

FOR LEASE | 38,00 SF INDUSTRIAL BUILDING

Tulare County's Citrus Belt - 2 Dock Level Doors and 3 Grade Level Doors

23104 Ave. 198, Strathmore, CA 93267



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Marc Griffiths | ZEEB COMMERCIAL BROKER ASSOCIATE
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132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

LISTING HIGHLIGHTS

Large Industrial building located in Tulare County's Citrus Belt. This building has approximately 38,000 SF of free span area with approx. 1,524 SF of office. Includes 2 dock level doors and 3 grade level doors. Former citrus packing house and most recently used by Waterman Industries. The building has plenty of power to accommodate manufacturing (3 Phase/480V/1600 AMPs).

LEASE RATE:	\$11,400 /MONTH
AVAILABLE SF:	38,000 SF
ZONING:	Commercial Mixed Use
YEAR BUILT:	1992



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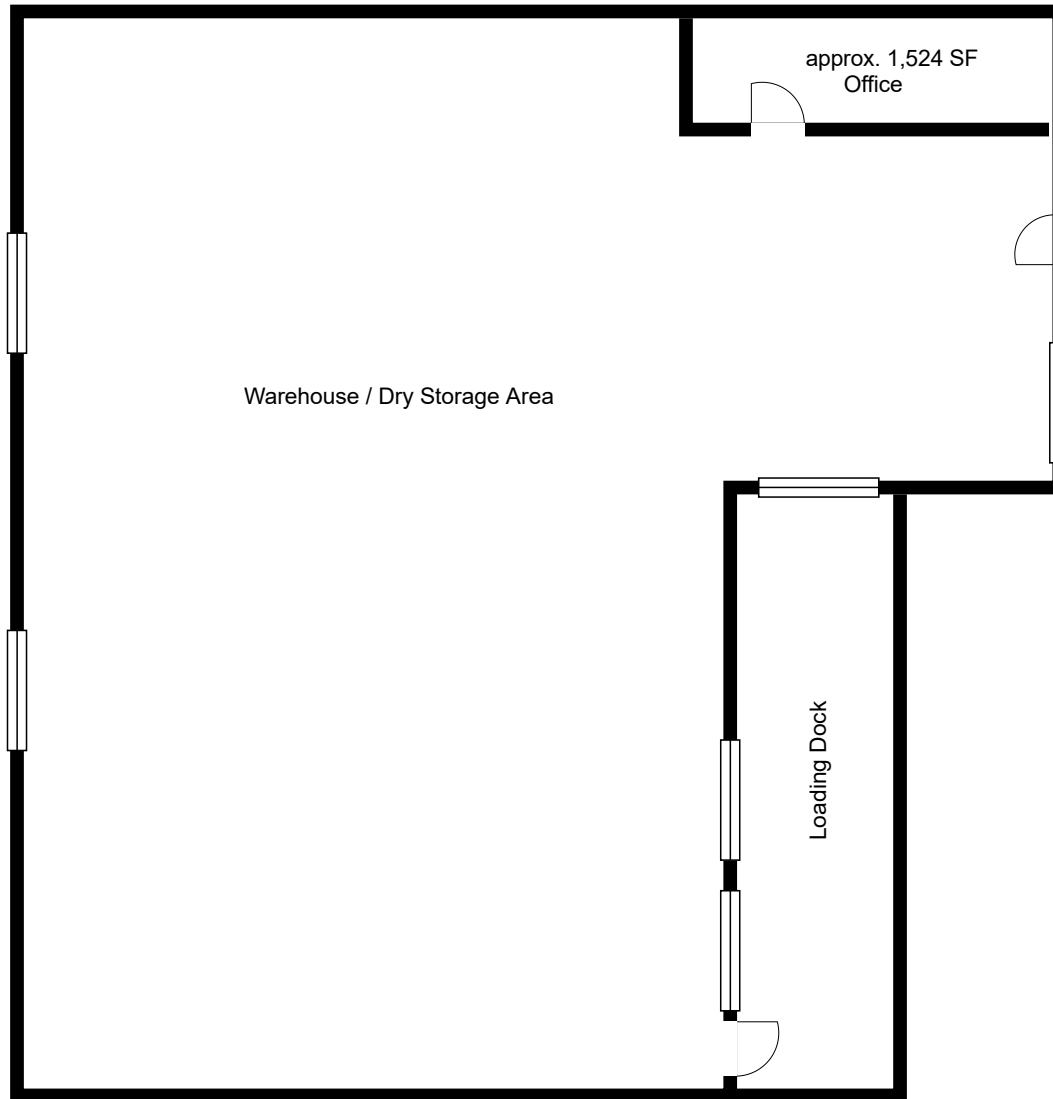
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FLOOR PLAN



*Floor Plan is not to scale

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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