

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



OFFERING SUMMARY

SALE PRICE:	\$4,892,008
LOT SIZE:	±6 - 6.63 Acres
TOTAL CONTIGUOUS:	±12.63 Acres
SQUARE FOOTAGE:	±288,802.80 - 261,360
YEAR BUILT:	2024
BUILDING SIZE:	111,875 SF
ZONING:	I - Industrial
MARKET:	Visalia Industrial Park
MARKET:	Visalia/Porterville
SUBMARKET:	NW Outlying Tulare County
PRICE / SF:	\$43.73
CROSS STREETS	Camp Dr & Goshen Ave
APN'S:	073-090-087, -011

PROPERTY HIGHLIGHTS

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



PROPERTY OVERVIEW

±12.63 Acres of Industrial Development land located off Goshen Ave & HWY-99 in Visalia, CA. Currently the property consists of 2 individual parcels offering ±6 Acres and ±6.63 with HWY-99 visibility, zoned Industrial, with potential to subdivide into the desire size needed. Conveniently located between HWY-99 and HWY-198. Excellent existing access from Goshen Ave and Plaza Dr, roads have adequate capacity, is within holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps of HWY-99, which carry approximately ±68,549 cars per day. Existing ramps dispense traffic near the subject property. All wet & dry utilities at site.

LOCATION OVERVIEW

This site is situated minutes from Downtown Visalia and less than 3-miles from the CA-99 Freeway. Strategically located off the interchange of CA State Highway 198 & Plaza Drive in Visalia, CA. The buildings are located between Camp Drive and Goshen Ave off Goshen Ave in Visalia's industrial park. The parcels sit North of HWY-198, South of Goshen Ave, East of HWY-99 and West of Rd 68. Nearby national tenants include Starbucks, Burger King, Jack in the Box, Subway, Quiznos, Wendy's, Buzz's Drive In, Ace Hardware, Moo Brew Coffee, Tarascos, Mahogany's, Cafe California, Lady's Chicken & Rice, & many others!

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



STATUS	LOT #	APN	SIZE	PRICE	DESCRIPTION
--------	-------	-----	------	-------	-------------

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



UPS Ground Map

From Visalia, CA 93291



TRANSIT DAYS

1 DAY

2 DAYS

3 DAYS

4 DAYS

5 DAYS

• Reach Virtually All of California Via Overnight Ground Service

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



Visalia Industrial Park

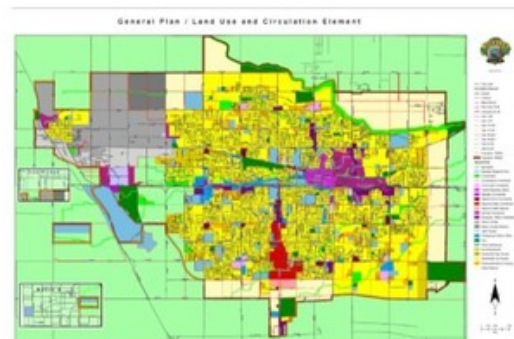
Visalia is home to over 136,000 residents and a trade area of over 630,000 consumers. Tulare County ranks in the top 3 of all farm counties in America. Visalia has a world class industrial park that houses companies such as JoAnn Stores, VF Corporation, Josten's, VWR and California Dairies, just to name a few. According to a study done annually by the Milken Institute, recently Visalia jumped 69 spots on a national ranking of high-performing cities. The improvement ranked eighth overall and second among all California markets. The study measures which US metropolitan areas are promoting economic vitality based on job creation and retention and quality of new jobs. In addition, Visalia was just reported as one of Gallup Healthways Well-Being Index's Top 30 making it one of the nation's 'happiest' communities.

Our Visalia Industrial Park (VIP) has ample infrastructure (rail, utilities, roads), an inventory of available sites, and boasts a location that gives a competitive edge to all tenants.

As the regional hub of the Tulare/Kings county region, Visalia enjoys an increasingly diversified economy. Agriculture and related food processing and distribution remain the heart of our industry, while light manufacturing and industrial/commercial distribution represent the fastest growing portion of our employer base.

