

AVAILABLE FOR LEASE
4,500± SF INDUSTRIAL SHOP

1441 E. MINERAL KING AVENUE
VISALIA, CA

For information, please contact:

JOHN AKERS
SENIOR SALES ASSOCIATE
t 559-625-2128
john@zeebre.com
CA RE Lic. #00871521

ZEEB
PEARSON COMMERCIAL

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

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

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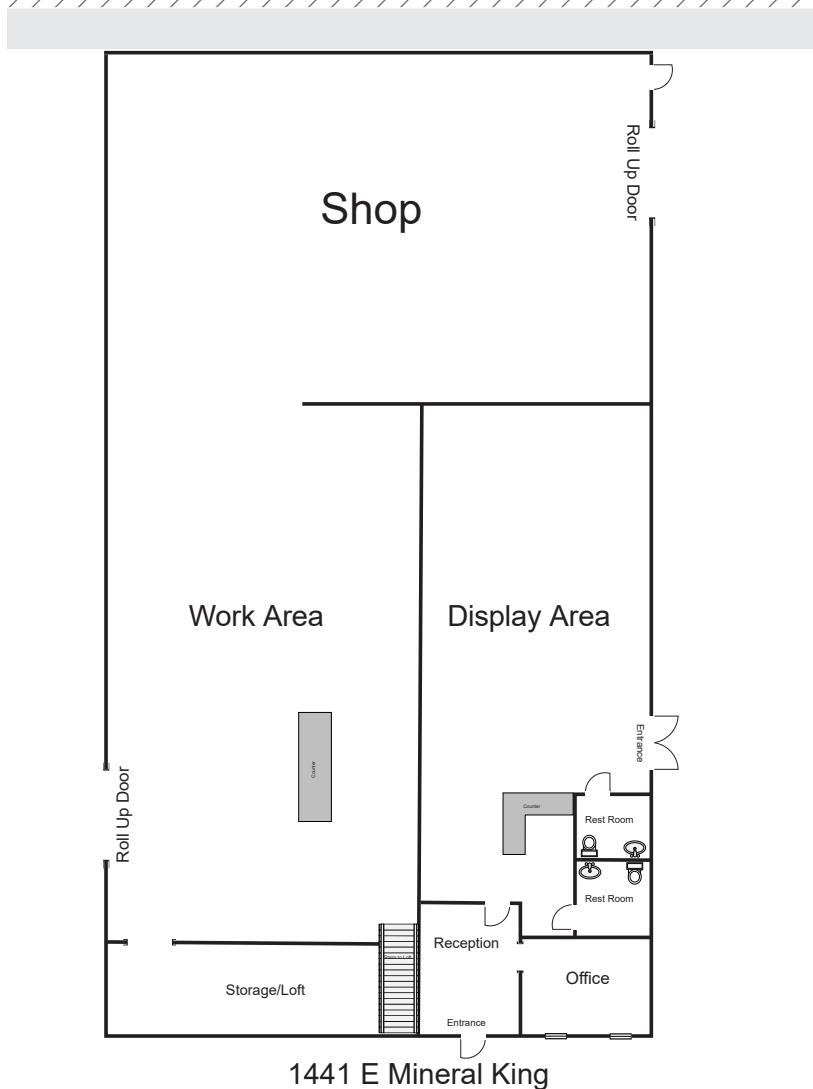
PROPERTY DESCRIPTION

If you want visibility for your business, this is the location for you. Visible from all four sides and next to a Highway 198 on-ramp and off-ramp. This property has a large showroom and a shop area. Two roll-up doors, office, two restrooms, abundant fenced storage area, and 3 phase electrical. *Call to see, by appointment only.*

| | |
|----------------|--------------------------------------|
| Building Size: | 4,500± SF |
| Roll-Up Doors: | 2 |
| Year Built: | 1978 |
| Zoning: | C-S (<i>Commercial Service</i>) |
| APN: | 100-030-021 (<i>Tulare County</i>) |

HIGHLIGHTS

- Office
- Showroom
- Two Restrooms
- Large Shop
- Two Roll-Up Doors
- Three Phase Electrical
- Fenced Storage Area



