

INDUSTRIAL FOR LEASE

FREESTANDING INDUSTRIAL BUILDING ON ±1.49 ACRES IN PORTERVILLE

749 N Plano St, Porterville, CA 93257



Lease Rate

**\$0.49
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	4,160 SF
Available SF:	4,160 - 64,904 SF
Lot Size:	2.37 Acres
Zoning:	CG (General and Service Commercial)
Market:	North Porterville
Submarket:	Plano Industrial
APN:	253-050-061
Cross Streets:	N Plano St & E Henderson
Traffic Counts:	±19,519 CPD

PROPERTY HIGHLIGHTS

- 4,160 SF Clear-Span Warehouse + 1.5 Ac Fenced Yard
- Open Warehouse w/ Multiple Slider Doors | Large Concrete Yard
- Fully Fenced/Paved ±1.49 Acre Lot Set Back From Street
- Well Located Industrial Building off Henderson Ave
- Prime Alternative To New Construction | Move-in Ready
- High Level of Consumer Traffic & High Volume Exposure w/ 19,519 CPD
- Excellent Presence Surrounded with Quality Tenants
- Close Proximity to Major Traffic Generators
- Heavy Power: 3-Phase
- Near Corner of Henderson Ave & N Plano St

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PROPERTY DESCRIPTION

±4,160 SF of clear-span freestanding industrial building near a high traffic area. Ideal configuration including an open warehouse and fenced paved yard area on 1.49 acres. The building is ±4,160 SF: 40' x 40' with 20' ceiling, and 32' x 80' with 12.5' ceiling & is equipped with heavy power (3-phase) & sky lights. The property also offers additional parking & land for \$500/month. Excellent location off of Henderson Ave bringing 19,519 CPD & 1-mile east of (CA-65) All American City Hwy.

LOCATION DESCRIPTION

This property is located north of E Grand Avenue, east of N 4th Street, south of E Henderson Avenue and west of N Plano Street in Porterville, CA.

Porterville is a city in the San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. The city's July 2018 population (not including East Porterville) was estimated at 59,988. Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building	Available	4,160 SF	Modified Gross	\$0.49 SF/month
Land	Available	1.49 Acres	Modified Gross	\$500 per month

