

INDUSTRIAL FOR SALE/LEASE

LIKE-NEW FREESTANDING ±42,000 SF INDUSTRIAL BUILDING

1343 S Main St, Porterville, CA 93257



OFFERING SUMMARY

BUILDING PRICE:	\$2,250,000 (\$53/SF)
3 LAND PARCELS PRICE:	\$450,000 (\$2.42/SF)
COMBINED SALE PRICE:	\$2,700,000
LEASE RATE:	\$0.39/SF/Month (NNN)
LOT SIZE:	6.55 Acres
BUILDING SIZE:	42,000 SF
ZONING:	IL - Light Industrial
APN:	510-050-22
POWER:	1,000 Amps, 3-Phase
DOCK:	Yes; 1 Rear Truck Well
GROUND LEVEL DOORS:	(6) @ 12' x 14'
CLEAR HEIGHT:	23' Under Eave
SUBMARKET:	NW Industrial

PROPERTY HIGHLIGHTS

- For Sale | For Lease | Seller-Carry | Lease w/ Option
- ±42,000 SF Freestanding Building On ±2.28 Acres
- Additional ±4.27 Acres (±186,113 SF) Of Adjacent Land
- ±6.55 Acres Total: Paved Yard Area + Expansion Land
- Prime Alternative To New Construction
- Full Recent Remodel - High Quality Finishes
- Ready For Immediate Occupancy
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways (CA-65 & 190)
- 2 Ground Level Doors w/ 18' Clear Height
- 240/480 Volt, 3-Phase 4-Wire 400 Amp Electric Service
- ±6,000 SF Air Conditioned/Heated Office/Conference/Training
- ±36,000 SF Warehouse w/ Evaporative Cooler & Reznor Heaters
- Flexible Zoning That Allows Many Uses

KW COMMERCIAL
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PROPERTY OVERVIEW

Immaculate $\pm 42,000$ SF Industrial Office/Warehouse/Manufacturing building on ± 6.55 Acres ($\pm 285,430$) available for immediate occupancy. Thrifty and expedient alternative to new construction by avoiding a lengthy construction time delay, land acquisition/fees, and high construction costs. The warehouse is 120' wide x 300' long ($\pm 36,000$ SF) featuring 18' clear height (20' at the eaves), 25' center column spacing, and a 25' x 120' 2 story office (6,000 SF total). This move-in ready deal is like-new offering an ideal configuration offering direct Main Street exposure, multiple truck docks (medium duty and semi), and the possibility to further expand on additional land. Building features a functional layout offering (2) side roll up doors that allows for good circulation of warehouse. Features 2 separate office spaces, a rear Truck Dock, fire sprinklers throughout, full insulation, sky lights, LED lighting, electrical throughout, fresh interior/exterior paint, fresh ADA parking lot seal/stripe, and a paved yard area. Equipped with heavy power (1,000 Amps existing expandable to 1,200 Amps) and economical City Utility Services.

The $\pm 42,000$ SF building is on 1 APN of ± 2.28 Acres ($\pm 99,317$ SF) and the additional land is on 3 APN's totaling ± 4.27 Acres ($\pm 186,113$ SF).

LOCATION OVERVIEW

Property is located near Freeway 65 and Freeway 190 creating convenient access to CA-99 and I-5. Flexible Zoning also allows for many uses allowed in this quiet, desired South Main Street Industrial Area. Well located on Main Street just south of the Highway 190 Exit, east of Highway 65, west of Plano Street and north of Gibbons Avenue adjacent to Wal Mart Distribution Center in Porterville.