Shipping made easy -- Thanks to our location in the heart of California, and direct access to Highway 99, California's major trucking corridor, Visalia is an ideal location for distribution, warehousing and light manufacturing in California. Unlike any other site in the state, Visalia's location makes it possible to efficiently reach 99% of California -- plus portions of Arizona, Oregon, and Nevada -- overnight, reaching a population of more than 35,000,000 within just a 300-mile radius.

- By truck: Visalia is home to trucking and shipping companies that provide local and long-haul services, including UPS, Golden State Overnight, OnTrac and Mountain Valley Express. FedEx provides pick-up and delivery services at the Visalia Airport. Visalia also offers local firms such as Central California Cartage Company, in the Visalia Industrial Park.
- By rail: San Joaquin Valley Railroad provides rail service and connects with both the Union Pacific Railroad and Burlington Northern Santa Fe railroad for interstate shipments. Many industrial park sites have direct rail service
- By air: Visalia is served by three airports and nine airlines within 75 miles of downtown. The Visalia Municipal Airport, at the southeast corner of the Highway 99 and Highway 198 intersection, offers commercial and charter services for freight and passengers. The Visalia Municipal Airport is the only Certified FAA airport between Fresno and Bakersfield. It has a 6,590' x 150' asphalt runway with a precision approach ILS. The airport recently completed improvements to the runway. The Visalia Municipal Airport offers sites for aviation-based businesses. These transportation improvements are making it easier for transport of goods and services and access by employees. Visalia's Industrial Park is the most successful and accessible industrial park between Fresno and Bakersfield.