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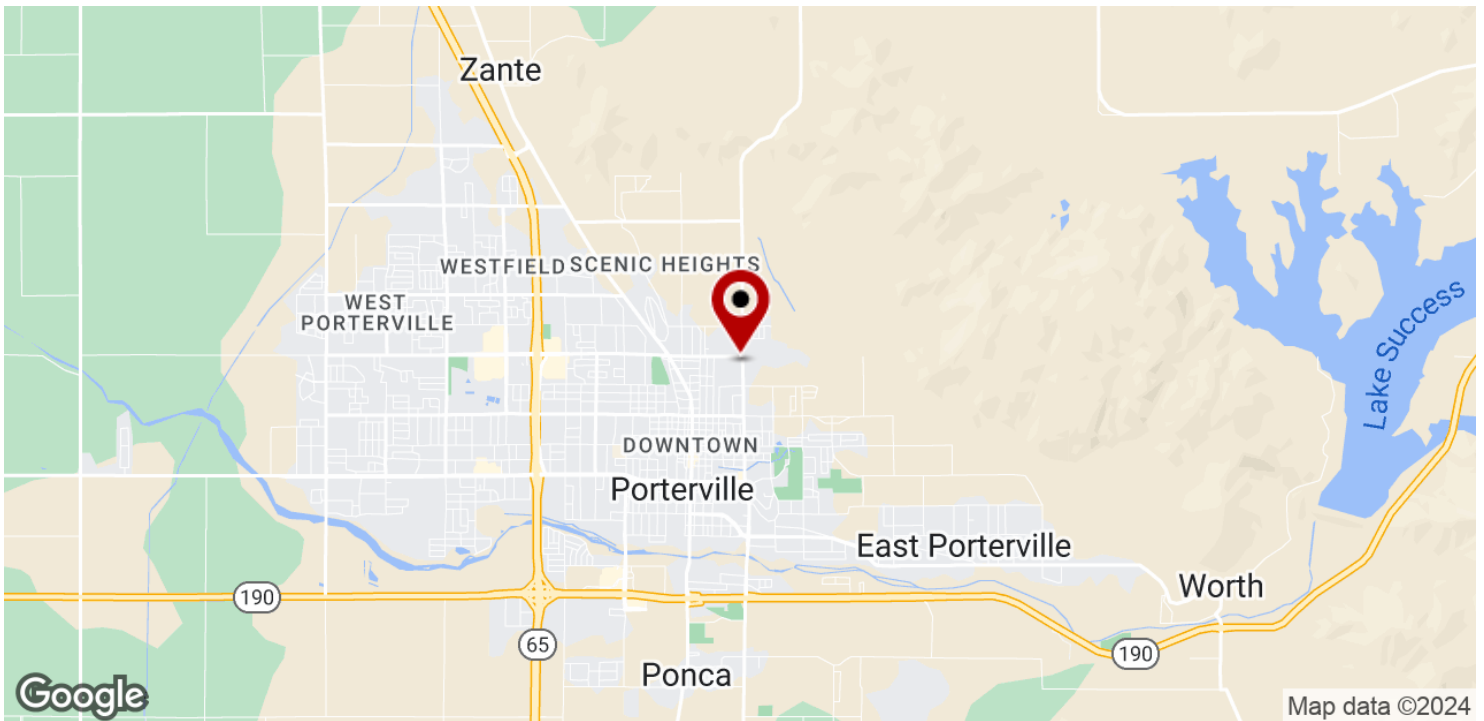
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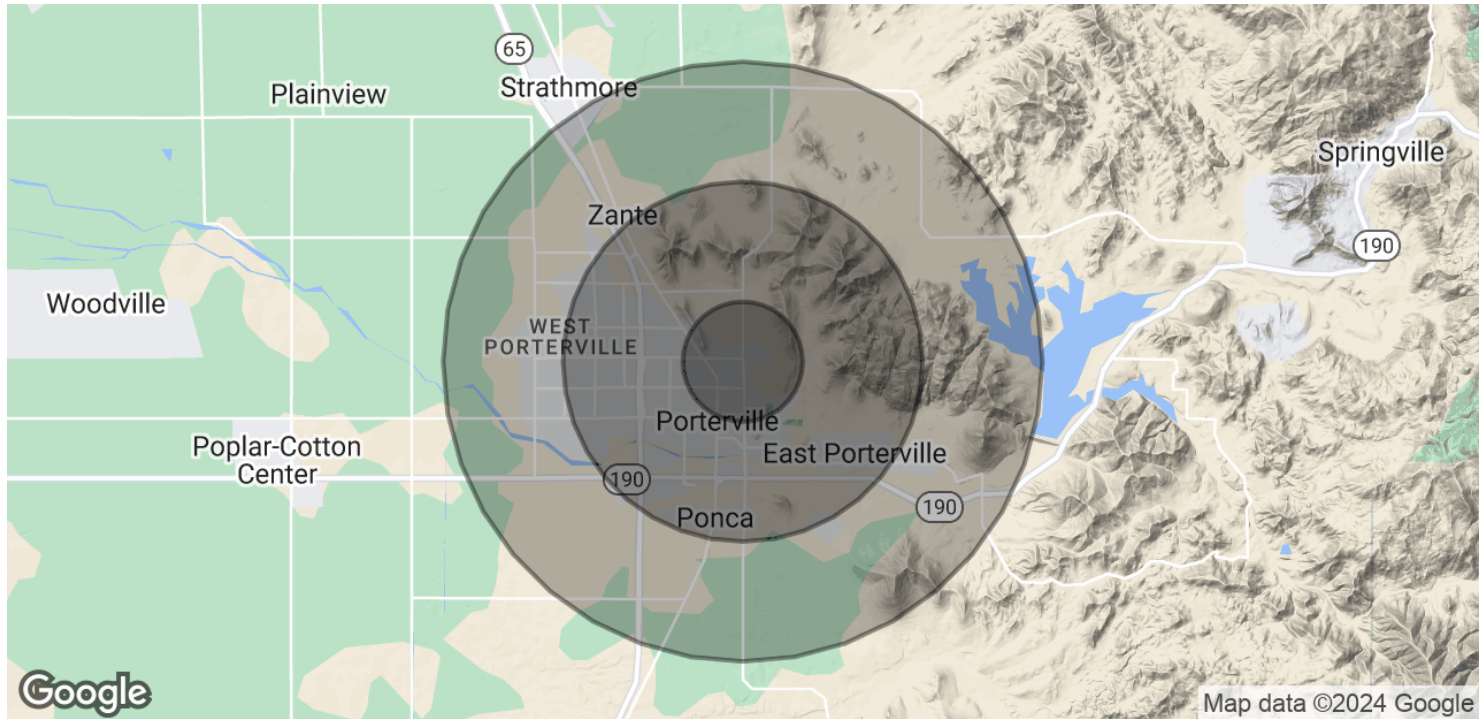
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,242	50,206	80,647
Average Age	29.8	28.8	29.1
Average Age (Male)	27.2	27.3	27.7
Average Age (Female)	31.8	30.5	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,495	14,896	23,640
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$44,750	\$45,756	\$50,881
Average House Value	\$229,710	\$209,609	\$217,967
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	60.8%	65.8%	62.5%

* Demographic data derived from 2020 ACS - US Census

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