



8246 W 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](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)

8246 W Mineral King Ave | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Lease

## PROPERTY DETAILS

<b>Address</b>	8246 W Mineral King Ave   Visalia, CA
<b>Square Feet Available</b>	22,500 +/- Sq. Ft.
<b>Lot Size</b>	2.14 +/- Acres
<b>Zoning</b>	C-S
<b>Dock High Doors</b>	Two (2) 48' Dock Height
<b>Ground Level Doors</b>	12' x 14' GL Doors
<b>Power</b>	600 AMP - 480 V - 3 Phase 120-208 V Panel
<b>Clear Height</b>	18'6" - 20'6" Western Warehouse
<b>Parking</b>	Fifty Five (55) Onsite Parking Stalls
<b>Lease Rate</b>	\$0.85 Per Sq. Ft.   NNN



### Additional Comments:

Highway 198 frontage and highly visible dock served warehouse for lease. Large open warehouse and newly built out office portion. The entire site has asphalt, concrete or pavement. The structure has insulated walls and roof, with hi-bay and flourescent lighting. Please call for further details.



### Contact Broker:

Matt Graham  
Lic# 01804235

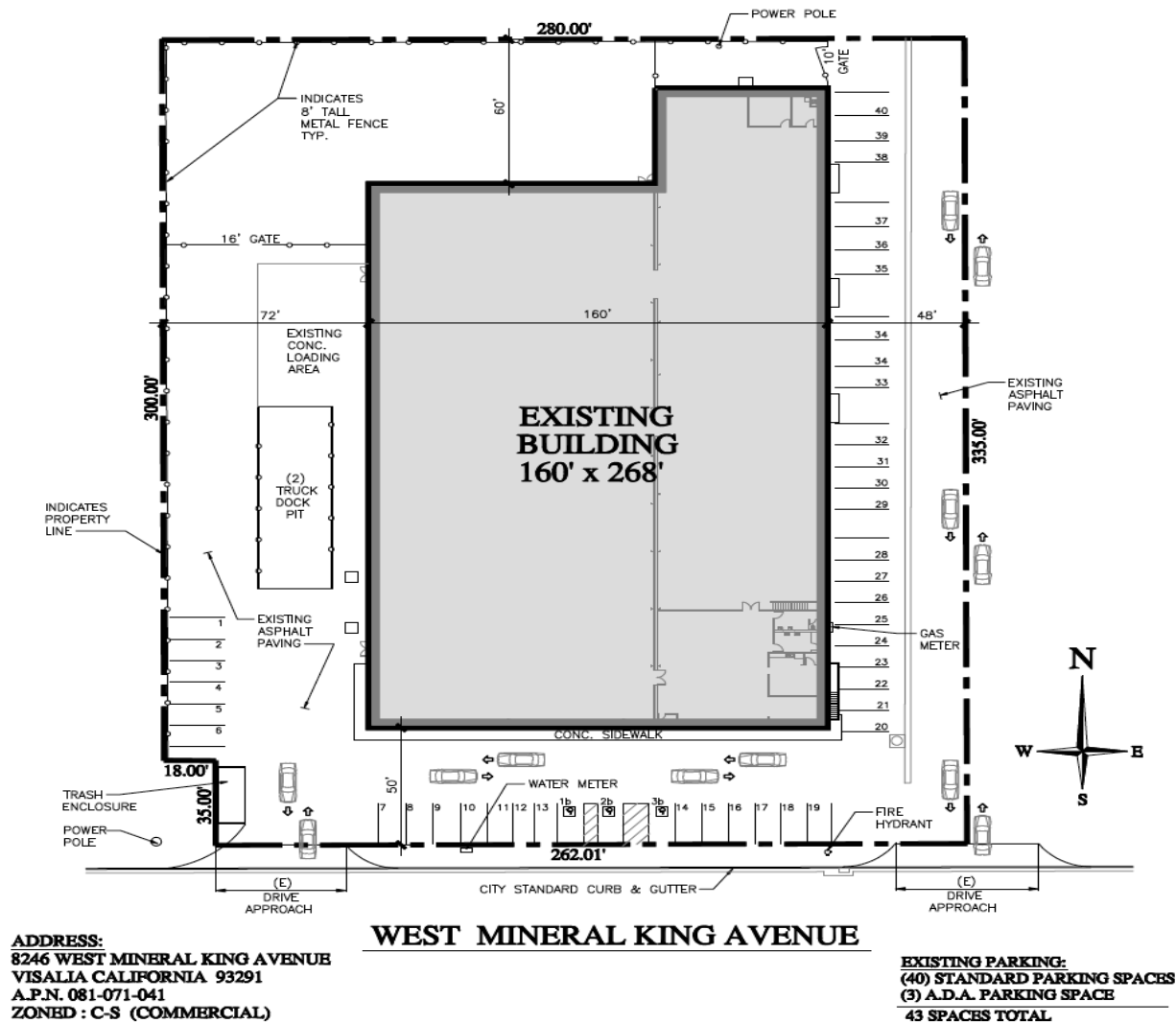
to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020