\$1.00 (PER SF)
LEASE RATE

MODIFIED GROSS
LEASE TYPE

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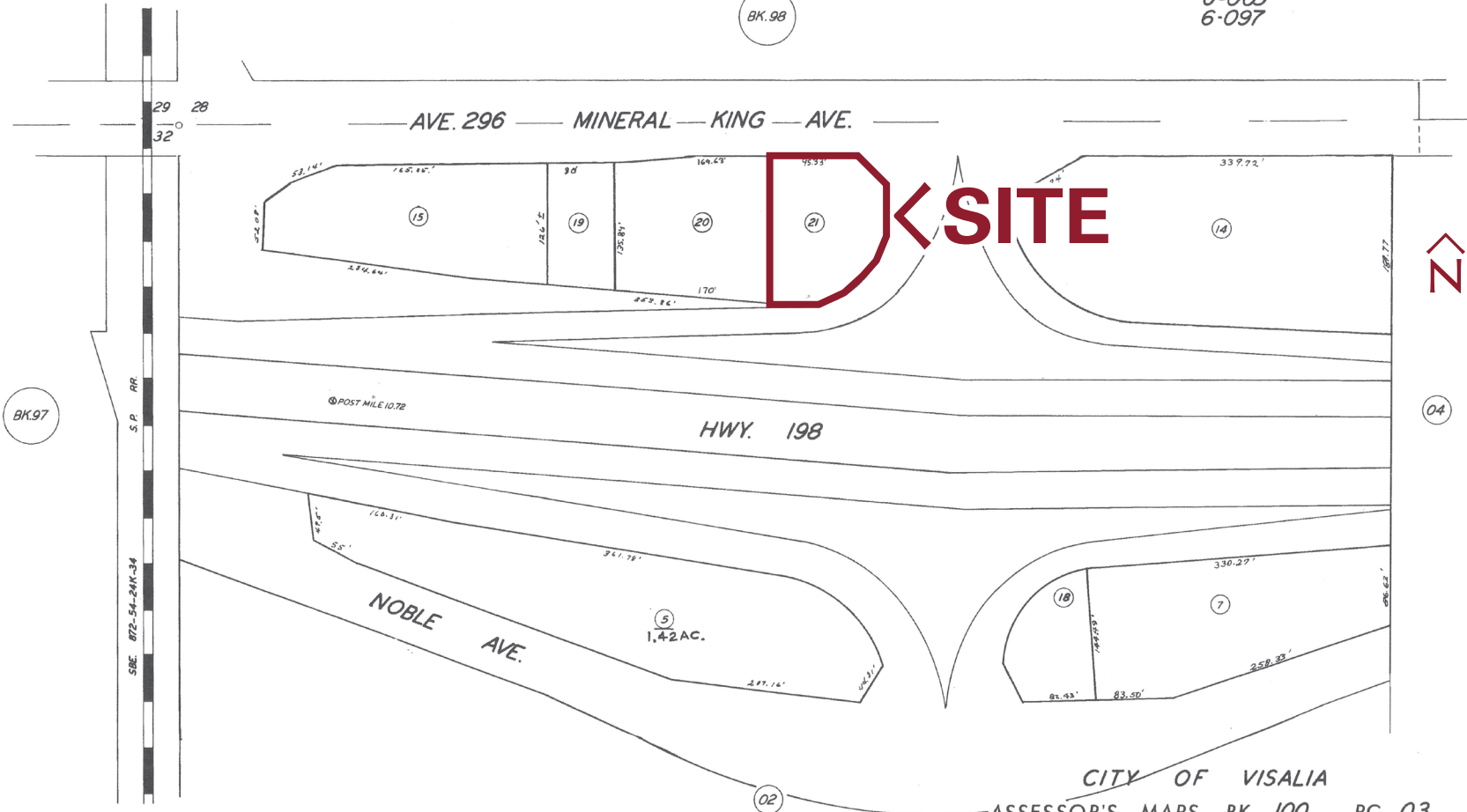
PARCEL
MAP

POR. OF NW 1/4 OF NW 1/4 SEC. 33, T.18S., R.25E., M.D.B. & M.

TAX CODE AREA **100-03**

6-003
6-097

BK. 98



CITY OF VISALIA
ASSESSOR'S MAPS BK. 100, PG. 03
COUNTY OF TULARE, CALIF.



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