

INDUSTRIAL FOR SALE

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, Visalia, CA 93291



OFFERING SUMMARY

SALE PRICE:	Call Agent
LOT SIZE:	7.75 Acres
SQUARE FOOTAGE:	±329,749.20 SF
BUILDING SIZE:	112,000 SF
ZONING:	I - Industrial
MARKET:	Visalia Industrial Park
PRICE / SF:	-
CROSS STREETS	Camp Dr & Goshen Ave
APN:	081-180-003

PROPERTY HIGHLIGHTS

- ±112,000 SF Clear-Span Metal Freestanding Building on ±7.75 Acres
- New Construction Built To Suite w/ Estimated Q2 2024 Delivery
- ESFR Sprinklers | 34' Minimum Clearance Height
- 2,000 Amps (Potential to Upgrade to 4,000 Amps)
- Custom Build to Suit Building w/ Nearby CA-99 & CA-198 Access
- Optimal Visibility w/ ±68,549 Cars Per Day
- High Level of Consumer Traffic & High Volume Exposure
- North & South Bound Traffic Generators Near Highway 99 & Airport
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Near Major Corridors Servicing College, Airport, Downtown, & Schools

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

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, Visalia, CA 93291



PROPERTY OVERVIEW

Brand new industrial building delivered in Q2 of 2024 located off Goshen Ave & Rd 92 in Visalia, CA. The planned development includes (1) ±112,000 SF metal industrial building on ±7.75 acres at a highly visible location located between HWY-99 and HWY-198. Excellent existing access from Goshen Ave and RD 92, roads have adequate capacity, is within holding capacity, conforms to policies, & avoids traffic congestion. 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. The zoning is flexible and allows for a variety of commercial uses.

LOCATION OVERVIEW

Strategically located off the interchange of CA State Highway 99 & Goshen Ave in Visalia, CA. The parcel is located between Rd 92 and Kelsey Street 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 Plaza Drive. National surrounding tenants include Starbucks, Burger King, Jack in the Box, Wendy's, Subway, Quiznos, Moo Brew Coffee, Ace Hardware, Buzz's Drive In, Taqueria El Rincon, Lady's Chicken and Rice, El Tarasco Fresh Grill, Mahogany, Cafe California, and 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

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, 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

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, Visalia, CA 93291



Visalia Industrial Park

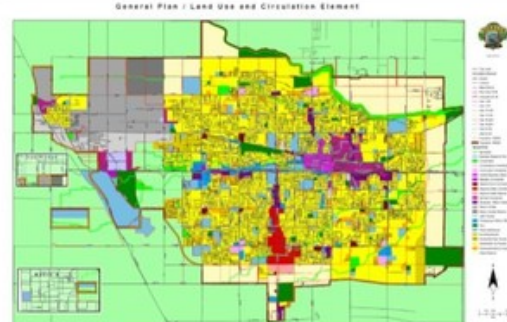
Visalia is home to over 136,000 residents and a trade area of over 630,000 consumers. Tulare County ranks in the top 3 of all farm counties in America. Visalia has a world class industrial park that houses companies such as JoAnn Stores, VF Corporation, Josten's, VWR and California Dairies, just to name 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

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, 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

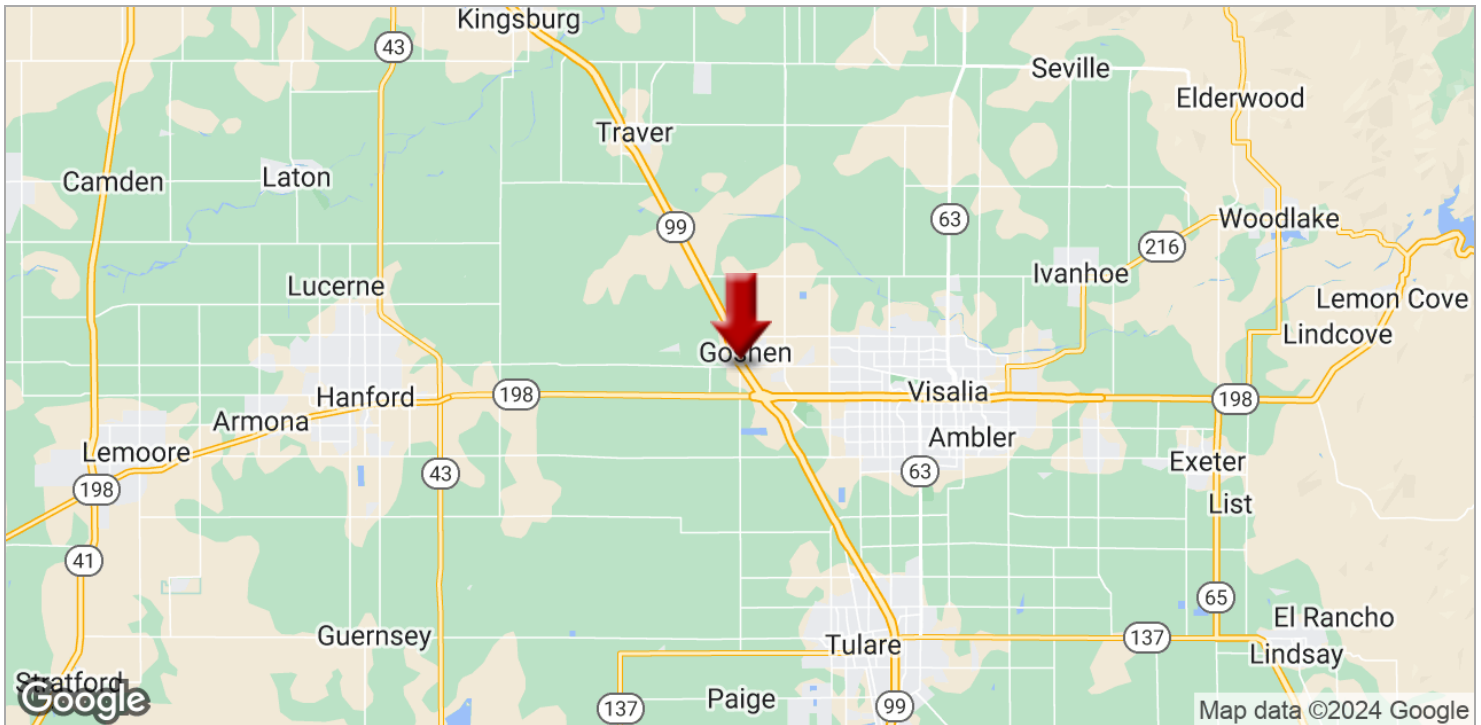
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, 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

