



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**

Matt Graham  
Lic# 01804235  
www.mdgre.com

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

## 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.



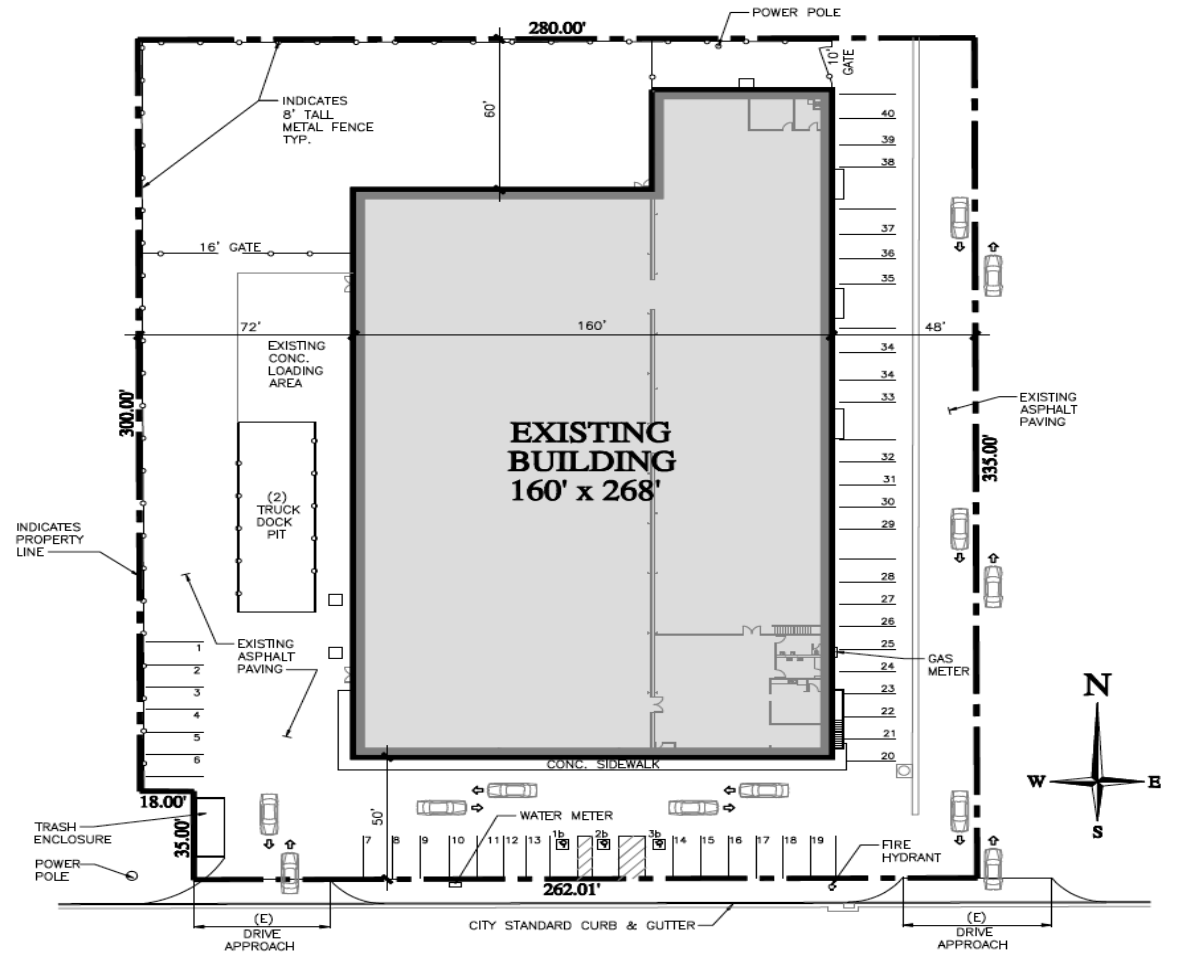
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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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



**ADDRESS:**  
 8246 WEST MINERAL KING AVENUE  
 VISALIA CALIFORNIA 93291  
 A.P.N. 081-071-041  
 ZONBD : C-S (COMMERCIAL)

