

AVAILABLE FOR LEASE
9,000 - 18,000± SF INDUSTRIAL WAREHOUSE BUILDING

SUNNYVIEW BUSINESS PARK BY FOLEY DEVELOPMENT
7405-7411 W. SUNNYVIEW AVENUE
VISALIA, CA

For information, please contact:

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

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7405 - 7411 W. SUNNYVIEW AVENUE
VISALIA, CA

SUNNYVIEW BUSINESS PARK
INDUSTRIAL WAREHOUSE BUILDING

AVAILABLE FOR LEASE 9,000 - 18,000± SF

Building Size: <i>Warehouse Space:</i> <i>Office Space:</i>	18,000± SF 17,000± SF 1,000± SF
Ceiling Height:	20-24± FT
Grade Level Doors:	2
Dock High Doors:	1
Drive in Bays:	2
Parking:	36 Stalls
Year Built:	1986
Zoning:	IH (<i>Heavy Industrial</i>)
APN:	077-200-011 (<i>Tulare County</i>)

PROPERTY DESCRIPTION

This warehouse has two roll-up doors and includes three offices and two restrooms. There is a common dock available. Convenient access to Highway 198 and Highway 99.

The space is combined with 7405-7411 W. Sunnyview Avenue for a total of 18,000± SF for \$13,140/mo.

Available now, call to see. Shown by appointment only.

LOCATION DESCRIPTION

Located in Visalia Industrial Park close to Highway 198 and the 99 freeway.



\$13,140 (\$0.73± PSF / MONTHLY)
MONTHLY

NNN
LEASE RATE

7405 - 7411 W. SUNNYVIEW AVENUE
VISALIA, CA

SUNNYVIEW BUSINESS PARK
OVERVIEW PHOTO



7405 - 7411 W. SUNNYVIEW AVENUE
VISALIA, CA

SUNNYVIEW BUSINESS PARK
BUILDING PHOTO





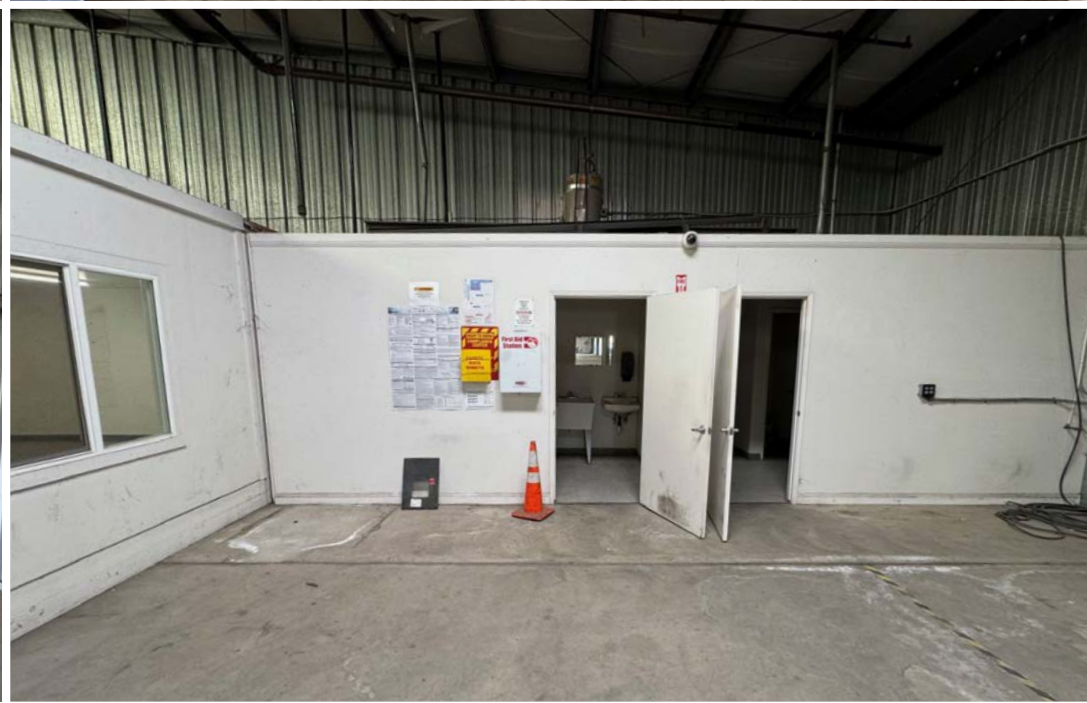
7405 - 7411 W. SUNNYVIEW AVENUE
VISALIA, CA

