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

## **6835 AVENUE 305**

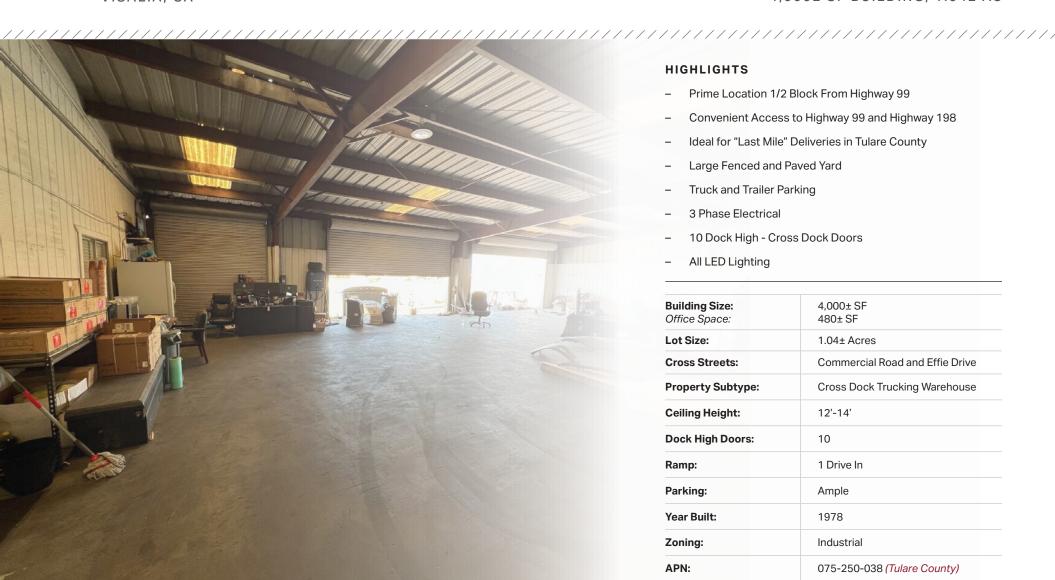
VISALIA, CA





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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: Office Space:	4,000± SF 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)

















