

# PROPOSED | 100,000 SF INDUSTRIAL BUILDING 50,000 SF AVAILABLE | 4 DOCKS -1 GRADE LEVEL

8028 W. SUNNYSIDE, CA 93291



**FOR LEASE • PLANNED CONSTRUCTION 2025**

**MARTY ZEEB** | ZEEB COMMERCIAL BROKER ASSOCIATE  
BRE# 00847045 - 559.625.2128 x11 - [zeeb@aol.com](mailto:zeeb@aol.com)

**ZEEB**

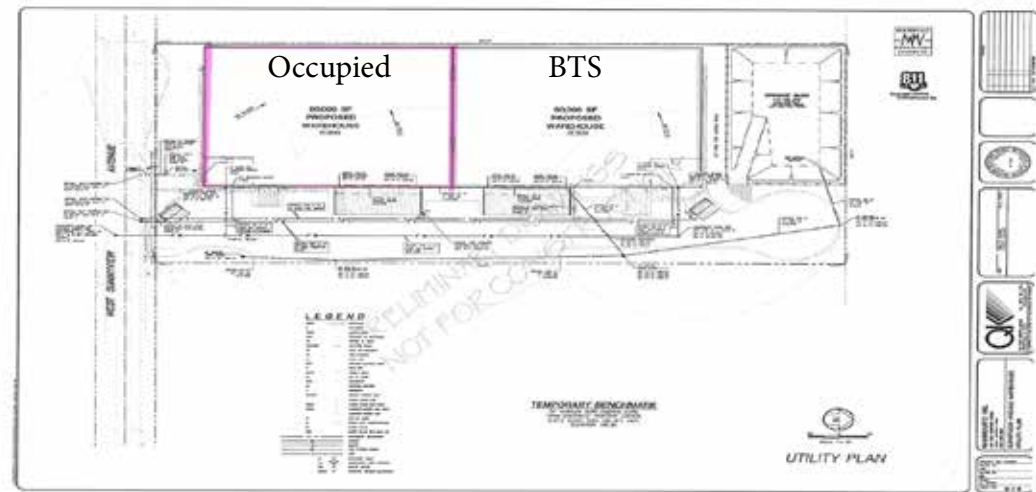
**Commercial Real Estate**

Visalia's Most Respected Commercial Real Estate Firm  
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

## LISTING HIGHLIGHTS

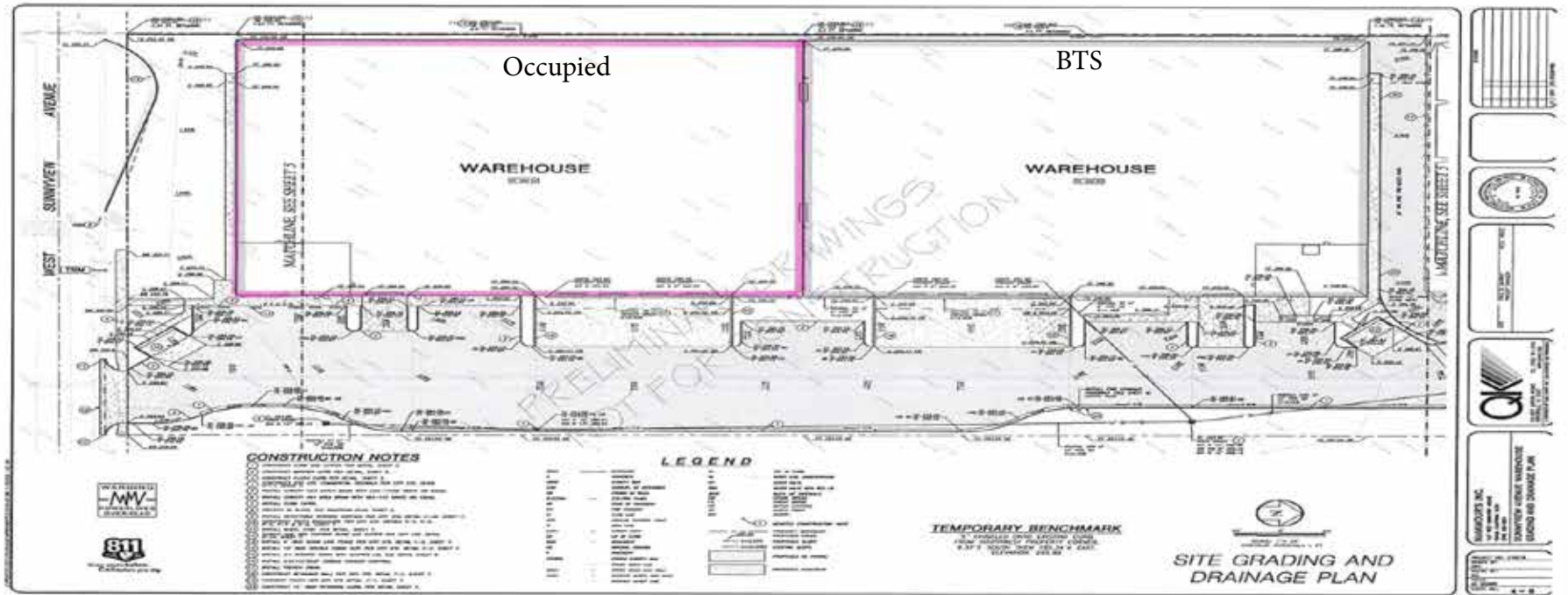
Planned Construction 2025, 100,000sf Industrial Warehouse with 50,000sf available. Space planned with 4 docks with 1 grade level. Call for details.

LEASE RATE	\$ .80 /SF NNN
AVAILABLE SF:	50,000 SF
LAND AC:	0.16 AC
TYPE:	INDUSTRIAL
SUB TYPE:	DISTRIBUTION CENTER





## SITE PLAN



## DEMOGRAPHICS

### POPULATION

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

### HOUSEHOLDS

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

