

FOR LEASE • 7,865 SF • Visalia's Industrial Park

2 Private Offices, Bull Pen, Conference Room & Break Area

1217 N. Century Street VISALIA, CA 93291



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MARC GRIFFITHS | ZEEB COMMERCIAL BROKER ASSOCIATE
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ZEEB

Commercial Real Estate

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

LISTING HIGHLIGHTS

Very nice industrial building located in Visalia's Industrial Park. Modern office area with reception, 2 private offices, bull pen, conference room and break area. Great access to and from Hwy 198 and Hwy 99. Newer construction with large yard area with 3 gates.

LEASE RATE: \$1/SF/NNN

AVAILABLE SF: 7,865 SF

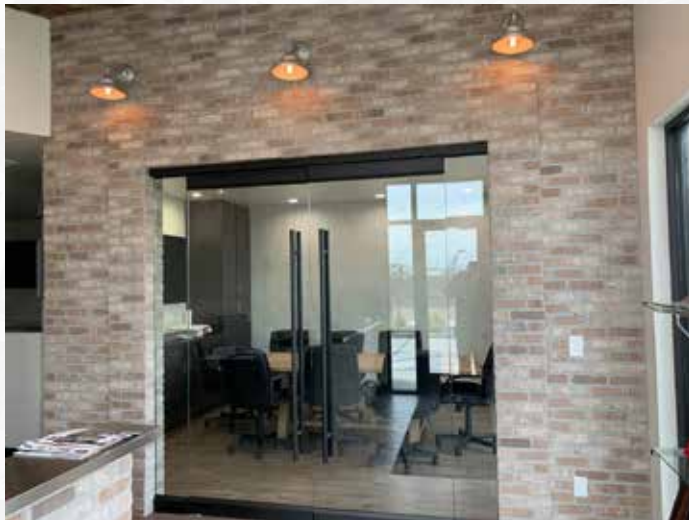
ZONING: I (Industrial)

YEAR BUILT: 2018

LOT SIZE: 0.69



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DEMOGRAPHICS

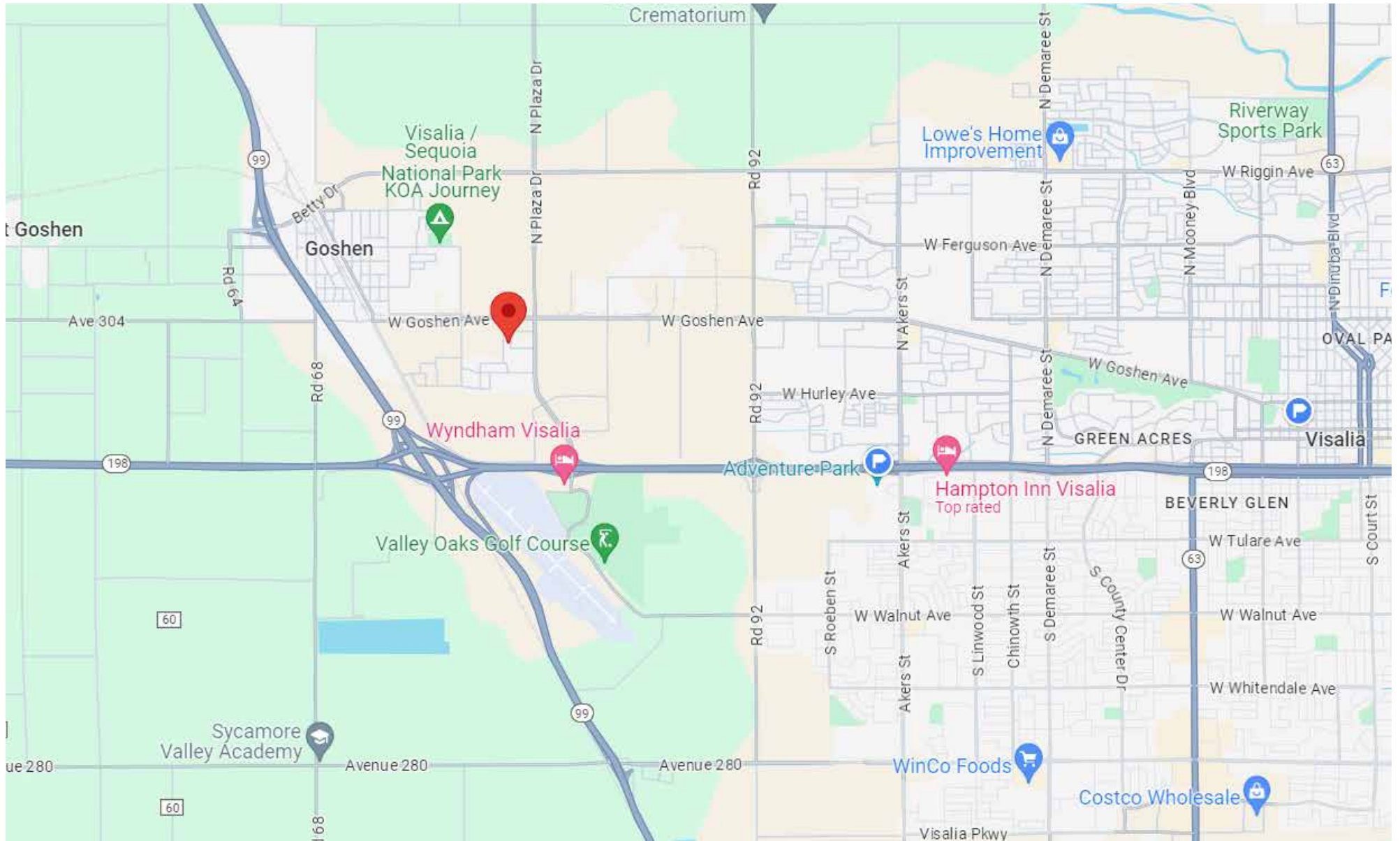
POPULATION

	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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