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.

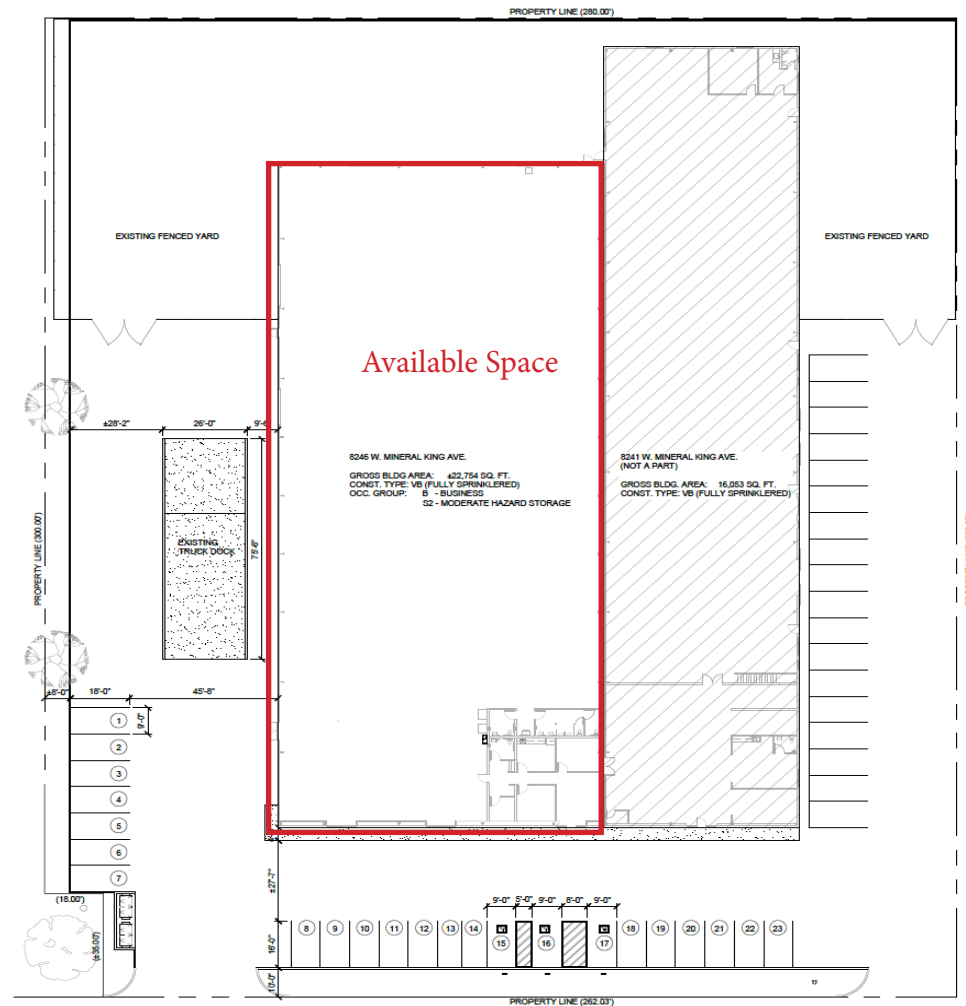


## SITE PLAN



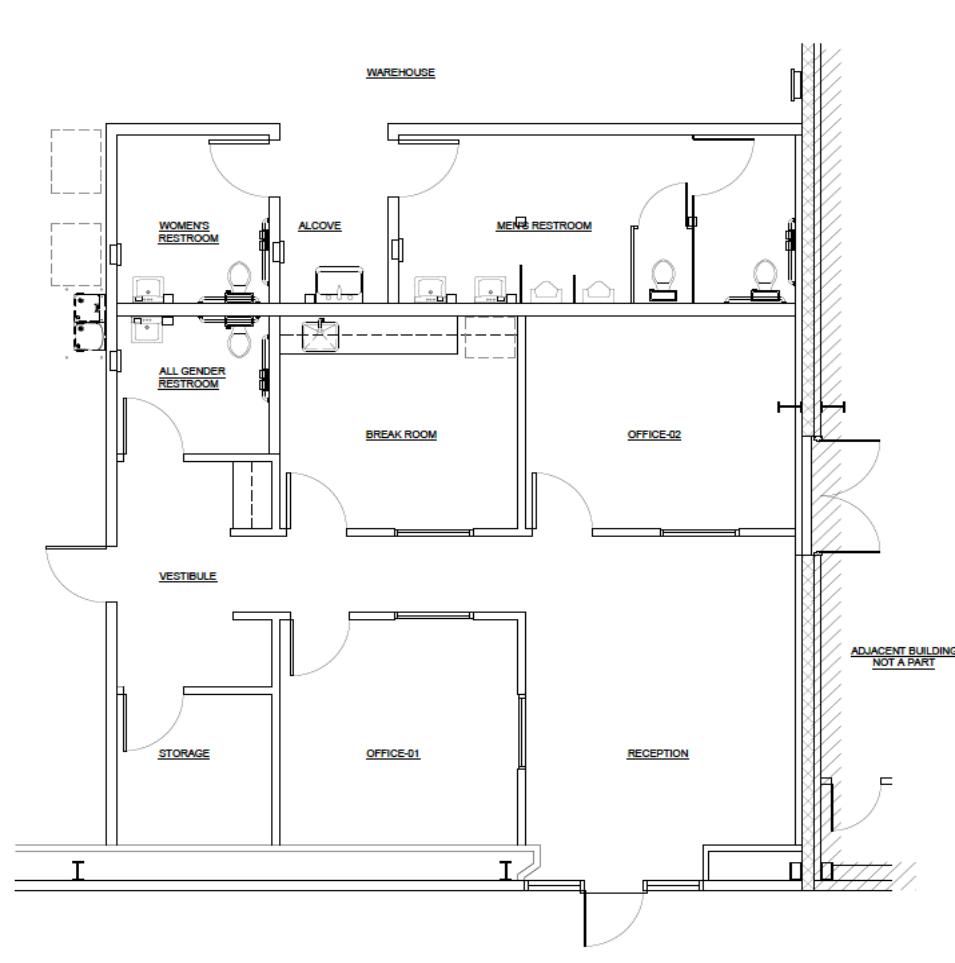
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## SITE 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.

