

FOR LEASE | 3,500 SF | Hwy 198 Visibility

3 Rollup Doors, Reception Area, 1 Private Office and 2 Restrooms

16385 Ave. 296, VISALIA, CA 93292



FOR LEASE • 3,500 SF INDUSTRIAL BUILDING

MARC GRIFFITHS | ZEEB COMMERCIAL BROKER ASSOCIATE
BRE# 01434697 - 559.625.2128 x12 - marc@zeebre.com

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132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

LISTING HIGHLIGHTS

Hwy 198 Visibility! Small warehouse with office and large yard located at Hwy 198 and Farmersville Blvd. westbound off-ramp. Located within Tulare County. The building includes 3 rollup doors, reception area, 1 private office and 2 restrooms.

LEASE PRICE:	\$4,000 / MONTH
AVAILABLE SF:	3,500 SF
BUILDING SIZE:	10,300 SF
LAND AC:	1.7AC
ZONING:	C-3, SC, SR



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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