



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

GRAHAM | & ASSOCIATES

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

PROPERTY DETAILS

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

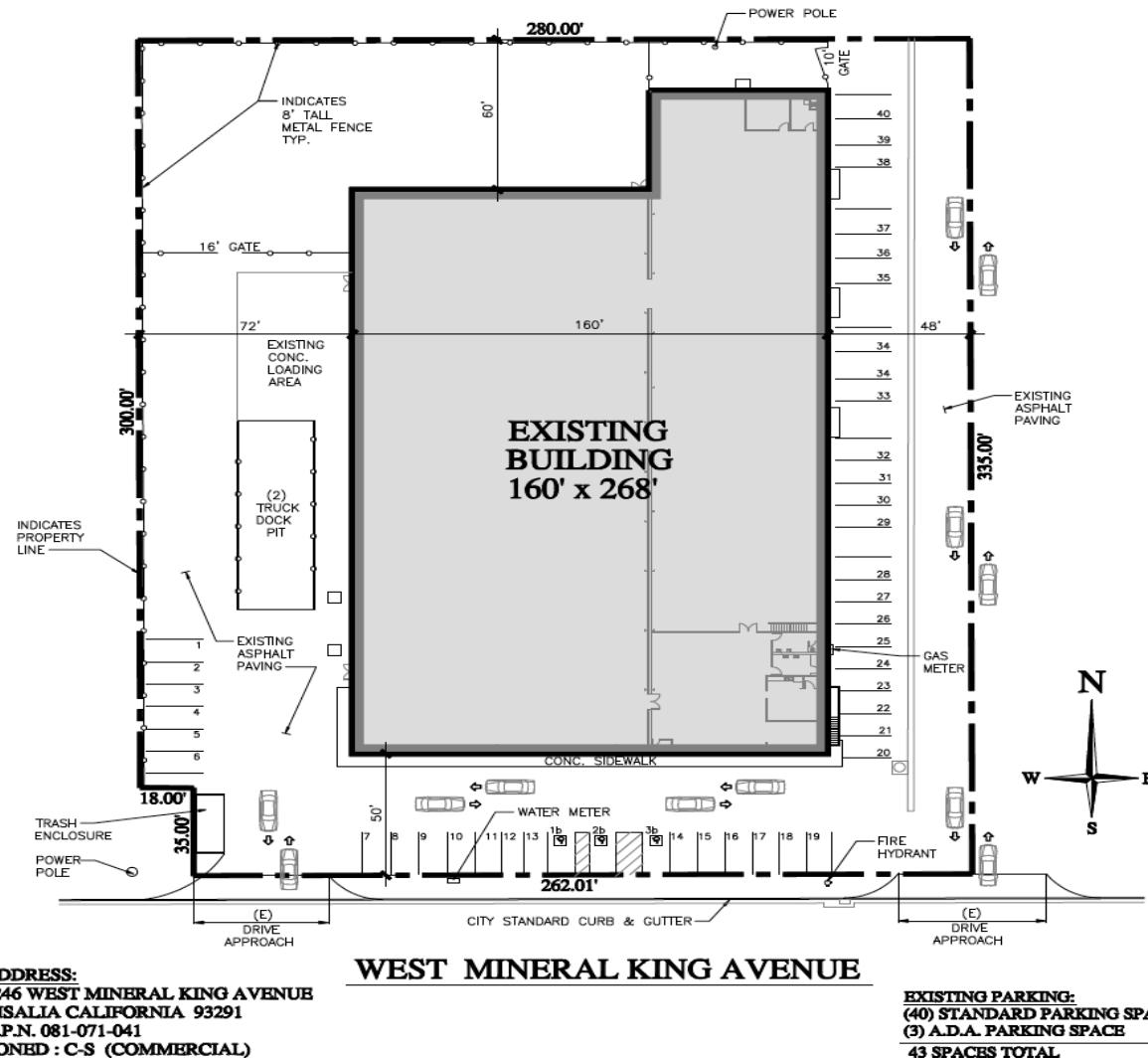


Contact Broker:
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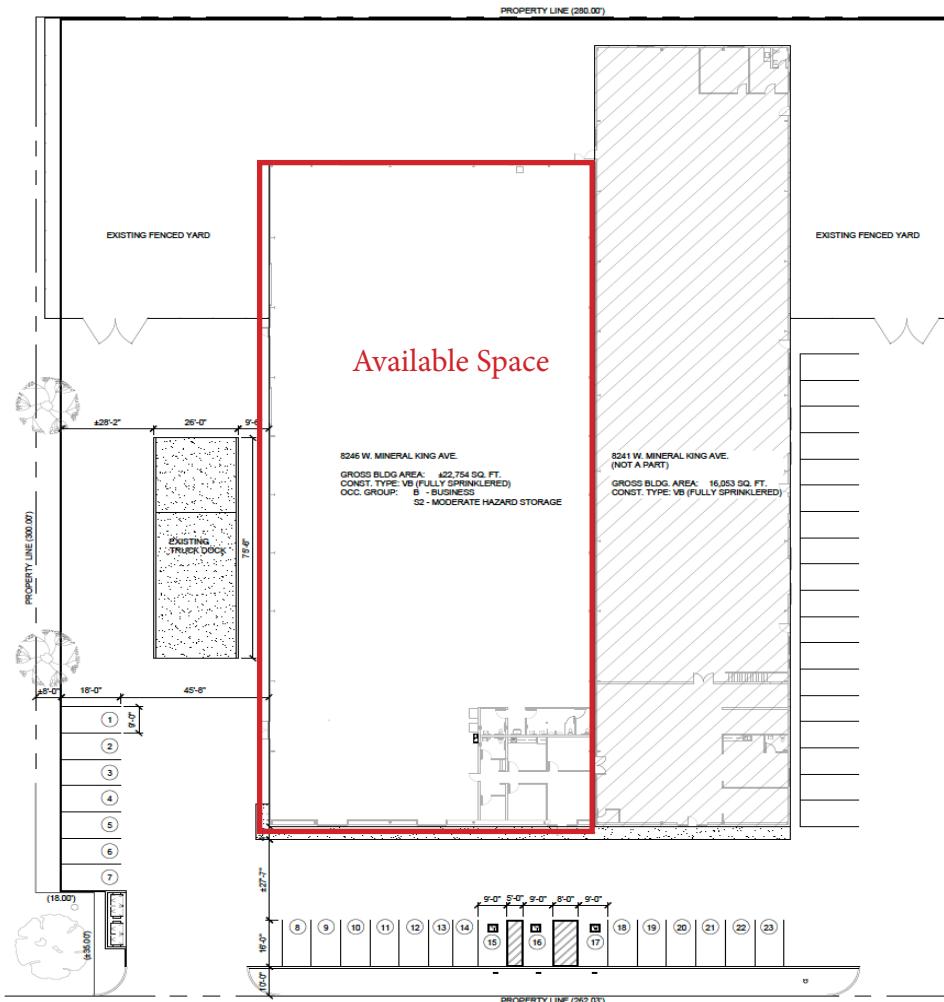
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SITE PLAN



