



4Creeks Industrial Park | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
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to learn more, visit: [www.mdgre.com](http://www.mdgre.com)



2134 E Mineral King Ave | Visalia, CA

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## PROPERTY DETAILS

**Address:** 2134 E Mineral King Ave | Visalia, CA

**APN:** 098-110-028

**Building Size:**  
**Building A:** 3,082 +/- Sq. Ft.  
**Building B:** 1,456 +/- Sq. Ft.  
**Shop 1:** 9,753 +/- Sq. Ft.  
**Office Space (Shop 1):** 1,347 +/- Sq. Ft.  
**Shop 2:** 15,480 +/- Sq. Ft.

**Zoning:** CR

**Lease Rate:**  
**Building A, B and Office Space in Shop 1 :** \$1.65 Per Sq. Ft. - Modified Gross  
**Shop 1 & Shop 2:** \$0.75 Per Sq. Ft. - Modified Gross

### Additional Comments:

4Creeks Industrial Park offers a variety of industrial buildings, including both warehouse space and office space. Well located on busy Mineral King Ave - off of the East Main extension. This prime location allows access to Highway 198 and 99 Freeway within minutes. With the variety of size offerings, these buildings are suitable for a wide array of uses. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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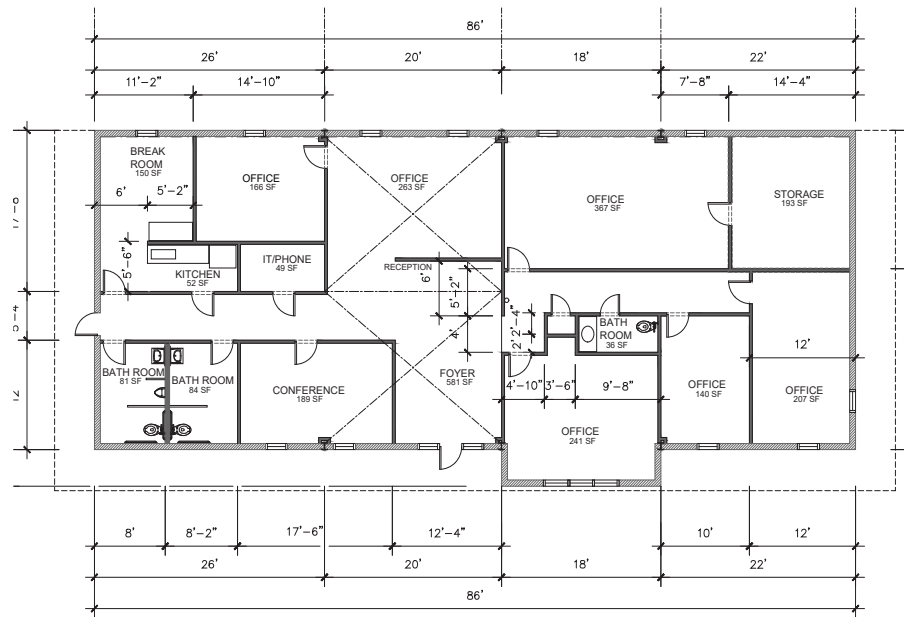


