

20,000 SF - INDUSTRIAL BUILDING FOR LEASE

8 Offices, Large Bullpen, Conference Room, Lab Area

1104 N Nevada St., VISALIA, CA 93291



FOR LEASE • 20,000 SF INDUSTRIAL BUILDING

MARTY ZEEB | ZEEB COMMERCIAL BROKER
DRE# 00847045 - 559.625.2128 x11 - 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

20,000+sf warehouse building with 8 offices, large bullpen, conference room, and lab or extra work station. Special fire suppression system. Approx. 14,304sf of warehouse and approx. 5,800+ of office space. Please call to see, do not disturb Tenants.

LEASE RATE:	\$15,600 / MONTH + NNN
TYPE:	DISTRIBUTION WAREHOUSE
BUILDING SIZE:	20,000 SF
NO OF FLOORS:	1
LAND AC:	1.31 AC
ZONING:	CSO

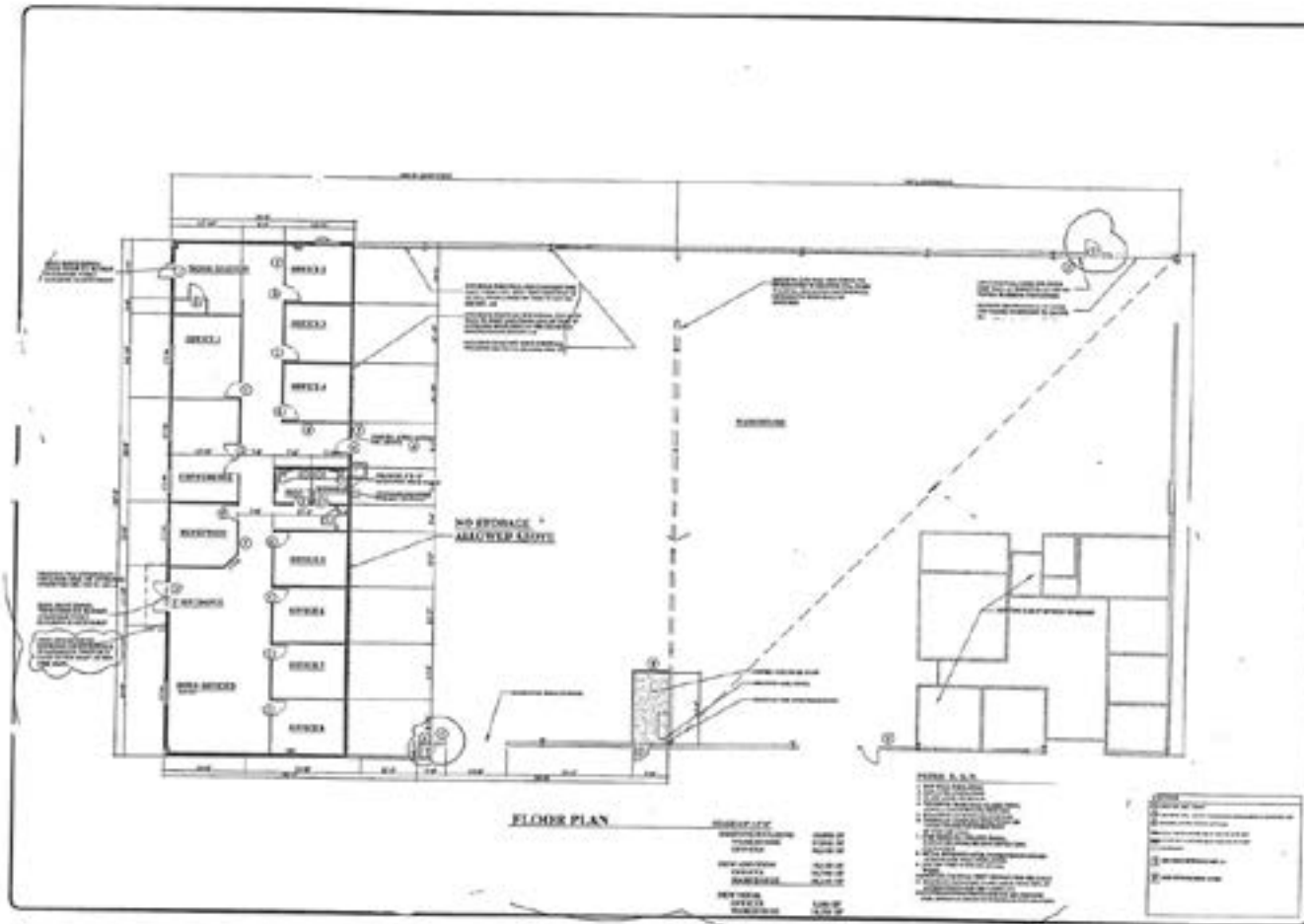


INTERIOR PICS



FOR LEASE - 20,000 SF INDUSTRIAL BUILDING

1104 N NEVADA ST., VISALIA, CA 93291



DEMOGRAPHICS

POPULATION

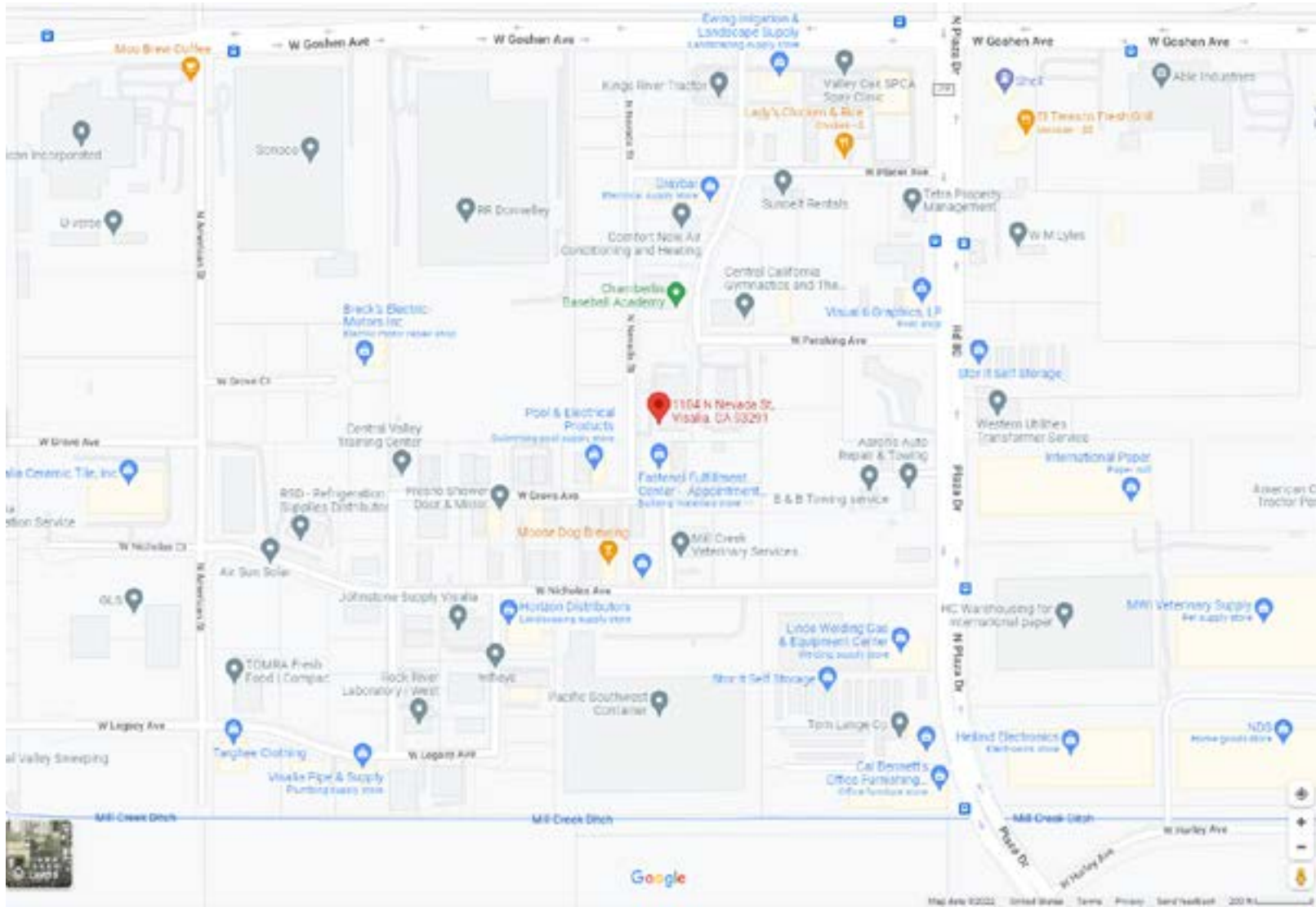
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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

FOR LEASE - 20,000 SF INDUSTRIAL BUILDING

1104 N NEVADA ST., VISALIA, CA 93291



MARTY ZEEB | ZEEB COMMERCIAL BROKER
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

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

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