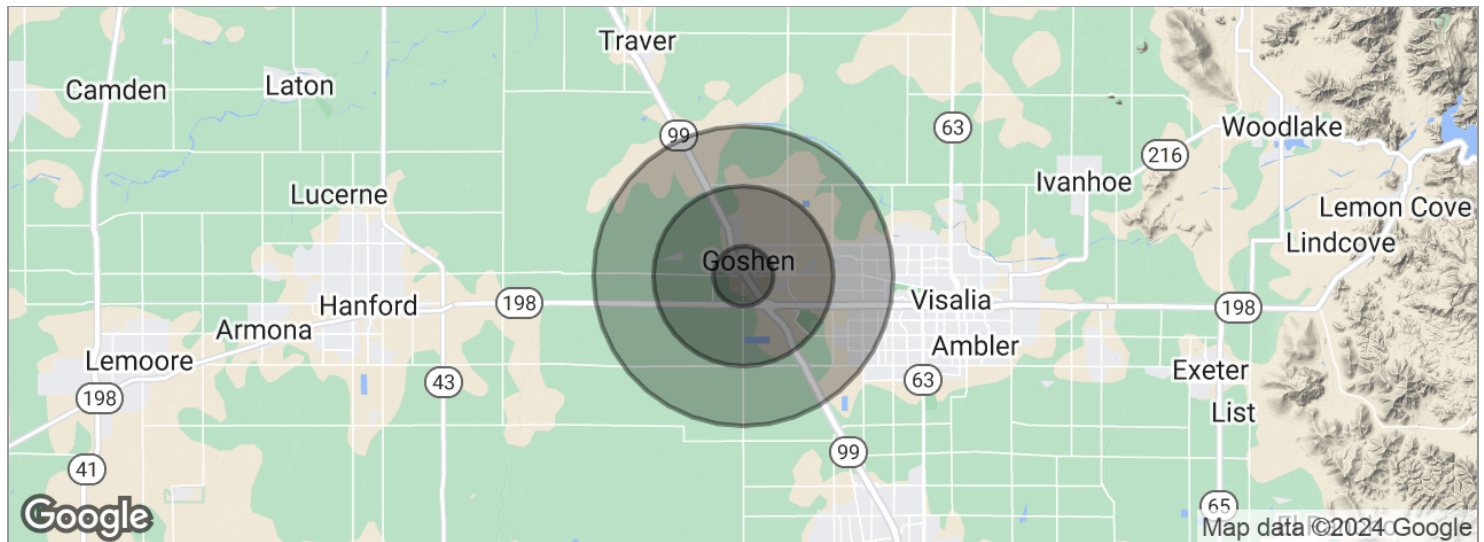
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK

8671 Ave 304, Visalia, CA 93291



POPULATION	1 MILE	3 MILES	5 MILES
Total population	768	10,287	26,936
Median age	29.1	29.7	31.1
Median age (male)	29.6	30.0	31.0
Median age (Female)	28.2	29.1	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	208	2,918	8,069
# of persons per HH	3.7	3.5	3.3
Average HH income	\$83,189	\$90,049	\$90,107
Average house value	\$308,021	\$306,461	\$307,538
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.4%	42.6%	40.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	77.0%	78.0%	78.8%
Black	0.9%	2.2%	2.1%
Asian	7.9%	8.1%	7.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.7%	1.5%	1.3%
Other	9.4%	7.7%	7.8%

* 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)