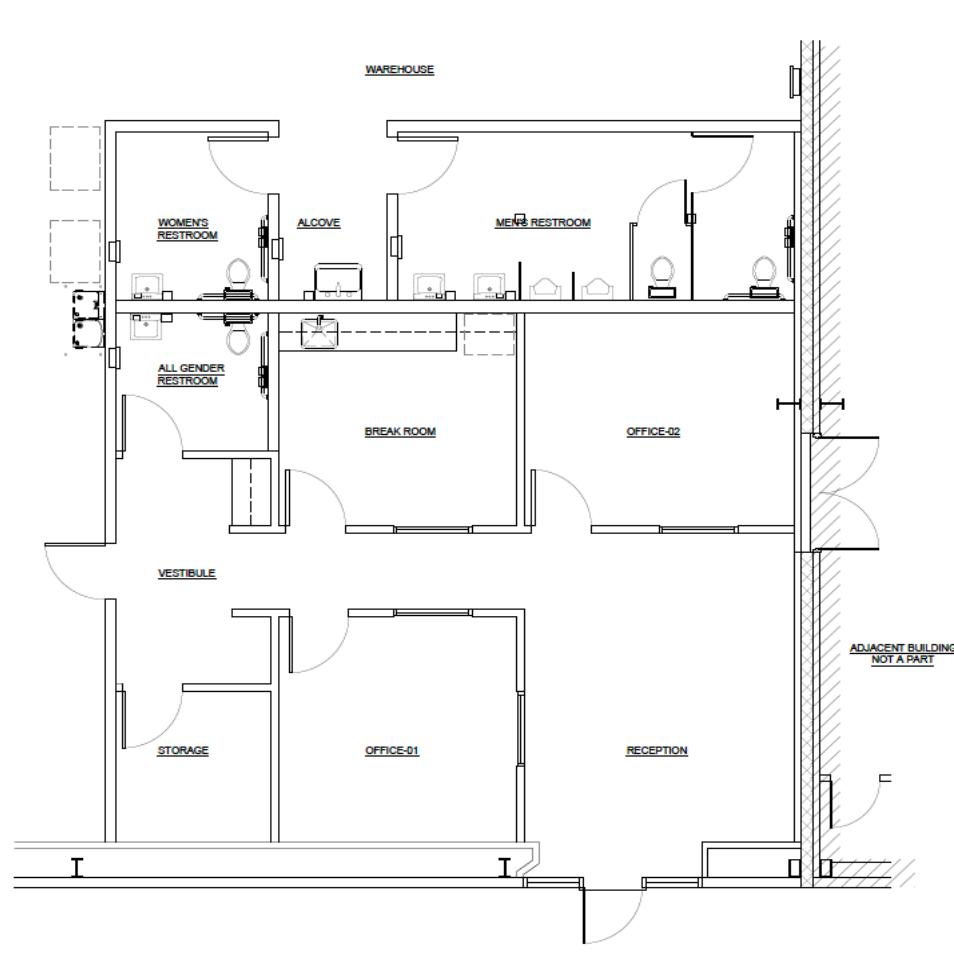
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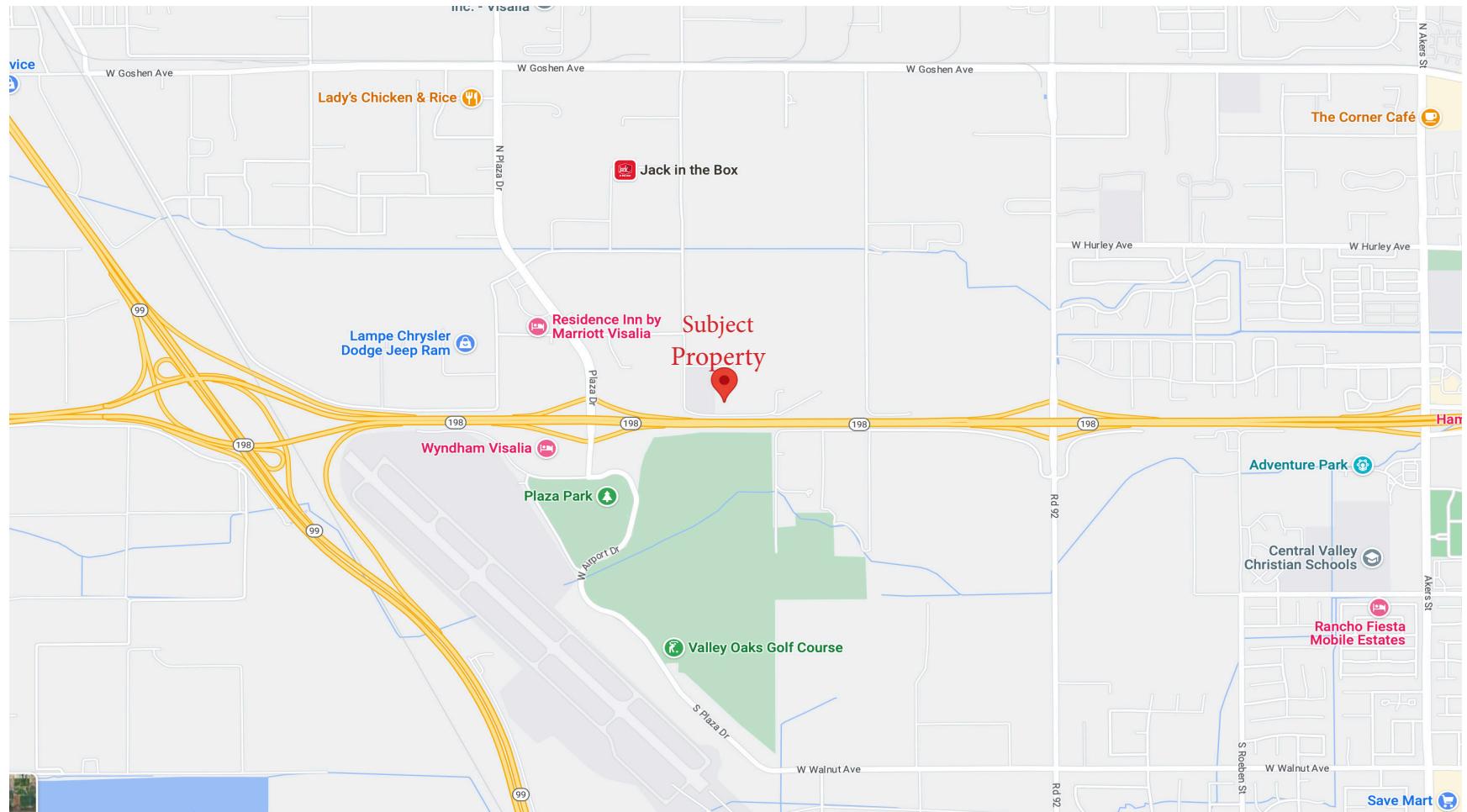
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OFFICE FLOOR PLAN