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

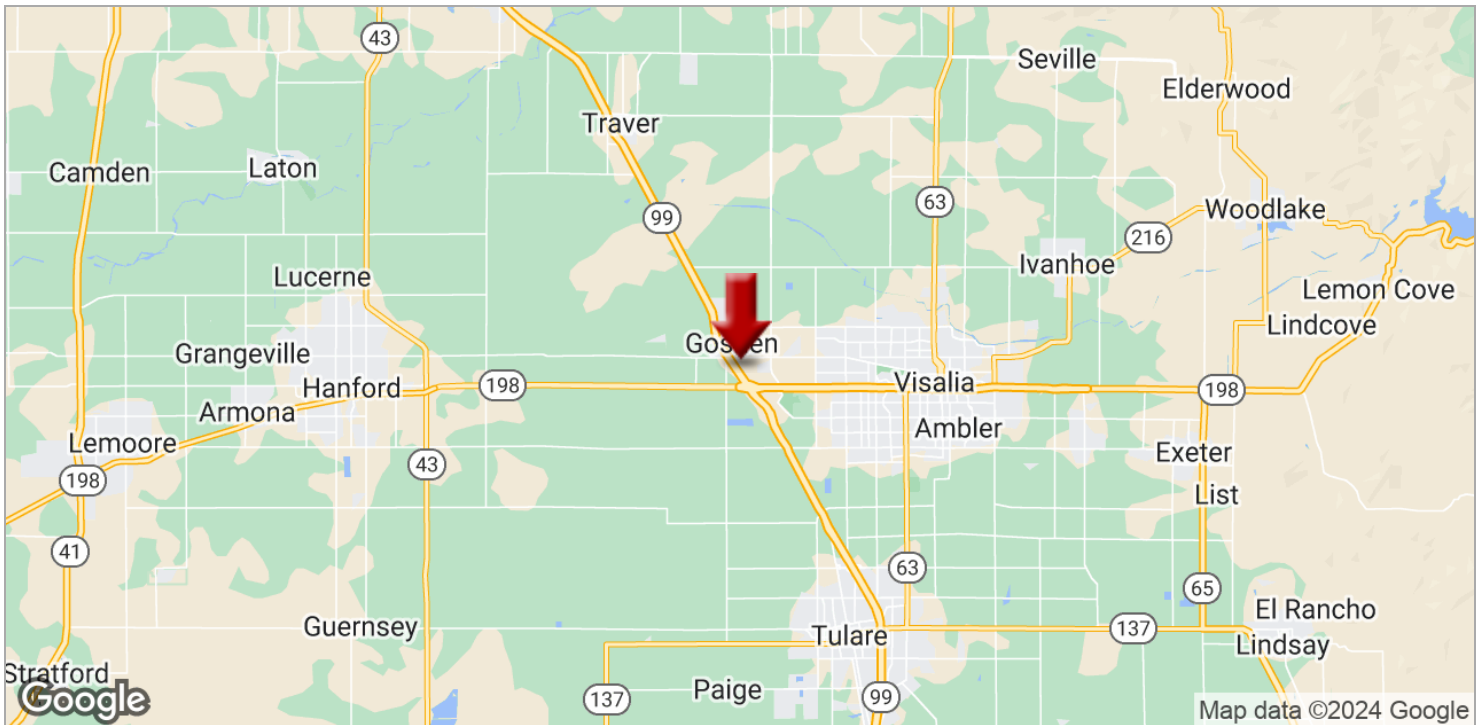
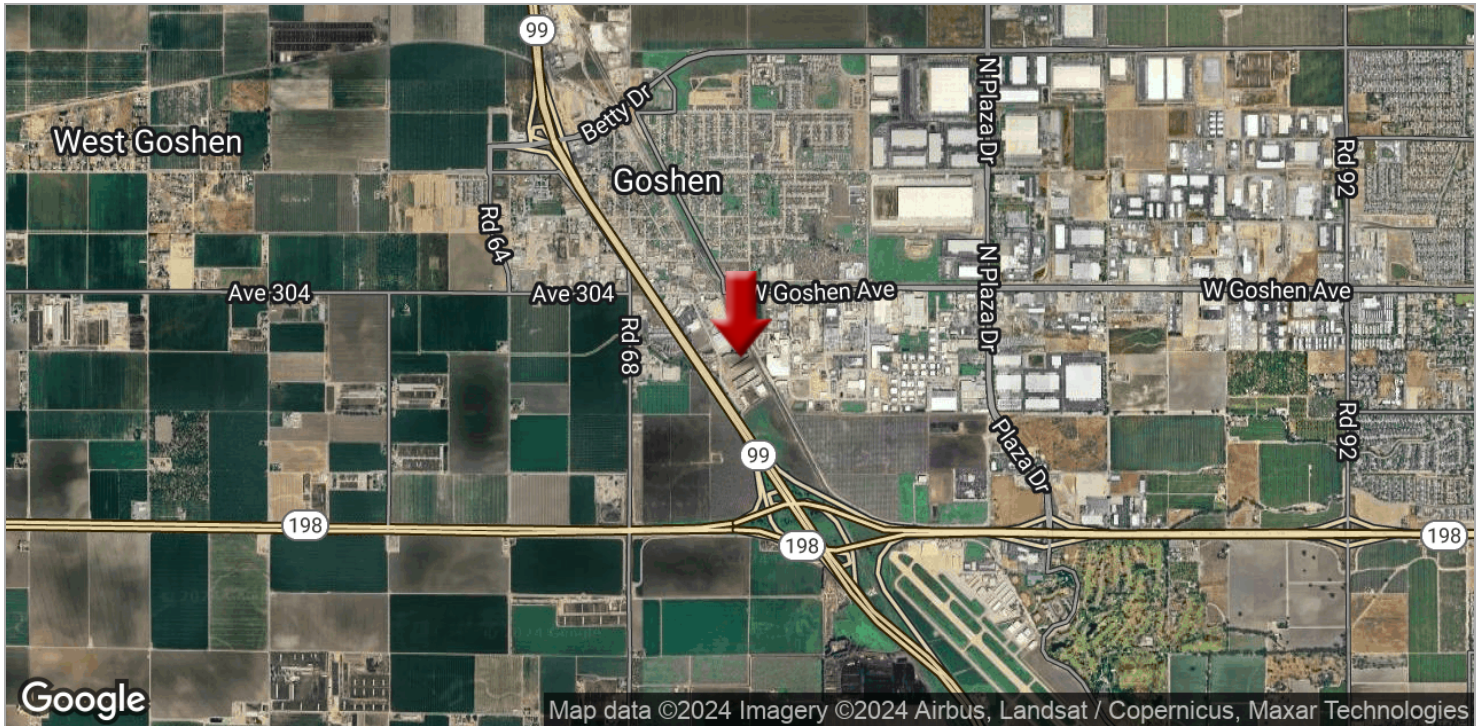
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated **CentralCaCommercial.com**