SUNNYVIEW BUSINESS PARK
AERIAL PHOTO



 **7405 - 7411 W. SUNNYVIEW AVENUE**
VISALIA, CA

SUNNYVIEW BUSINESS PARK
INTERIOR PHOTOS



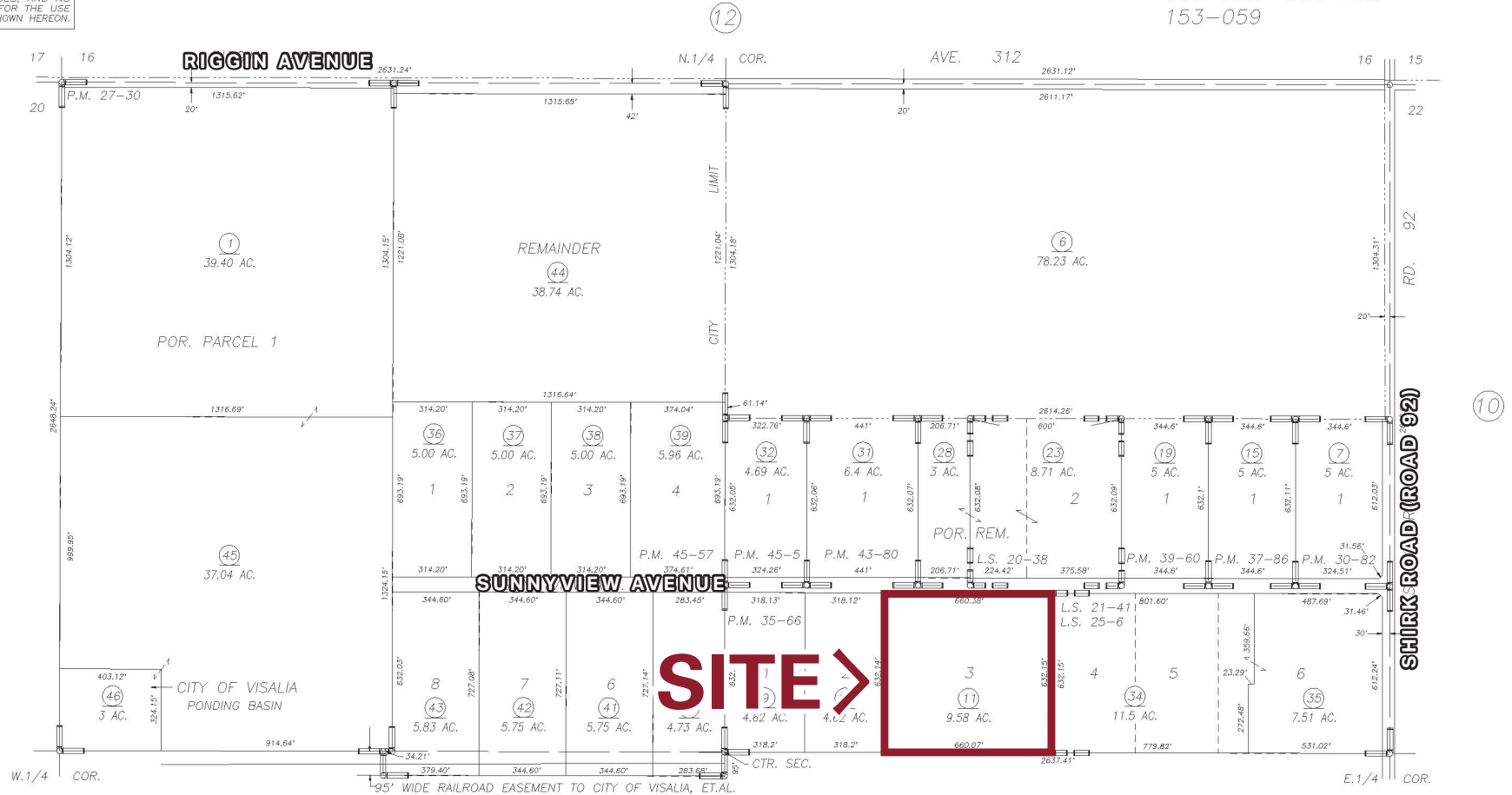
7405 - 7411 W. SUNNYVIEW AVENUE
VISALIA, CA

SUNNYVIEW BUSINESS PARK
PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES ONLY
AND THE PARCELS SHOWN HEREON MAY
NOT COMPLY WITH STATE AND LOCAL
SUBDIVISION ORDINANCES, AND NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION SHOWN HEREON.

N1/2 SEC.21, T.18S., R.24E., M.D.B.&M.

Tax Area Code 077-20
006-015 006-065
006-221 006-225
153-059



PARCEL MAP NO. 2629, P.M. 27-30
PARCEL MAP NO. 2981, P.M. 30-82
PARCEL MAP NO. 3464, P.M. 35-66
PARCEL MAP NO. 3683, P.M. 37-86
PARCEL MAP NO. 3857, P.M. 39-60
RECORD OF SURVEY, L.S. 20-38

PARCEL MAP NO. 4276, P.M. 43-80
PARCEL MAP NO. 4400, P.M. 45-5
RECORD OF SURVEY, L.S. 21-41
RECORD OF SURVEY, L.S. 25-6
PARCEL MAP NO. 4452, P.M. 45-57

VICINITY OF VISALIA
ASSESSOR'S MAPS BK.077 , PG.20
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)
Assessor's Block Numbers Shown in Ellipses

T.R.A.C. CHANGE	07/17/2006	PHN
REVISION	DATE	TECH





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