

INDUSTRIAL FOR SALE & LEASE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDINGS IN VISALIA'S INDUSTRIAL PARK



30199 Bradham Dr., Visalia, CA 93291



Progress Photo As Of August 2024

Sale Price **\$29,683,000**

Lease Rate **\$0.85 (NNN) SF/MONTH**

PROPERTY HIGHLIGHTS

- ±110,206 - ±111,875 SF of Clear Span Buildings Available in Visalia, CA
- New Construction Built To Suit w/ Estimated Q2 2024 Delivery
- High Identity Location | Easy Access | Expedient County Building Jurisdiction
- 400 Amps Of 480 Volt Phase 3 Power | LED Lighting
- Concrete Tilt Up Build To Suit w/ 38' Clear Height
- Secure Yard w/ Paved Truck Court & Truck Entry
- Skylights & ESFR Fire Sprinklers Installed Throughout
- Prime Location w/ Nearby CA-99 & CA-198 Access
- Optimal Visibility w/ ±133,238 Cars Per Day
- Close Proximity To Plaza Park & Valley Oaks Golf Course
- Unmatched Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Generators Near Highway 99 & Airport
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- ±56,666 SF to ±222,081 SF Available: Freestanding Industrial Buildings
- Currently Under Construction w/ Estimated Q3 2024 Delivery

OFFERING SUMMARY

Total Building Size:	±222,081 SF
30041 Bradham:	\$14,950,000
30078 Bradham:	\$14,733,000
Lot Size:	±12.63 Acres
Divisible By:	±113,332-115,000 SF
Year Built:	(Q3) 2024
APN:	073-090-087, 073-090-011
Submarket:	Visalia Industrial Park

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PROPERTY DESCRIPTION

±56,666 SF to 222,081 SF of brand new freestanding industrial space in progress for a Q3 2024 delivery located off Goshen Ave & HWY-99. Two buildings of ±110,206 SF and ±111,875 SF (can be divided) on ±12.63 AC with prime CA-99 exposure within the prestigious Visalia Industrial park, just 1/2 mile from the CA-99 entrance/exit. Each building includes a ±2,500 SF office space (can be expanded) and functional warehouse space offering 38' clear height, 8" thick reinforced concrete floors, and 50' x 60' column spacing. Includes (6) Dock Levelers, (4) 14' x 14' Ground Level Roll-up Doors, & Depressed Truck Dock with (12) 9' x 10' Roll-up Doors each. Conveniently located between HWY-99 and HWY-198. Excellent existing access from Goshen Ave and Plaza Dr, roads have adequate capacity, is within holding capacity, conforms to policies, avoids traffic congestion, and is strategically positioned at the full interchange with both north and south bound loop on and off-ramps of HWY-99, which carry approximately ±133,238 cars per day. Existing ramps disperse traffic near the subject property.

LOCATION DESCRIPTION

This site is situated minutes from Downtown Visalia and less than 3-miles from the CA-99 Freeway. Strategically located off the interchange of CA State Highway 198 & Plaza Drive in Visalia, CA. The buildings are located between Camp Drive and Goshen Ave off Goshen Ave in Visalia's industrial park. The parcels sit North of HWY-198, South of Goshen Ave, East of HWY-99 and West of Rd 68. Nearby national tenants include Starbucks, Burger King, Jack in the Box, Subway, Quiznos, Wendy's, Buzz's Drive In, Ace Hardware, Moo Brew Coffee, Tarascos, Mahogany's, Cafe California, Lady's Chicken & Rice, & many others!



