

INDUSTRIAL FOR SALE & LEASE

PROPOSED INDUSTRIAL BUILDING AVAILABLE NEAR VISALIA'S INDUSTRIAL PARK



8671 Ave 304, Visalia, CA 93291



Sale Price	CALL AGENT
Lease Rate	\$0.70 SF/MONTH (NNN)

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

OFFERING SUMMARY

Building Size:	112,000 SF
NNN's:	\$0.15 SF/Month
Lot Size:	7.75 Acres
Zoning:	I - Industrial
APN:	081-180-003
Market:	Visalia
Submarket:	Visalia Industrial Park
Cross Streets:	Camp Dr & Goshen Ave

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PROPERTY DESCRIPTION

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 DESCRIPTION

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!



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Nearby Hospital



Nearby Convention Center



Fox Performing Arts Theater Downtown

LOCATION DESCRIPTION

Downtown Visalia is the central business district of Visalia, California, United States, which is located close to the geographic center of the metropolitan area. The area features an array of public art and unique shopping opportunities. The Downtown area is the hub for the city's public transport transit center.

The city's natural charm and gracious, vibrant community captivate visitors year-round with experiences highlighted by live entertainment, stunning art, rich history, and world-class restaurants.

Visalia ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in California.

Visalia's accommodations offer a variety of ways to relax while traveling for vacation or on business. Visitors can find a perfect fit as they choose from world class brands to independently owned properties. With more than 1,300+ guestrooms all within five minutes of downtown and amenities you won't find anywhere else.

CUSTOM HEADER

- Close to 50 Restaurants and Bars in the Downtown Visalia area to choose from!
- 133,038 Visalia Population
- Nearly 45 local shops in Downtown Visalia
- Visalia encompass a land area of 37.26 sq. miles and a water area of 0.02 sq. miles.
- Recreation Ballpark is a minor league baseball park in Visalia, California. With only 1,888 seats (2,468 capacity with 'pasture' grass lawn), it is the smallest MLB affiliated ballpark in the United States
- Look no further for an eclectic mix of arts, culture and entertainment! Enjoy a world-class symphony orchestra in the beautifully renovated Fox Theater, take a pottery class at Arts Visalia, visit galleries and museums and go to the Taste the Arts Festival to celebrate agriculture and art! With nearly a dozen annual events that emphasize the arts.