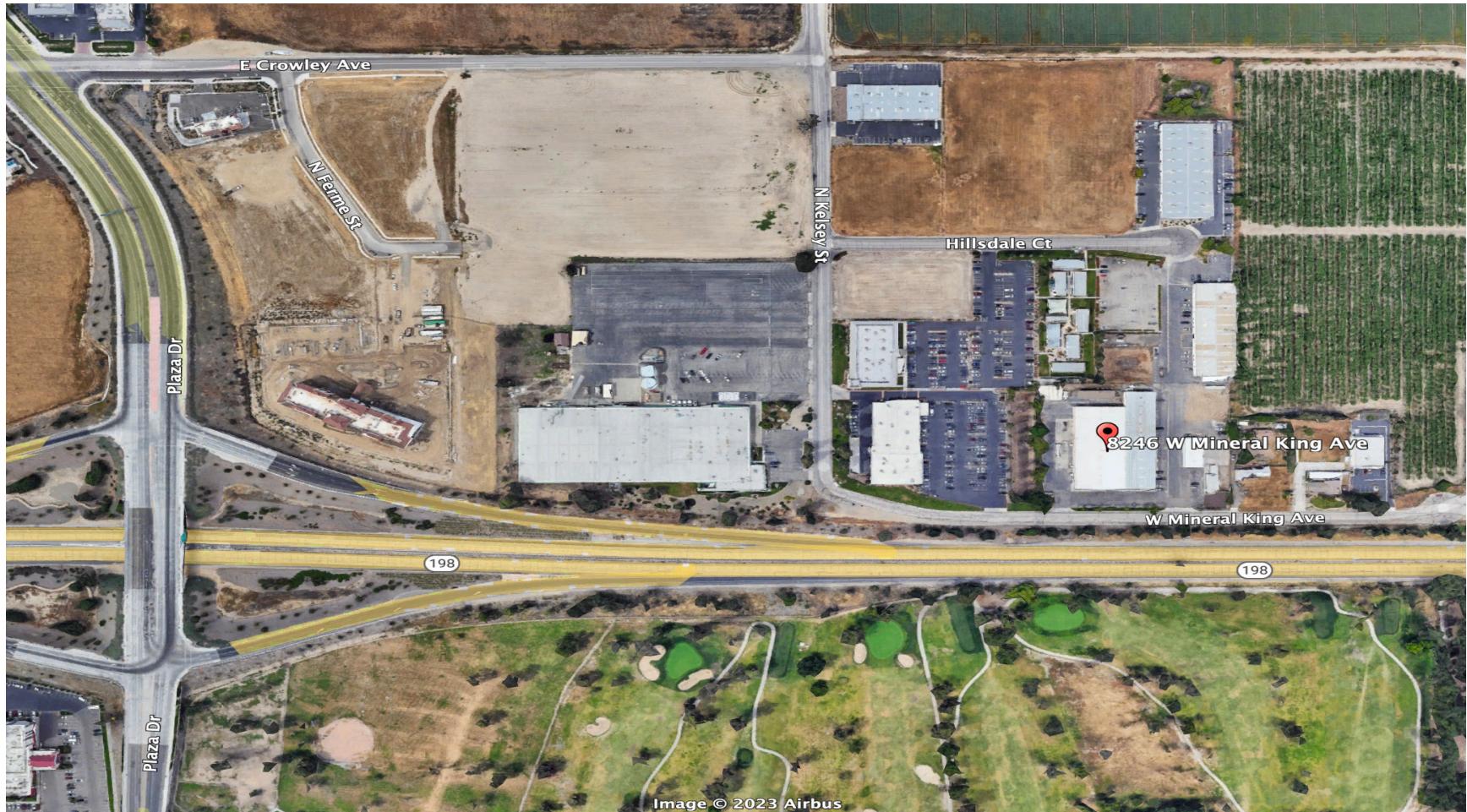
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LOCATION MAP



