

AVAILABLE FOR SALE
INDUSTRIAL, 4,000±SF BUILDING, 1.04± AC

6835 AVENUE 305
VISALIA, CA



ZEEB
COMMERCIAL REAL ESTATE

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
559-625-2128
MARTY@ZEEBRE.COM
CA RE Lic. #00847045

Independently Owned and Operated | Corporate License #00020875 | zeebre.com
The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

6835 AVENUE 305
VISALIA, CA

INDUSTRIAL
4,000± SF BUILDING, 1.04± AC



HIGHLIGHTS

- Prime Location 1/2 Block From Highway 99
- Convenient Access to Highway 99 and Highway 198
- Ideal for "Last Mile" Deliveries in Tulare County
- Large Fenced and Paved Yard
- Truck and Trailer Parking
- 3 Phase Electrical
- 10 Dock High - Cross Dock Doors
- All LED Lighting

Building Size:	4,000± SF
Office Space:	480± SF
Lot Size:	1.04± Acres
Cross Streets:	Commercial Road and Effie Drive
Property Subtype:	Cross Dock Trucking Warehouse
Ceiling Height:	12'-14'
Dock High Doors:	10
Ramp:	1 Drive In
Parking:	Ample
Year Built:	1978
Zoning:	Industrial
APN:	075-250-038 (Tulare County)

\$875,000.00
ASKING PRICE

\$218.75
PER SQUARE FOOT

6835 AVENUE 305
VISALIA, CA

INDUSTRIAL
4,000± SF BUILDING, 1.04± AC





For information, please contact:

MARTIN ZEEB, SIOR
SENIOR VICE PRESIDENT
559-625-2128
marty@zeebre.com
CA RE Lic. #00847045

SITE

AVENUE 305

COMMERCIAL ROAD

W. GOSHEN AVENUE



ZEEB
COMMERCIAL REAL ESTATE

Independently Owned and Operated | Corporate License #00020875 | zeebre.com

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.