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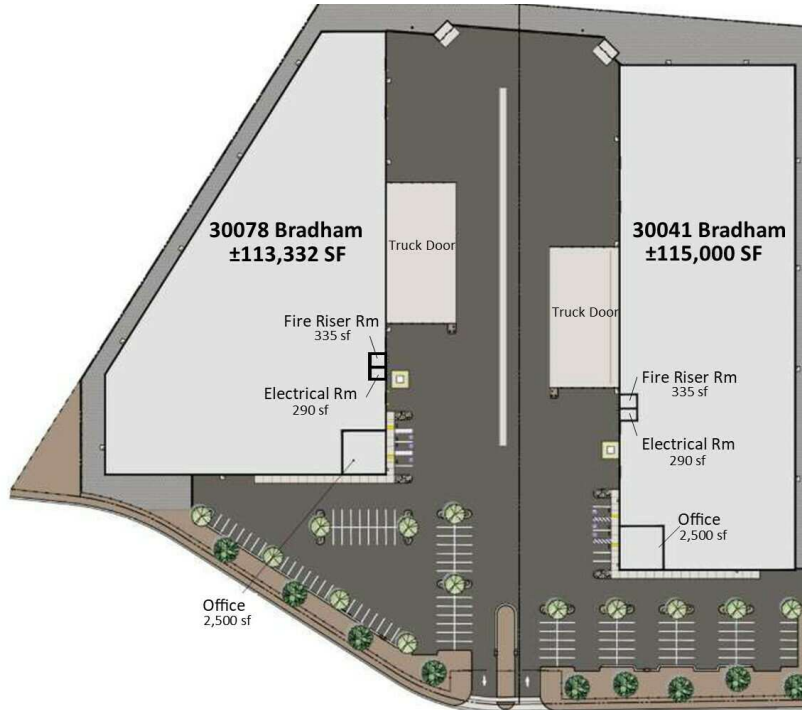
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AVAILABLE SPACES

SUITE	SIZE (SF)	NNN'S:	LEASE RATE
30041 Bradham	115,000 SF	\$0.15/SF NNN	\$0.85 SF/month
30078 Bradham	113,332 SF	\$0.15/SF NNN	\$0.85 SF/month

