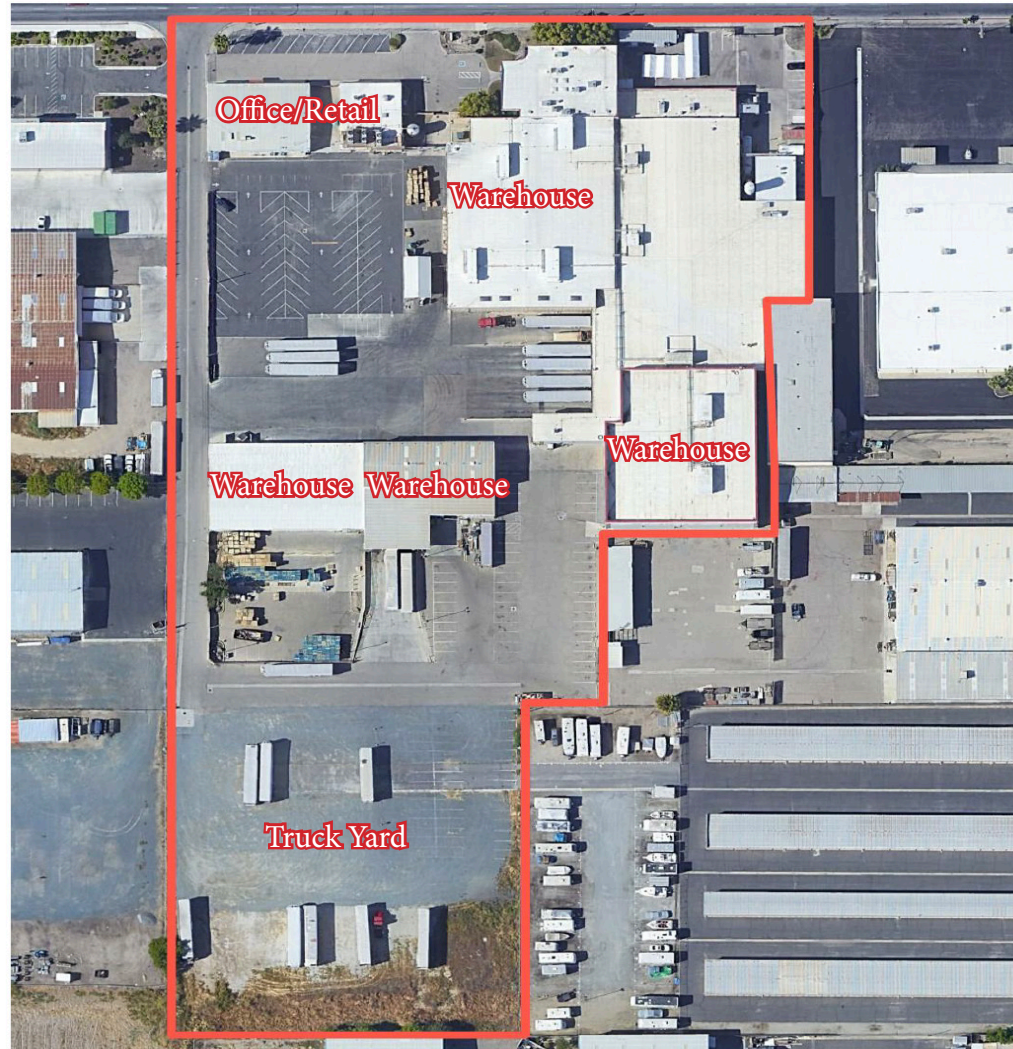
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SITE PLAN