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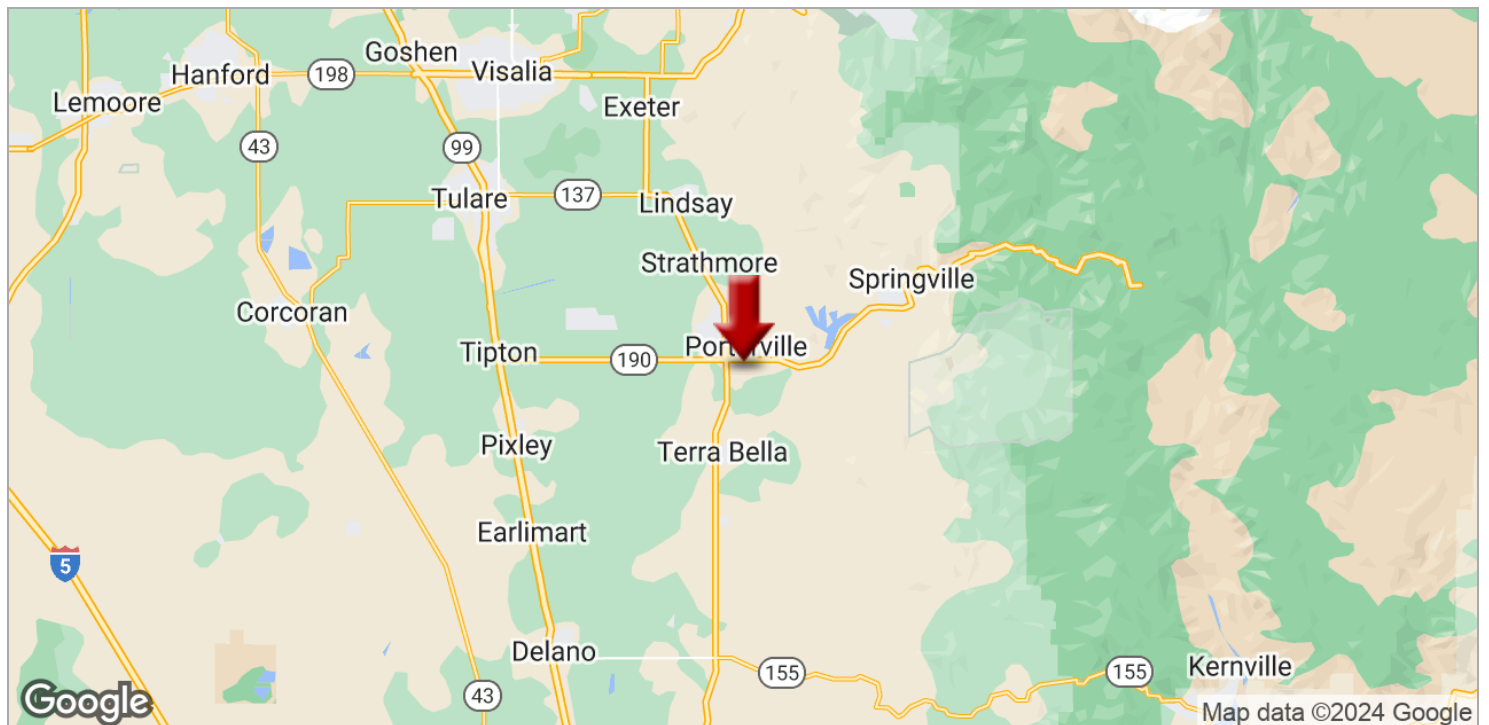
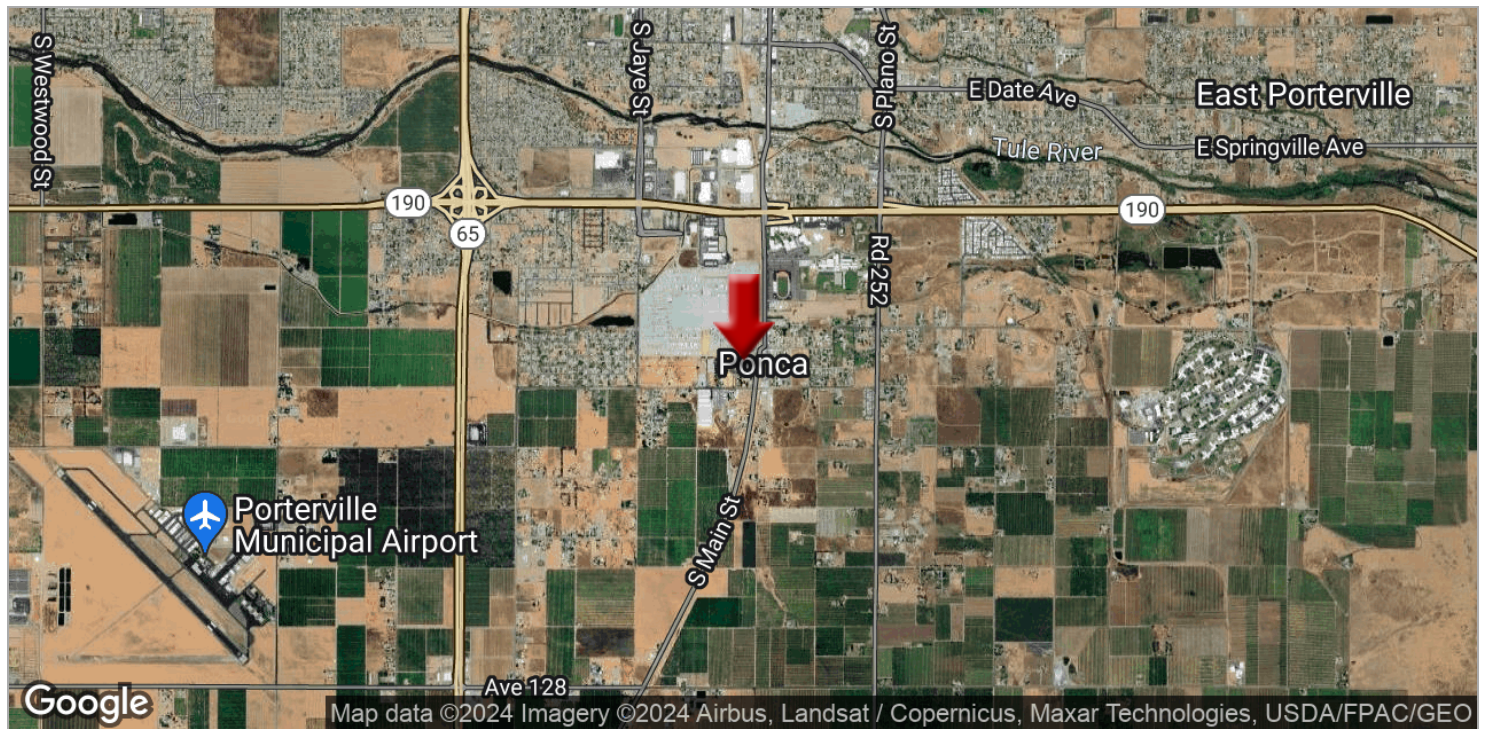


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	1 MILE	3 MILES	5 MILES
Total population	12,127	109,351	206,170
Median age	28.7	31.4	33.5
Median age (male)	27.2	30.1	32.1
Median age (female)	29.9	32.8	34.7
	1 MILE	3 MILES	5 MILES
Total households	4,284	36,662	70,475
Total persons per HH	2.8	3.0	2.9
Average HH income	\$54,508	\$68,269	\$70,920
Average house value	\$243,703	\$277,200	\$297,461
	1 MILE	3 MILES	5 MILES
Total Population - White	7,263	65,703	131,232
Total Population - Black	1,186	10,069	15,801
Total Population - Asian	1,255	11,215	19,550
Total Population - Hawaiian	7	65	134
Total Population - American Indian	78	882	1,704
Total Population - Other	1,702	16,040	28,323
	1 MILE	3 MILES	5 MILES
Total Population - Hispanic	5,152	45,280	85,372

* Demographic data derived from 2020 ACS - US Census

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