

AVAILABLE FOR LEASE
53,520± SF INDUSTRIAL BUILDING

30158 ROAD 68
VISALIA, CA



For information, please contact:

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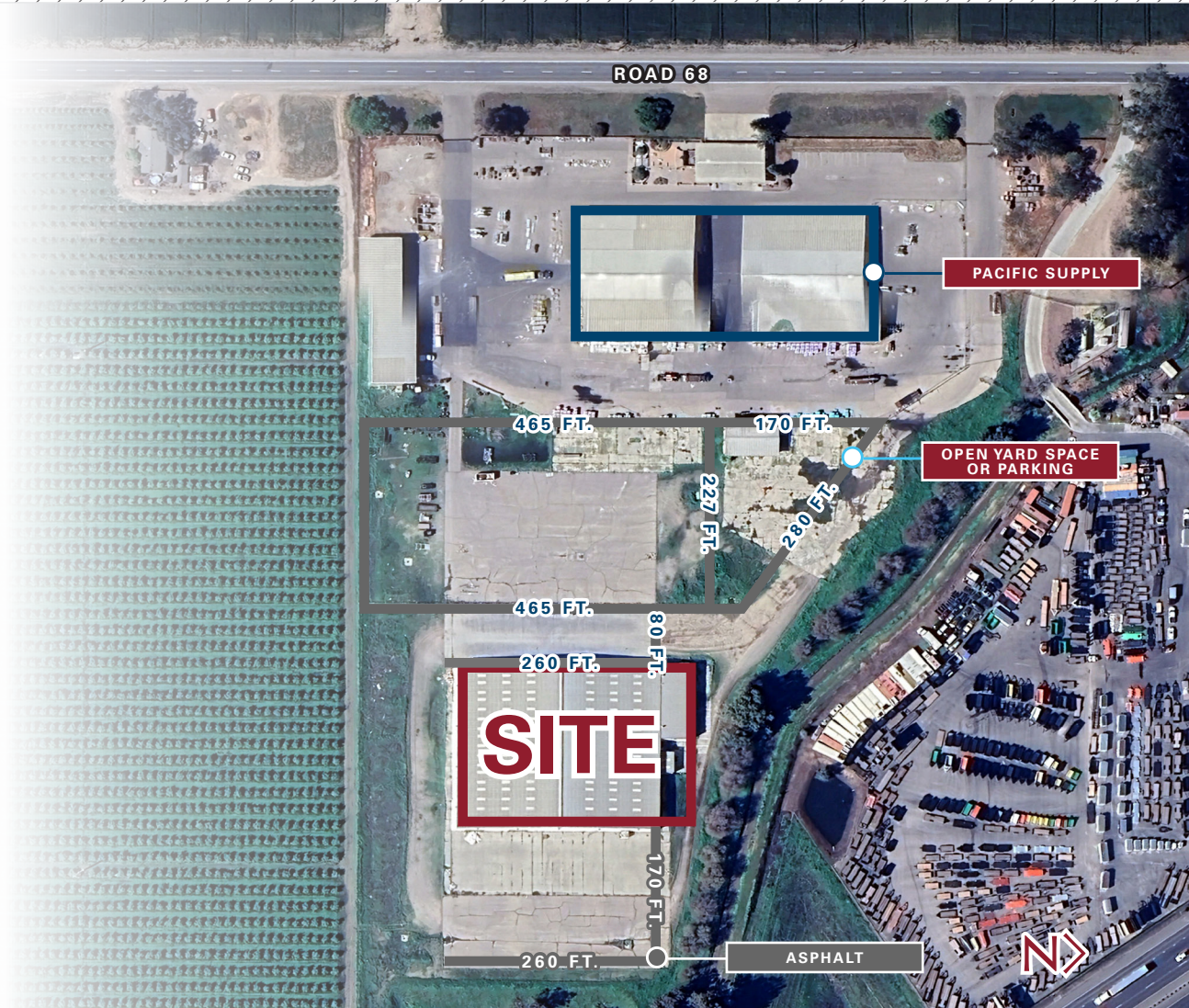
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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300
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PROPERTY
INFORMATION

Building Size: <i>Warehouse Space:</i> <i>Office Space:</i>	53,520± SF 50,000± SF 3,520± SF
Lot Size:	5.60± acres
Tenancy:	Single <i>Available September 1, 2024</i>
Occupancy:	100%
Property Subtype:	Warehouse/Distribution
Add'l. Property Subtype:	Manufacturing
Ceiling Height:	24'
Grade Level Doors:	6 (24' X 18')
Drive in Bays:	6
Sprinklers:	ESFR
Power:	800 Amp, 240/480 Volt 3 phase
Parking:	Open
Zoning:	M-1 (<i>Light Manufacturing</i>)
APN:	073-090-071 (<i>Tulare County</i>)



\$0.55 PSF/Monthly
LEASE RATE

NNN
LEASE TYPE

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PROPERTY
FEATURES



PROPERTY DESCRIPTION

53,520± square feet of building with 50,000± square feet of warehouse, 3,520± square feet of finished office, 3,520± square feet of unfinished mezzanine office, and 5.60± acres of fenced yard.



HIGHLIGHTS

- Large High Ceiling Warehouse
- Existing and Full Build-Out
- Ample Power for Manufacturing
- Fenced Secured Large Yard
- High Profile Building Adjacent to Highway 99

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AREA
DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
POPULATION	2028 Projection	3,480	6,806	40,216
	2023 Estimate	3,234	6,334	38,273
	Growth 2023-2028	7.60%	7.45%	5.08%
	Growth 2020-2023	8.83%	-26.36%	-1.90%
	Growth 2010-2020	68.41%	91.71%	26.39%
HOUSEHOLD	2028 Projection	872	1,757	13,294
	2023 Estimate	817	1,648	12,722
	Growth 2023-2028	6.75%	6.60%	4.50%
	Growth 2020-2023	5.71%	-33.82%	-2.33%
	Growth 2010-2020	41.43%	51.41%	17.86%
	2023 Est. Average HH Income	\$93,425	\$94,754	\$117,638

Source: Claritas 2024



TRAFFIC COUNTS
(Within a One Mile Radius)

3,701± ADT

Avenue 304 at Road 68
(North, South, East, Westbound)

Source: Kalibrate TrafficMetrix 2024



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