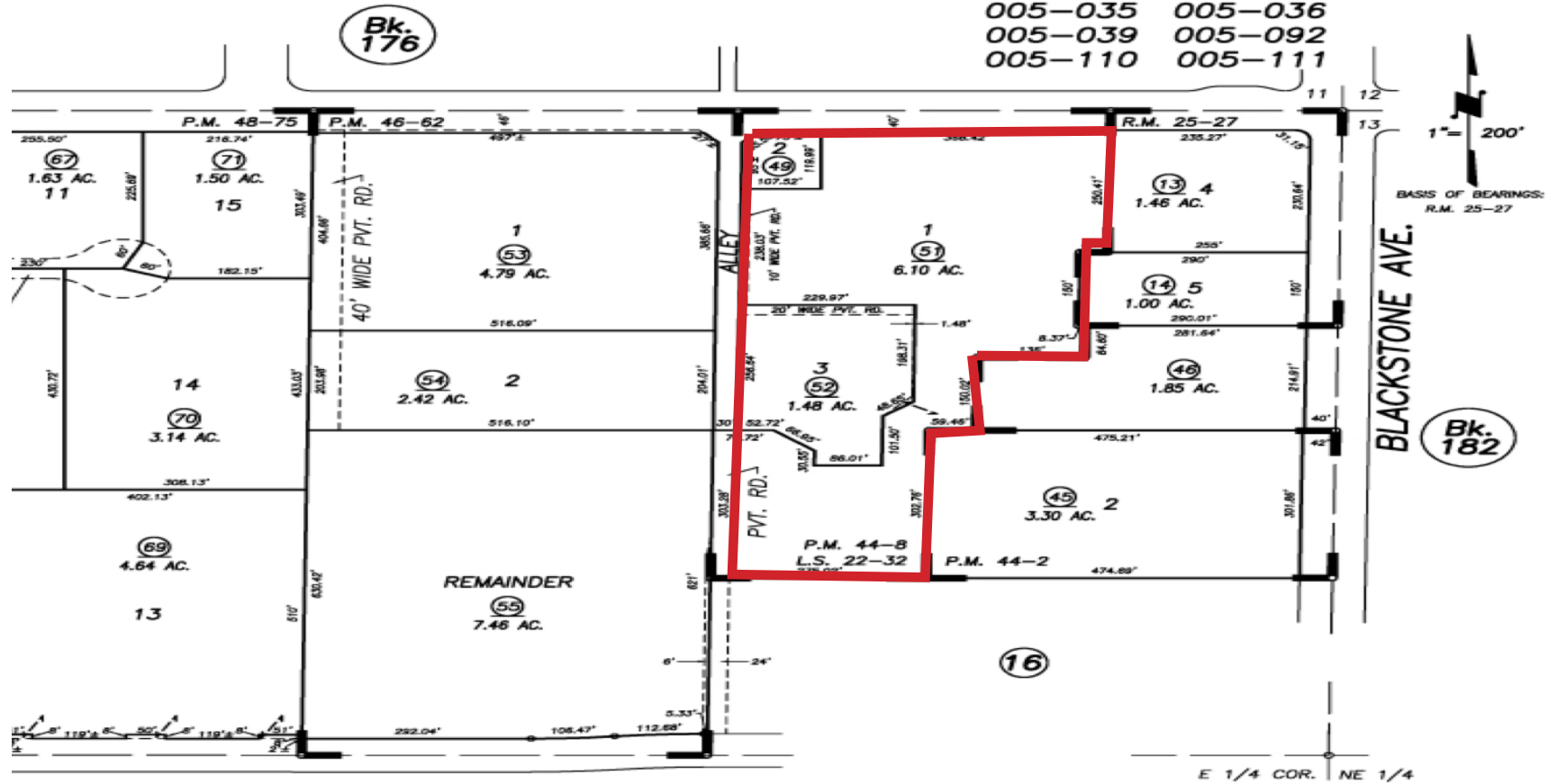


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TAX MAP

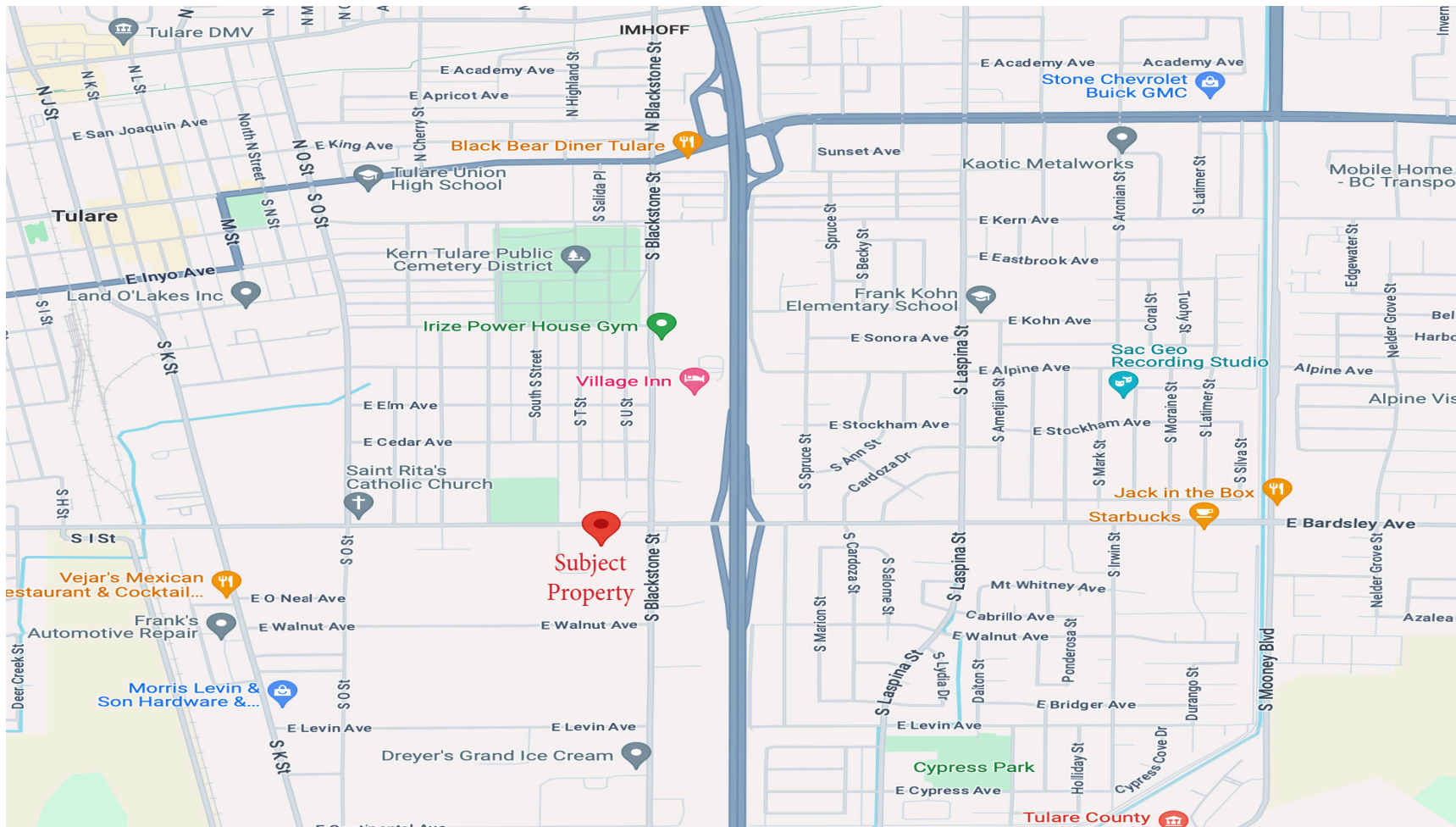
1/4 SEC. 14, T.20S., R.24E., M.D.B.&M.

Tax Area Codes **181-07**
005-007 005-017
005-035 005-036
005-039 005-092
005-110 005-111



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LOCATION MAP



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PROPERTY LAYOUT



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BUILDING PHOTOS



Rear Warehouses

Truck Yard



BUILDING PHOTOS



Front Aerial

Parking/Warehouse