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

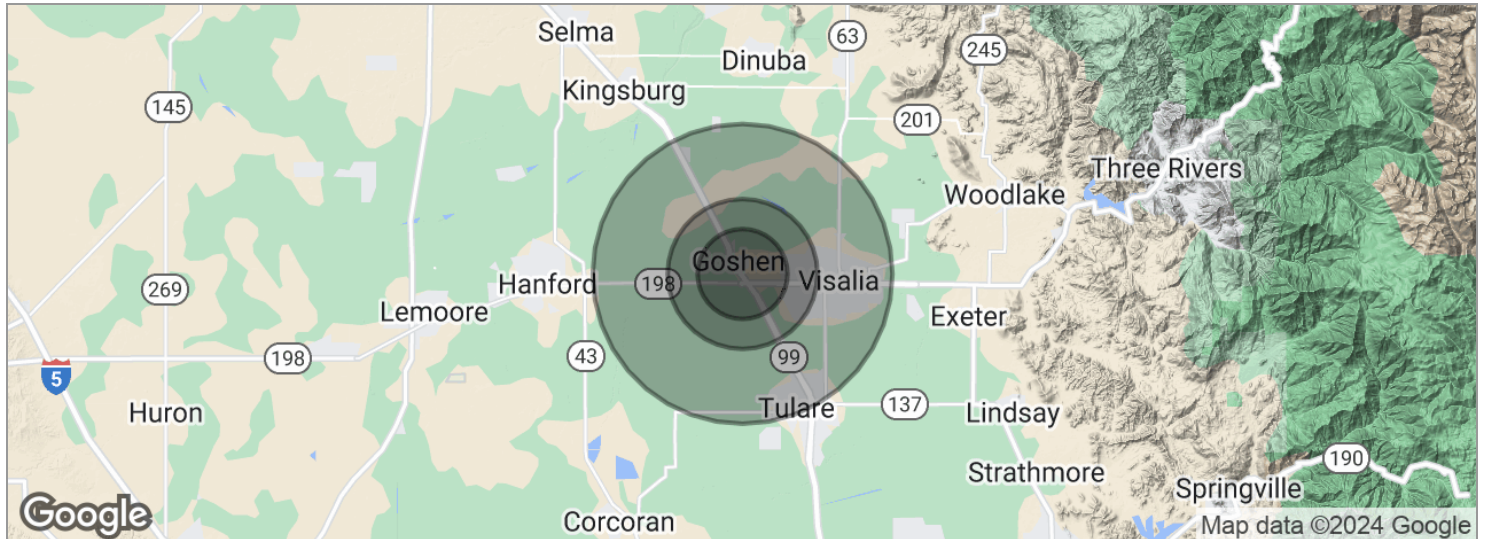
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

INDUSTRIAL FOR SALE

BRAND NEW CONCRETE TILT UP INDUSTRIAL BUILDING IN VISALIA'S INDUSTRIAL PARK

30199 Bradham Dr., Visalia, CA 93291



POPULATION	3 MILES	5 MILES	10 MILES
Total population	10,446	43,520	185,585
Median age	33.0	36.6	32.6
Median age (male)	32.3	36.2	31.8
Median age (Female)	33.5	37.5	33.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	3,266	15,859	62,422
# of persons per HH	3.2	2.7	3.0
Average HH income	\$92,533	\$90,875	\$77,240
Average house value	\$308,544	\$282,145	\$241,466
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	57.6%	43.1%	54.7%
RACE (%)	3 MILES	5 MILES	10 MILES
White	63.1%	70.0%	67.2%
Black	0.3%	1.3%	2.8%
Asian	6.4%	5.9%	5.3%
Hawaiian	0.1%	0.0%	0.1%
American Indian	0.5%	1.3%	1.0%
Other	22.6%	13.5%	16.2%

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [CentralCaCommercial.com](https://www.centralcacommercial.com)