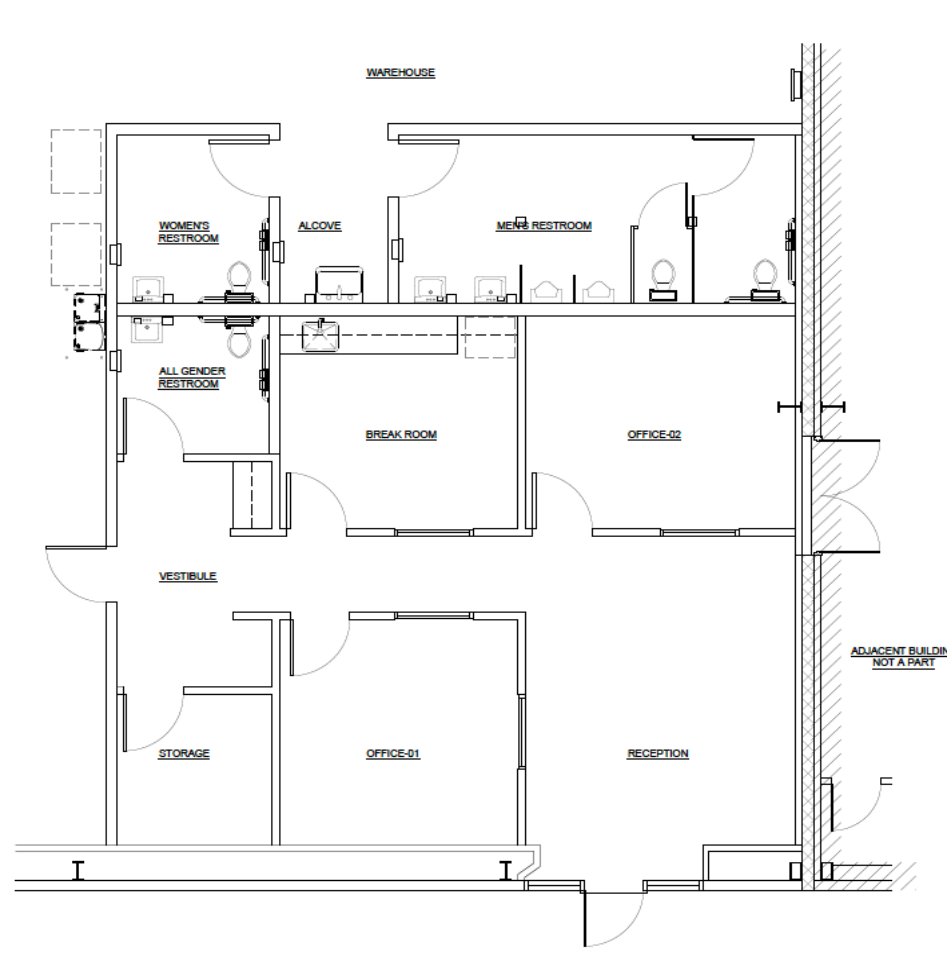
**WEST MINERAL KING AVENUE**

**EXISTING PARKING:**  
 (40) STANDARD PARKING SPACES  
 (3) A.D.A. PARKING SPACE  
**43 SPACES TOTAL**

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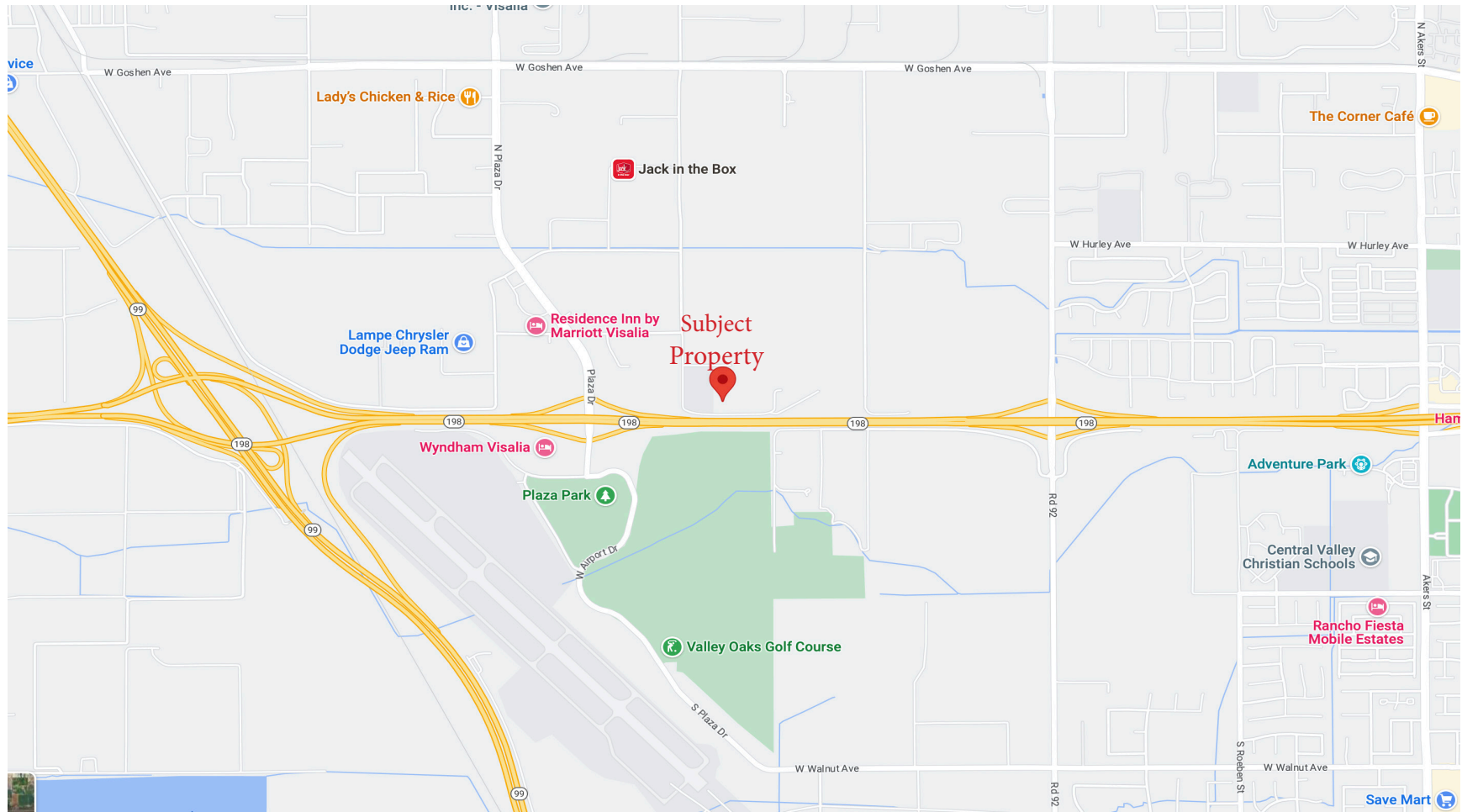


## OFFICE FLOOR PLAN



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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS