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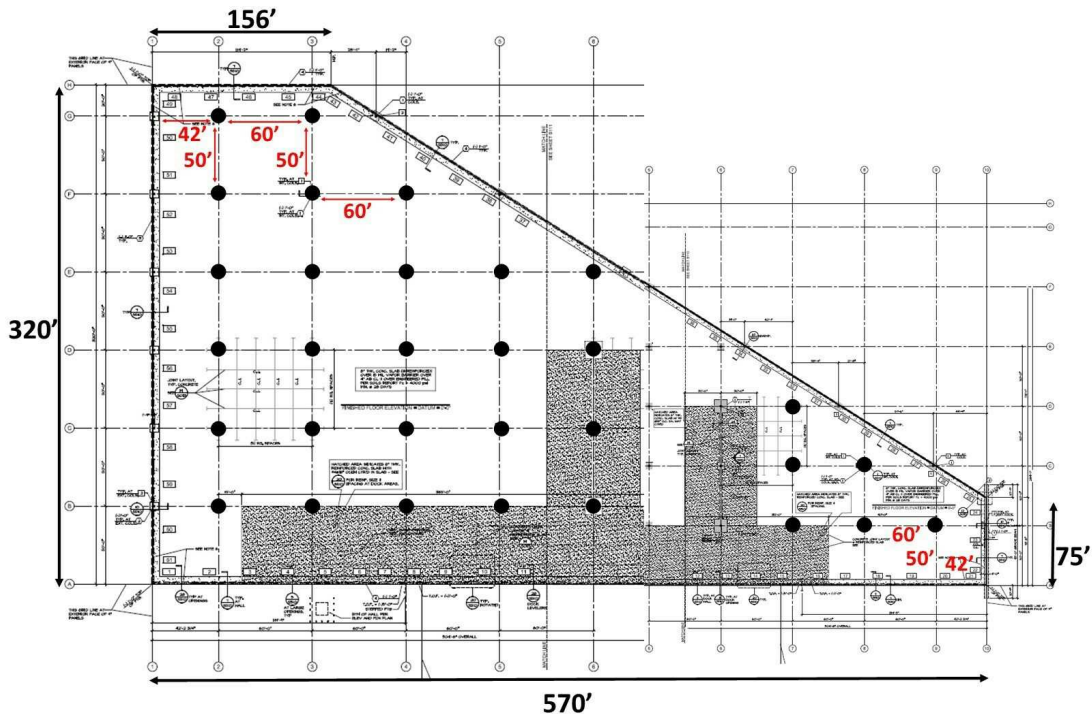
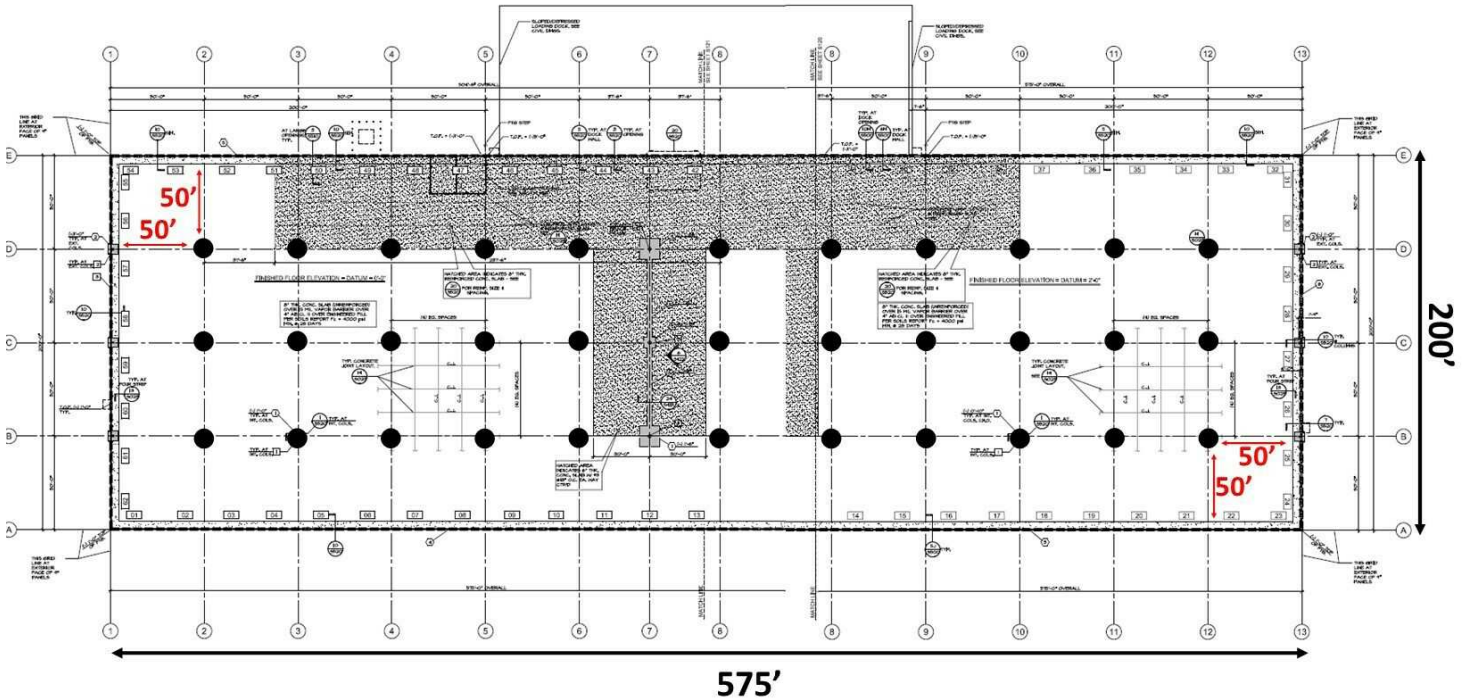
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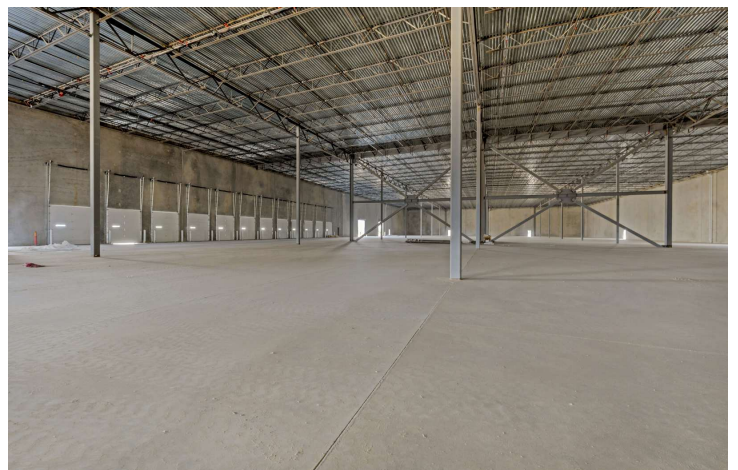
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South View



West View



North View



West View

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Nearby Hospital



Nearby Convention Center



Fox Performing Arts Center Downtown

INFORMATION ABOUT VISALIA, CA:

Downtown Visalia is the central business district of Visalia, California, United States, which is located close to the geographic center of the metropolitan area. The area features an array of public art and unique shopping opportunities. The downtown area is the hub for the city's public transport transit center.