## SITE PLAN

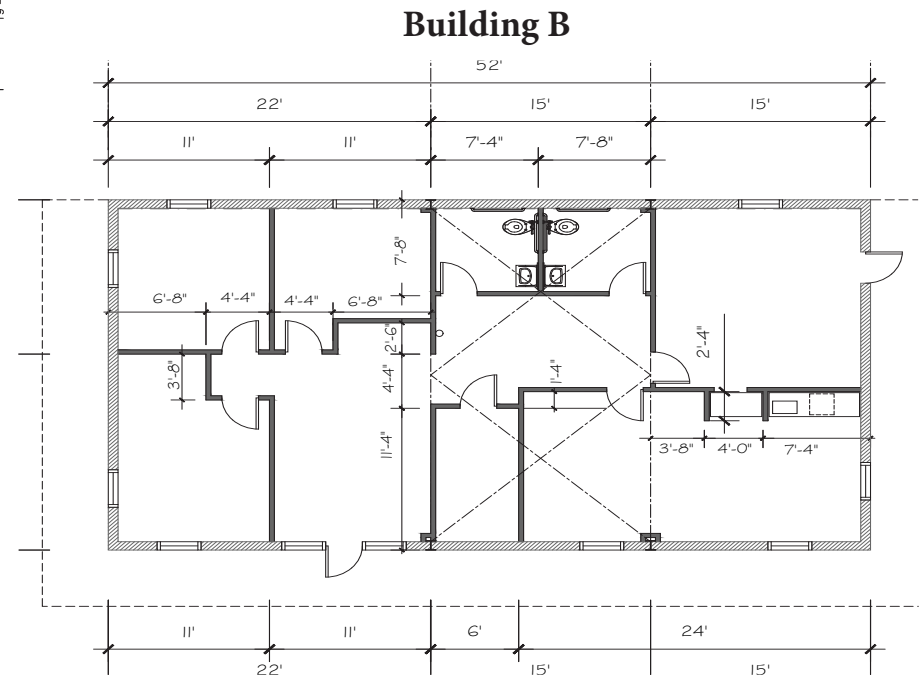




## FLOOR PLANS - Building A & B



**Building A**

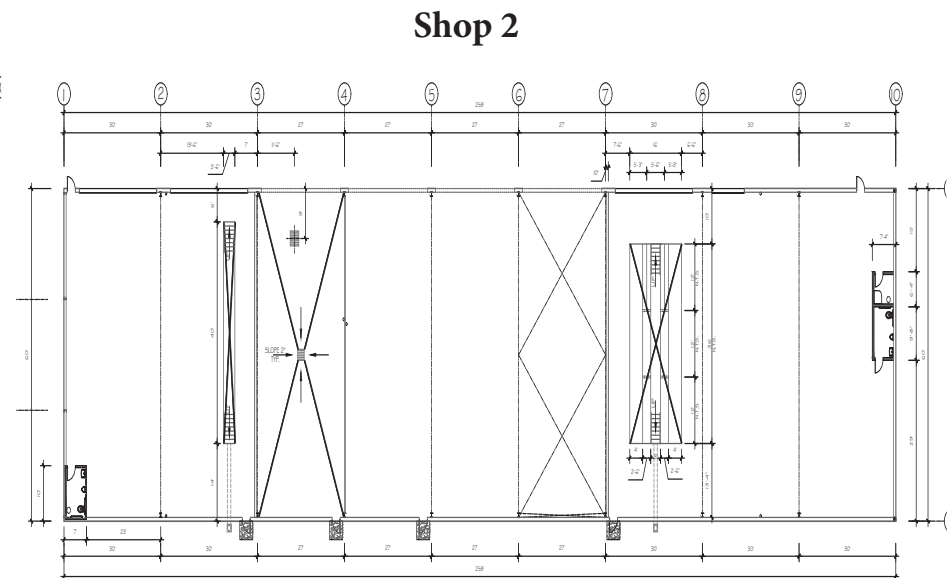
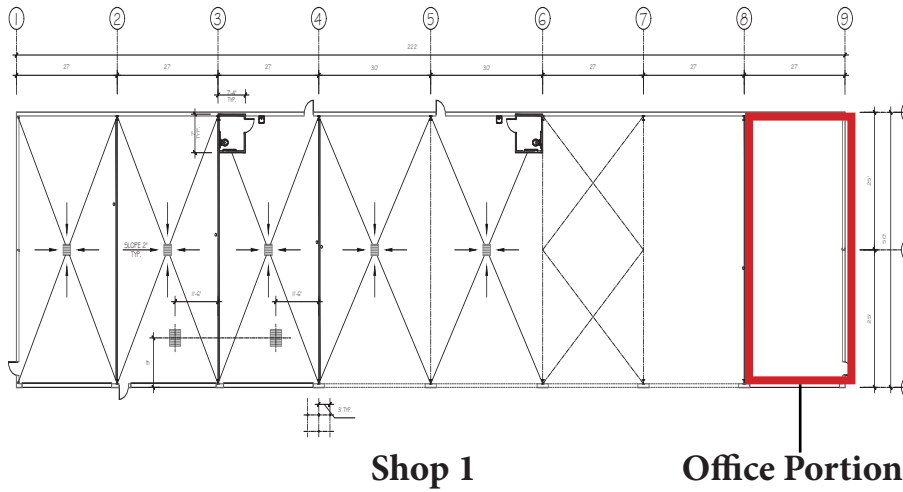


