

FOR LEASE INDUSTRIAL WAREHOUSE

744 E DOUGLAS, VISALIA, CA 93292



FOR LEASE • DOWNTOWN VISALIA • INDUSTRIAL WAREHOUSE

JESSICA BENEVENTO | ZEEB COMMERCIAL BROKER ASSOCIATE
BRE# 02033759 - 559.625.2128 x13 - jessica@zeebre.com

ZEEB

Commercial Real Estate

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LISTING HIGHLIGHTS

Warehouse located just north of downtown Visalia. Building has 3 roll-up doors, six offices, reception, large bull pen, 2 restrooms and sizeable warehouse with mezzanine. The large 1+ acre lot includes parking for 18 vehicles and fenced concreted and graveled yard space accessed by an automatic gate.

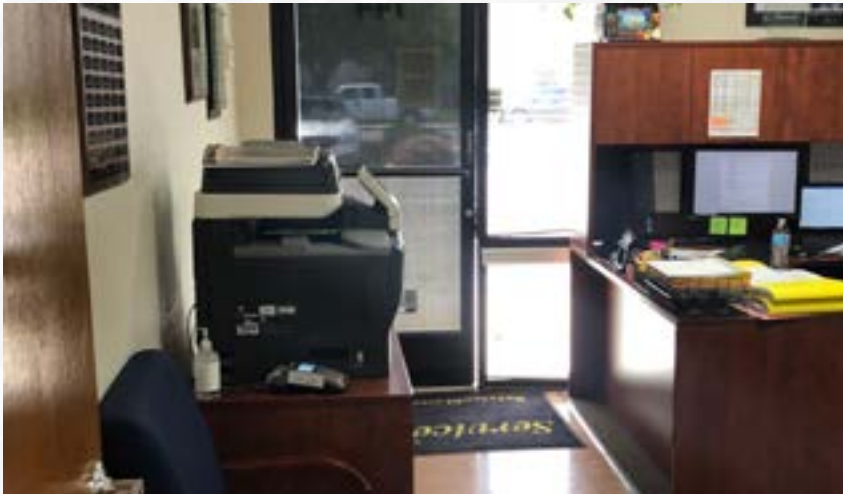
LEASE RATE	\$4,000 /Month NNN
AVAILABLE SF:	5,500 SF
BUILDING SIZE:	5,500 SF
YEAR BUILT:	1992
LAND AC:	1.076 AC
ZONING:	Service Commercial



WAREHOUSE LOCATED JUST NORTH OF DOWNTOWN VISALIA

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PROPERTY PHOTOS



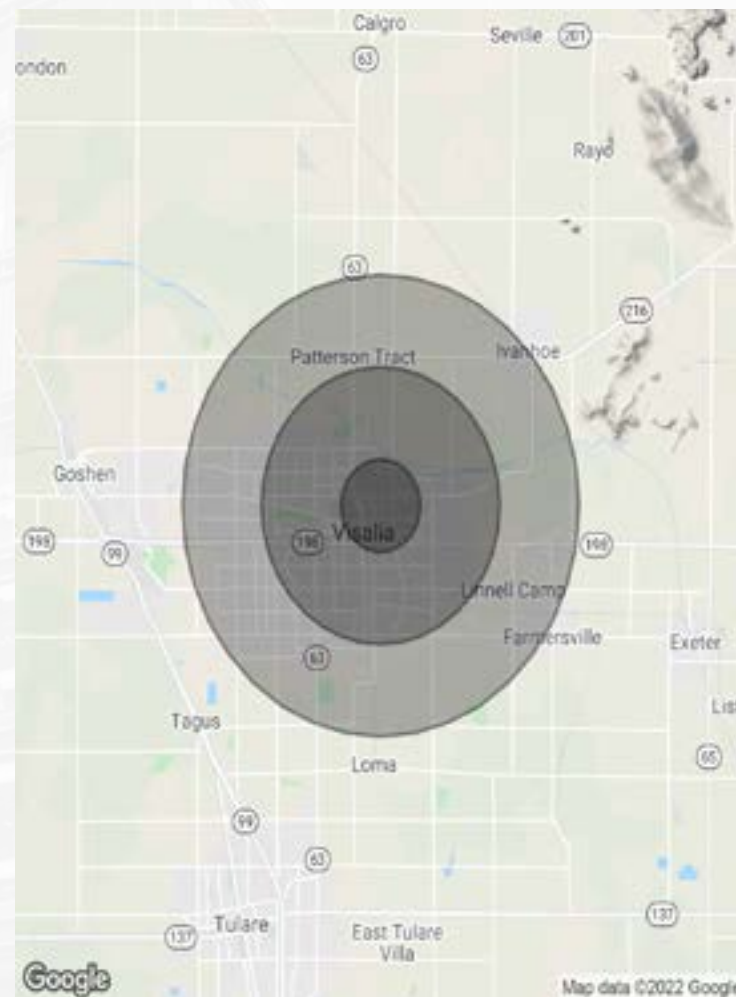
DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893



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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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