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PROPERTY LAYOUT



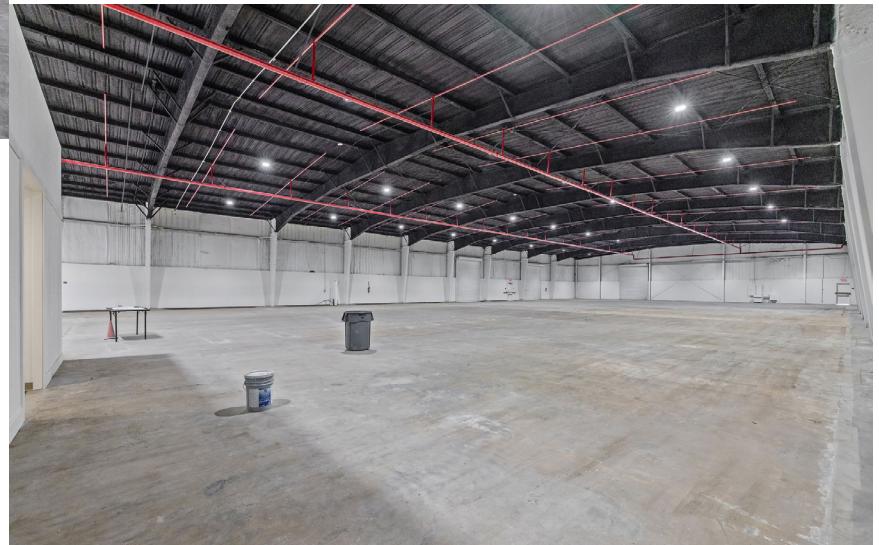
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PROPERTY PHOTOS



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