**Building B**

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## FLOOR PLANS - Shop 1 & Shop 2



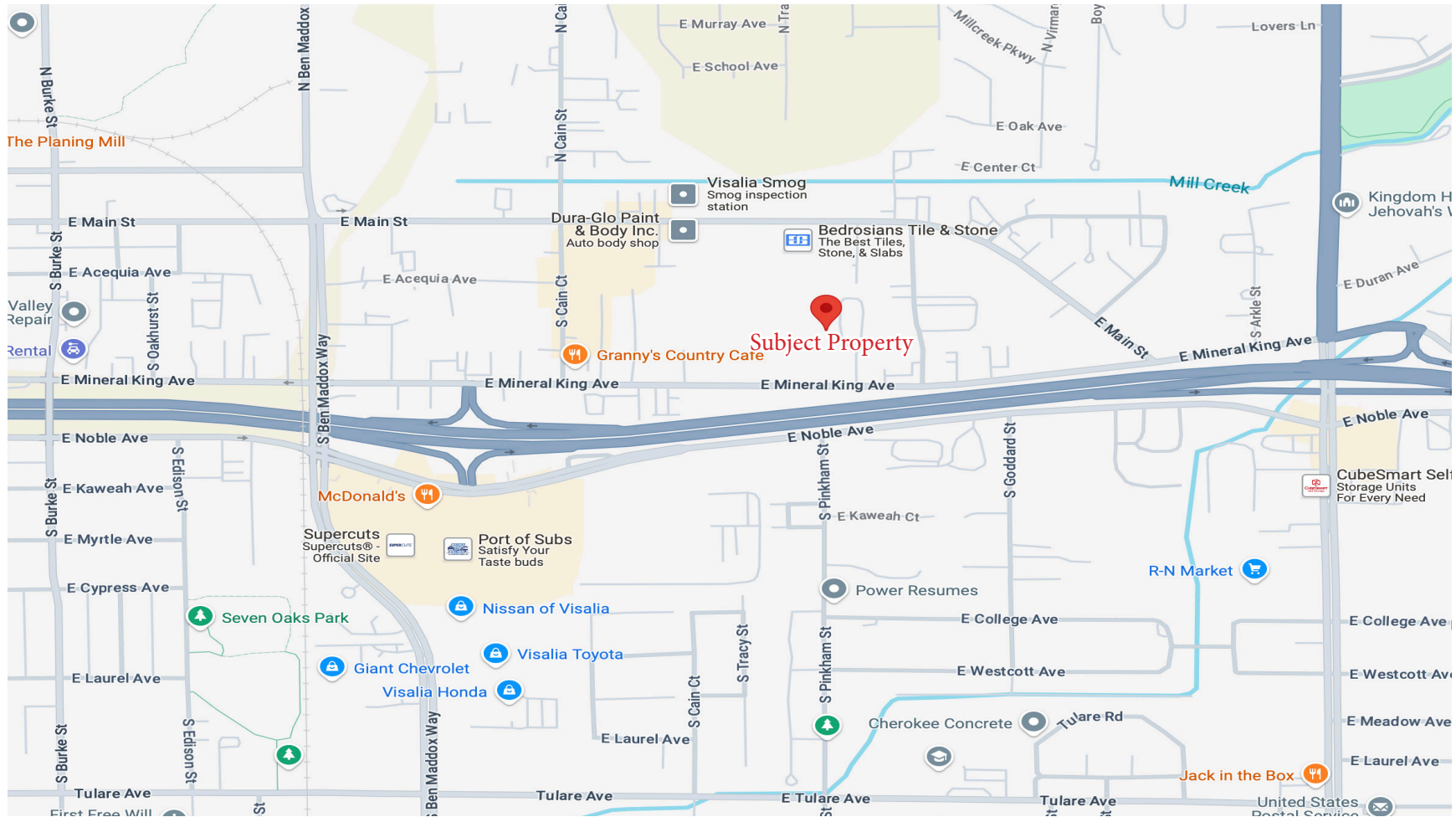


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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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