The city's natural charm and gracious, vibrant community captivate visitors year-round with experiences highlighted by live entertainment, stunning art, rich history, and world-class restaurants.

Visalia ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in California.

Visalia's accommodations offer a variety of ways to relax while traveling for vacation or on business. Visitors can find a perfect fit as they choose from world class brands to independently owned properties. With more than 1,300+ guestrooms all within five minutes of downtown and amenities you won't find anywhere else.

DOWNTOWN VISALIA, CA OVERVIEW:

- Close to 50 Restaurants and Bars in the Downtown Visalia area to choose from!
- 133,038 Visalia Population
- Nearly 45 local shops in Downtown Visalia
- Visalia encompasses a land area of 37.26 sq. miles and a water area of 0.02 sq. miles.
- Recreation Ballpark is a minor league baseball park in Visalia, California. With only 1,888 seats (2,468 capacity with 'pasture' grass lawn), it is the smallest MLB affiliated ballpark in the United States
- Look no further for an eclectic mix of arts, culture and entertainment! Enjoy a world-class symphony orchestra in the beautifully renovated Fox Theater, take a pottery class at Arts Visalia, visit galleries and museums and go to the Taste the Arts Festival to celebrate agriculture and art! With nearly a dozen annual events that emphasize the arts.

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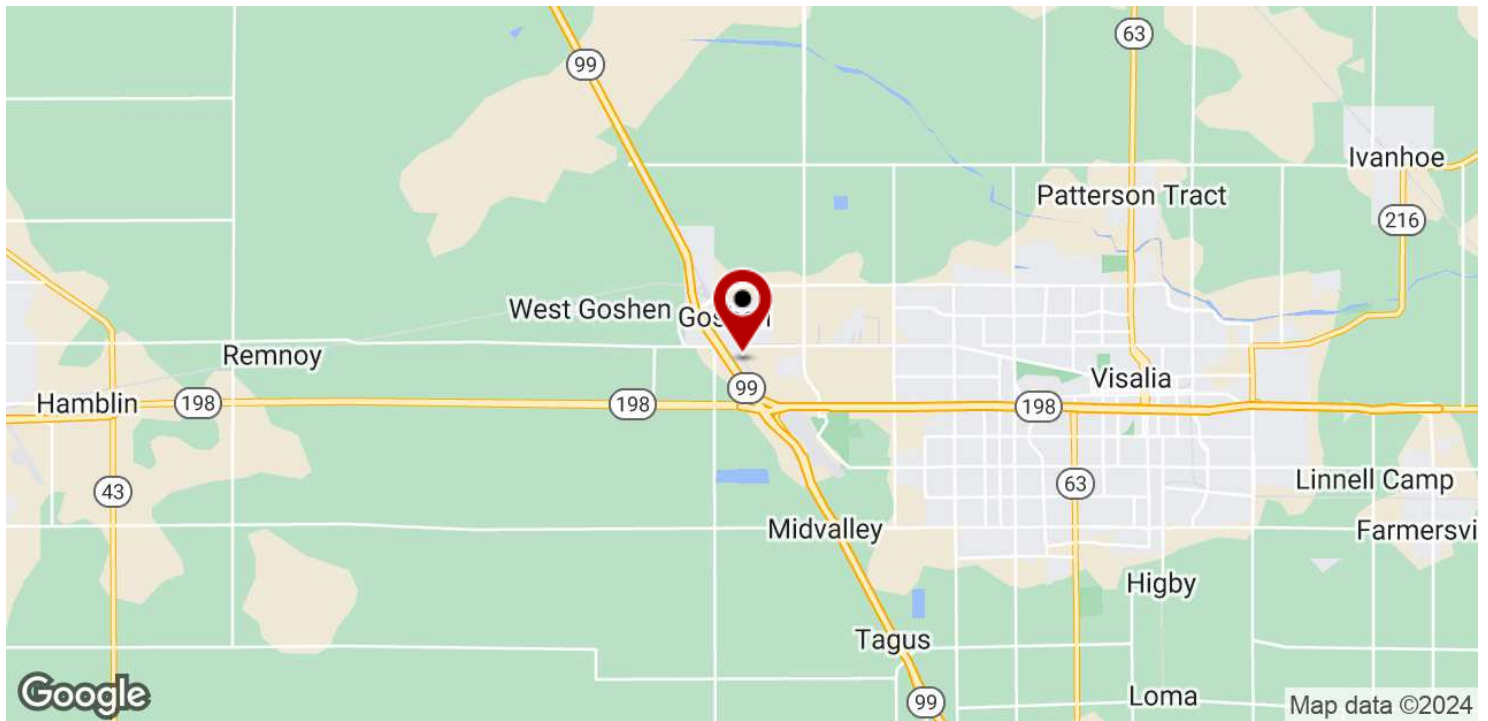
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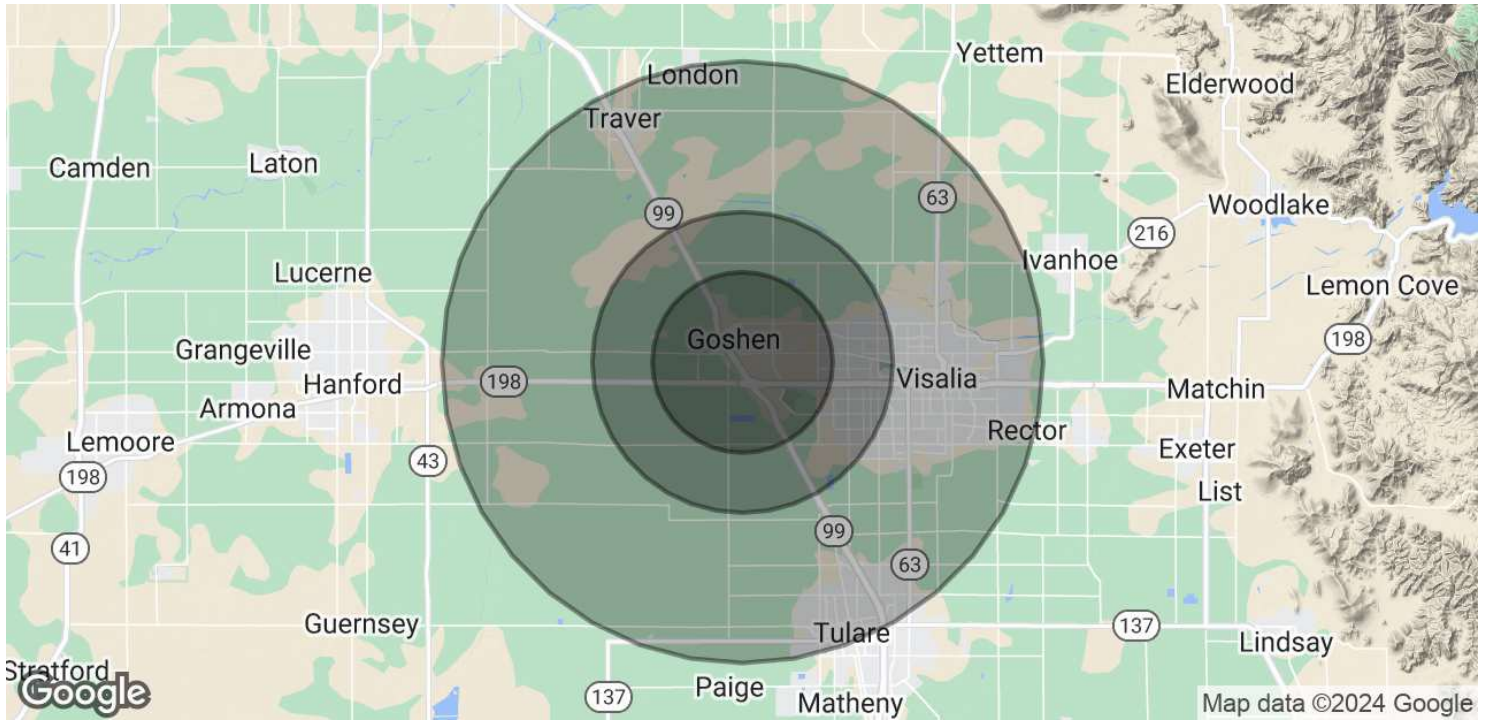
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,446	43,520	185,585
Average Age	33.0	36.6	32.6
Average Age (Male)	32.3	36.2	31.8
Average Age (Female)	33.5	37.5	33.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,266	15,859	62,422
# of Persons per HH	3.2	2.7	3.0
Average HH Income	\$92,533	\$90,875	\$77,240
Average House Value	\$308,544	\$282,145	\$241,466

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	57.6%	43.1%	54.7%

* Demographic data derived from 2020 ACS - US Census

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