

**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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**ZEEB**  
PEARSON COMMERCIAL

**NEWMARK**  
PEARSON COMMERCIAL

**Independently Owned and Operated** | Corporate License #00020875 | [zeebre.com](http://zeebre.com) | [newmarkpearson.com](http://newmarkpearson.com)

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

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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

<b>Building Size:</b>	18,000± SF
<b>Warehouse Space:</b>	17,000± SF
<b>Office Space:</b>	1,000± SF
<b>Ceiling Height:</b>	20-24± FT
<b>Grade Level Doors:</b>	2
<b>Dock High Doors:</b>	1
<b>Drive in Bays:</b>	2
<b>Parking:</b>	36 Stalls
<b>Year Built:</b>	1986
<b>Zoning:</b>	IH ( <i>Heavy Industrial</i> )
<b>APN:</b>	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 \$14,040/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.



**\$14,040** (\$0.78± PSF / MONTHLY)  
MONTHLY

**Modified Net**  
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



SUNNYVIEW AVENUE

7405 W. SUNNYVIEW AVE.  
9,000± SF

7411 W. SUNNYVIEW AVE.  
9,000± SF



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

**SUNNYVIEW BUSINESS PARK**  
AERIAL PHOTO



**18,000± SF**

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

**SUNNYVIEW BUSINESS PARK**  
INTERIOR PHOTOS



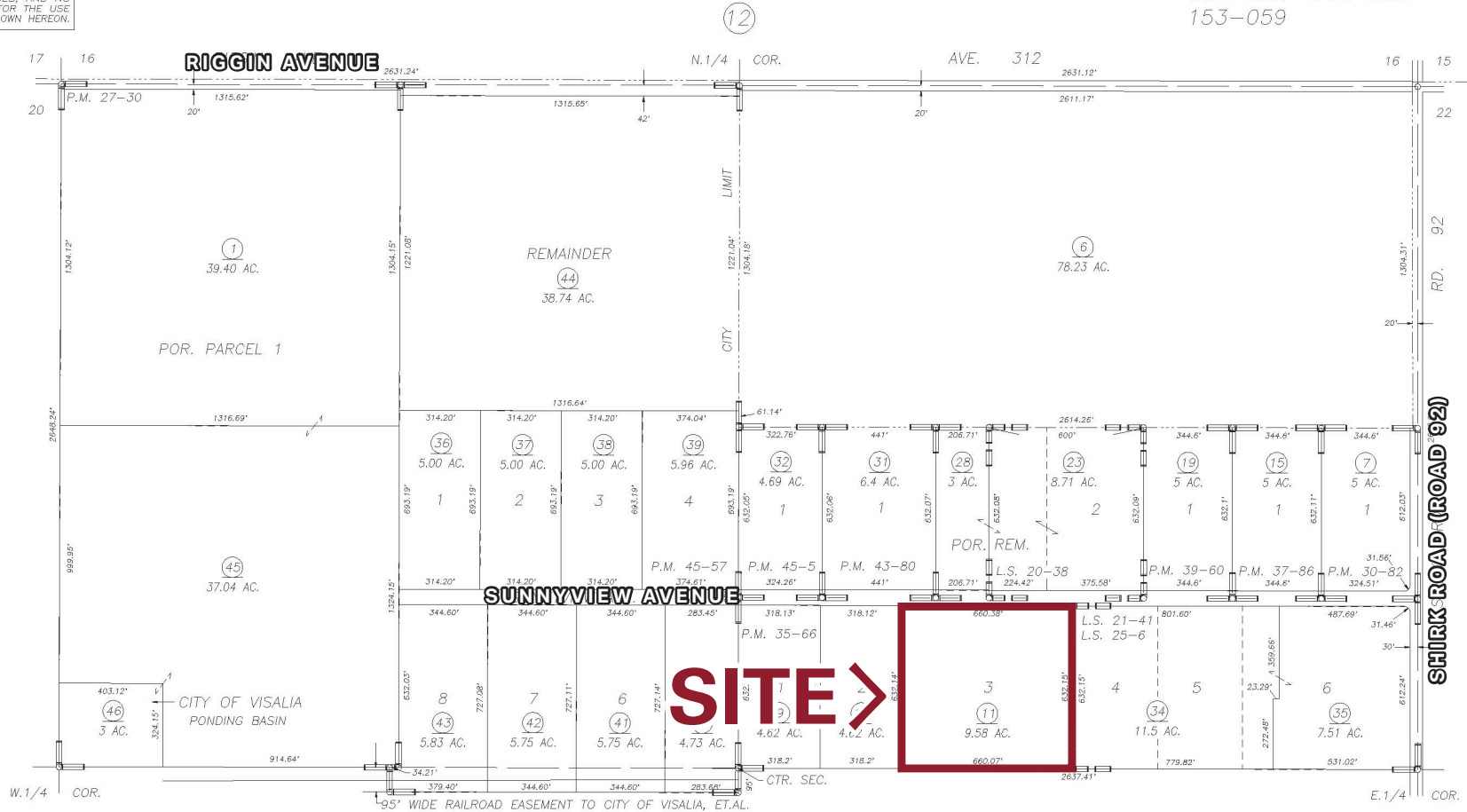
**7405 - 7411 W. SUNNYVIEW AVENUE**  
**VISALIA, CA**

**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  
 Assessor's Block Numbers Shown in Elipses

1 123

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





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