## OFFICE FLOOR PLAN



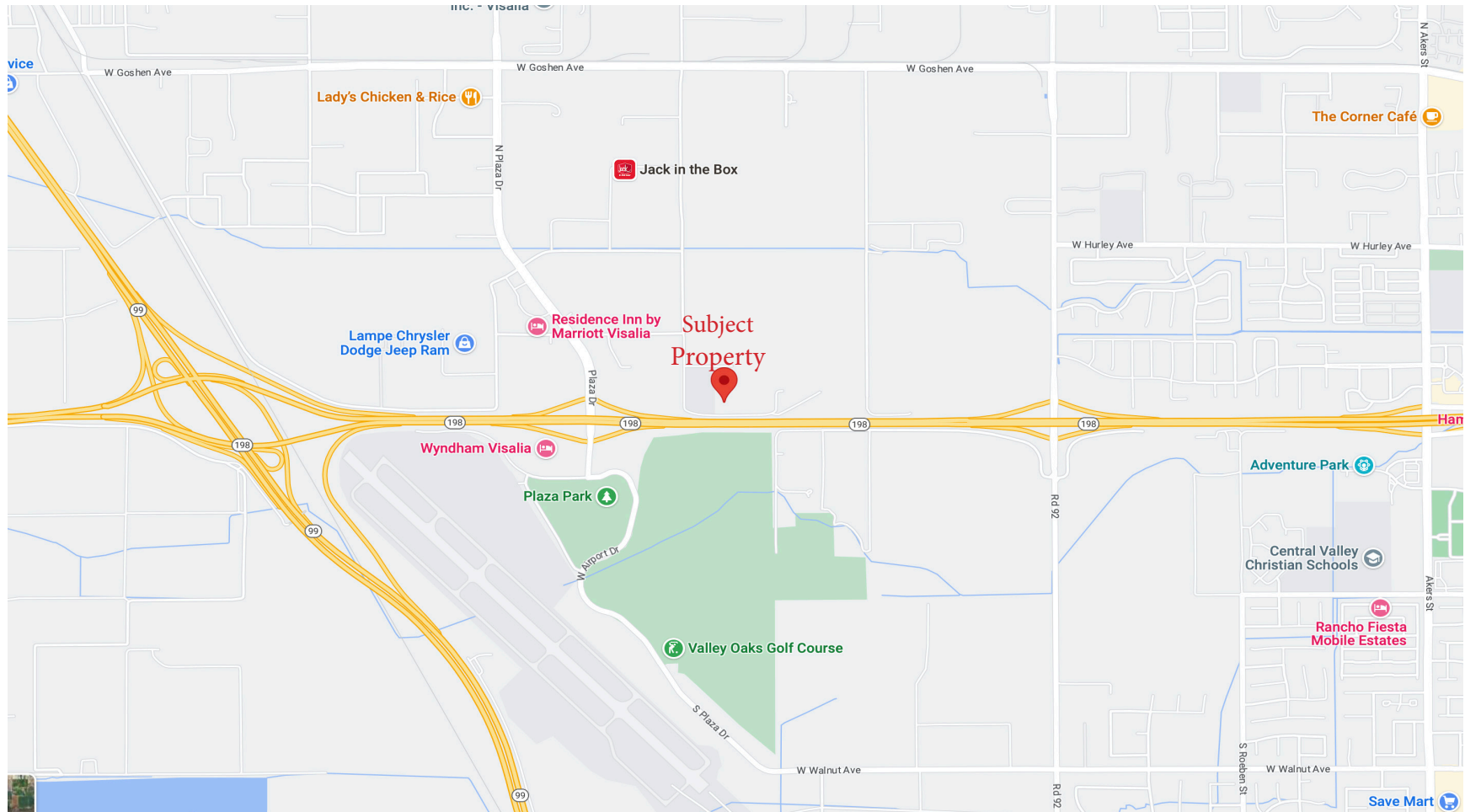
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

8246 W Mineral King Ave | Visalia, CA

GRAHAM & ASSOCIATES

Property For Lease

## LOCATION MAP



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.



8246 W Mineral King Ave | Visalia, CA

GRAHAM & ASSOCIATES

Property For Lease

## PROPERTY LAYOUT



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.

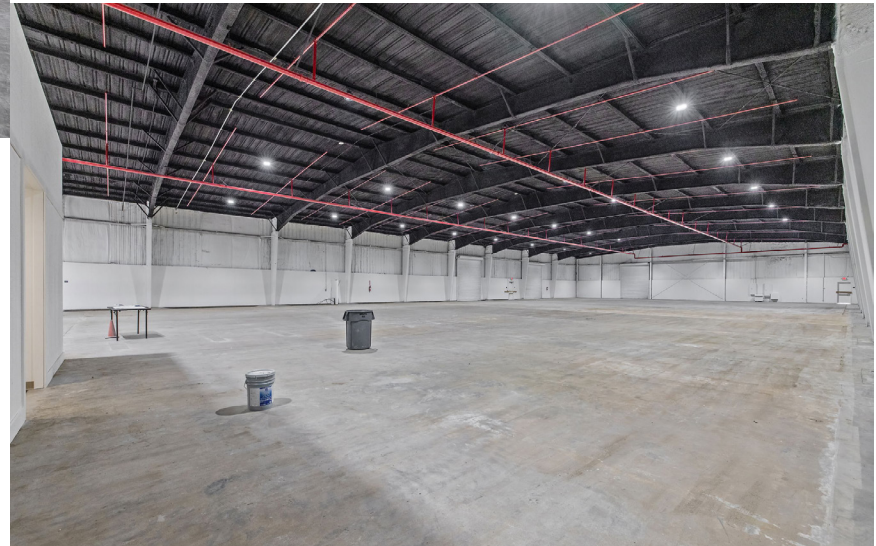


8246 W Mineral King Ave | Visalia, CA

**GRAHAM** | & ASSOCIATES

Property For Lease

## PROPERTY PHOTOS



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.



## PROPERTY PHOTOS