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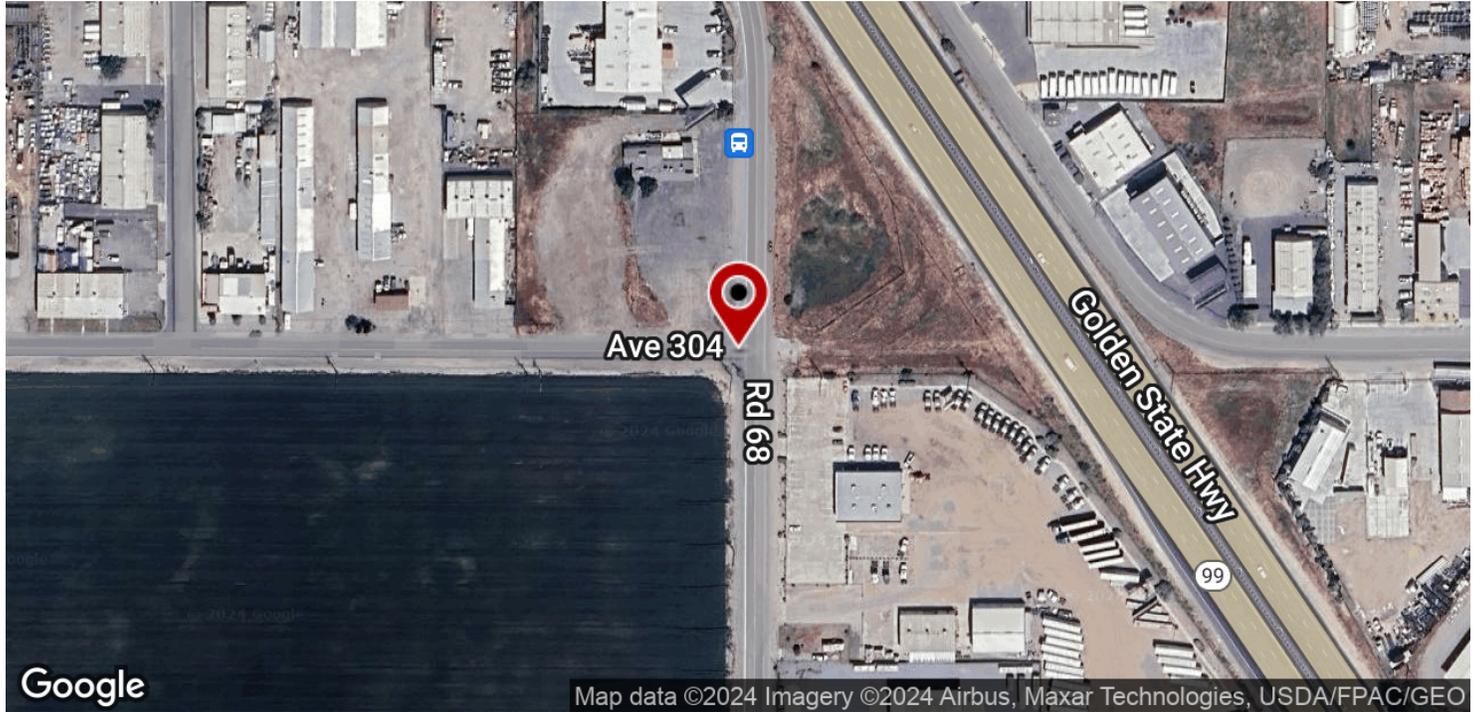
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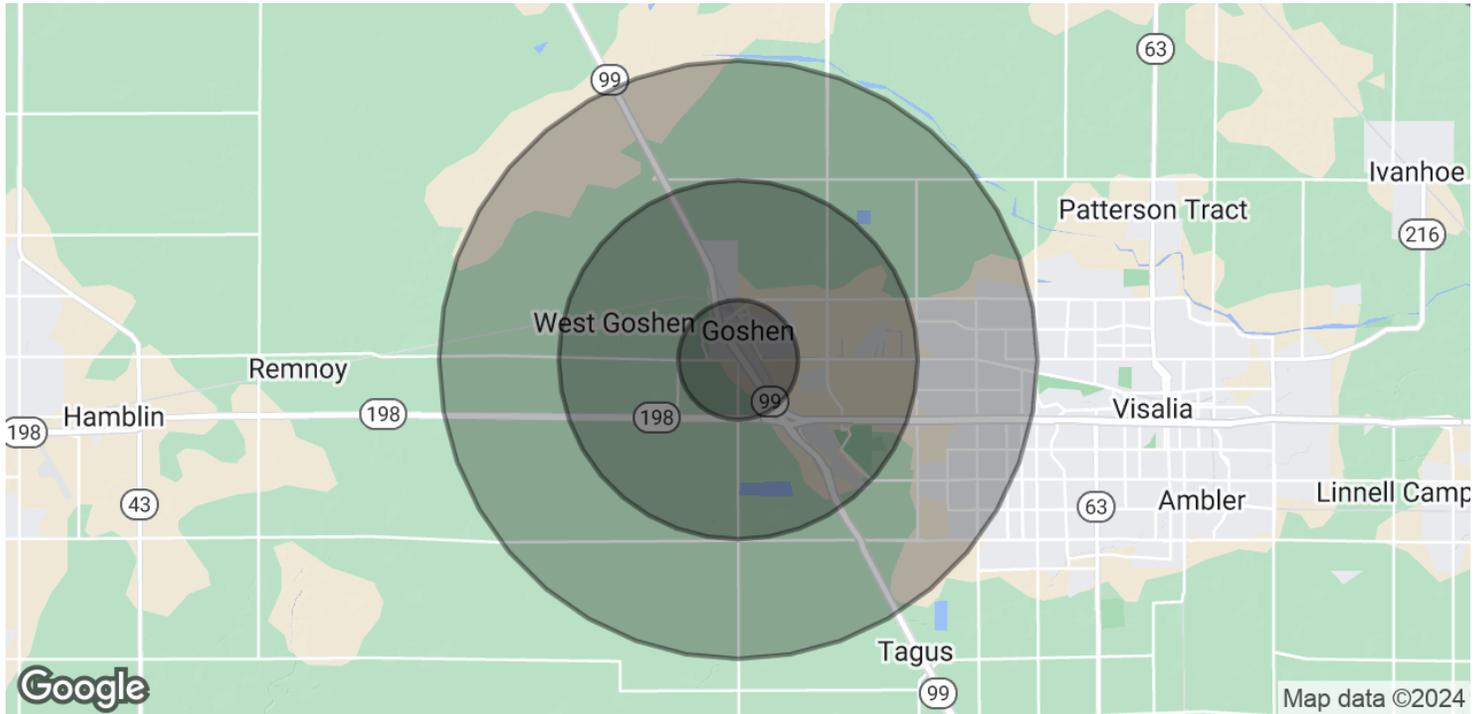
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	768	10,287	26,936
Average Age	29.1	29.7	31.1
Average Age (Male)	29.6	30.0	31.0
Average Age (Female)	28.2	29.1	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	208	2,918	8,069
# of Persons 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%

* Demographic data derived from 2020 ACS - US Census

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