

5,000 SF - BUILDING w/FENCED YARD

1,750 SF Office & Work Area • 3,250 SF Shop/Warehouse

1818 E Rosevelt Ct., VISALIA, CA 93292



FOR LEASE • 5,000 SF INDUSTRIAL BUILDING

MARTY ZEEB | ZEEB COMMERCIAL BROKER
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ZEEB
Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
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LISTING HIGHLIGHTS

Approx.. 5,000sf building with approx. 12,000sf fenced yard. 1,750sf of air conditioned office & work area. 3,250sf shop/warehouse with 3 roll up doors and fenced yard with a gate for added security. Hard to find shop/office space with yard on quiet culd-de-sac. Call to see!

LEASE RATE:	\$4,000 /MONTH
TYPE:	DISTRIBUTION WAREHOUSE
BUILDING SIZE:	5,000 SF
NO OF FLOORS:	1
ZONING:	CSO



INTERIOR PHOTOS

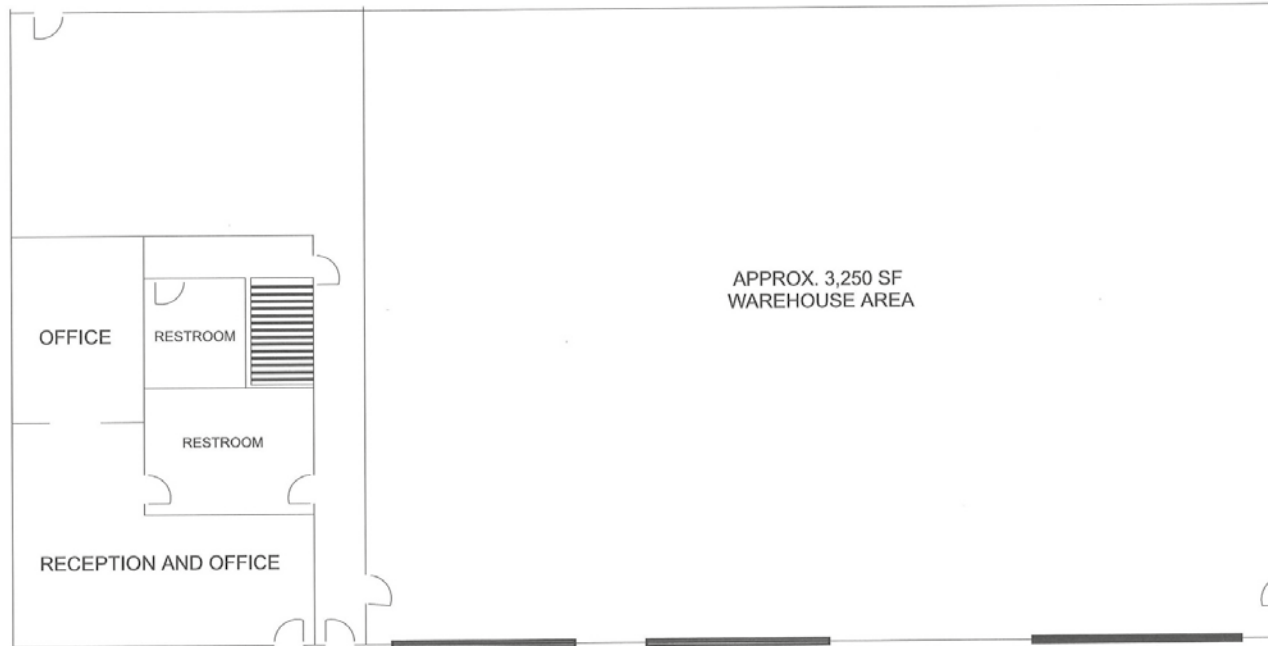


WAREHOUSE & FENCED YARD



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DEMOGRAPHICS

POPULATION

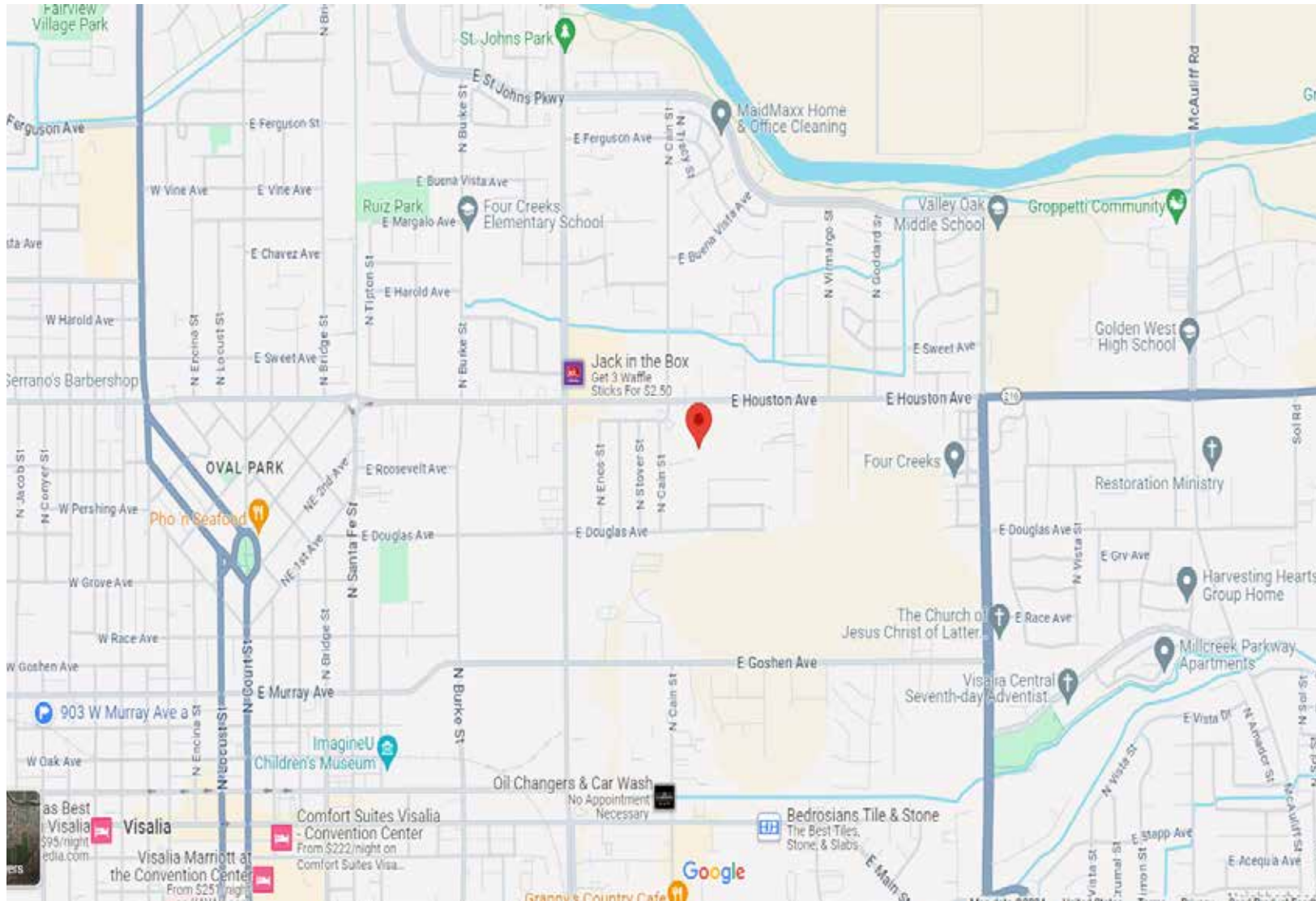
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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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