

OFFICE FOR LEASE

FREESTANDING OFFICE/WAREHOUSE SPACE IN PORTERVILLE, CA

1315 S Main St, Porterville, CA 93257



Lease Rate

\$1,800.00 PER MONTH

OFFERING SUMMARY

Building Size:	4,404 SF
Available SF:	2,000 - 2,204 SF
Lot Size:	2 Acres
Year Built:	1986
Zoning:	IG
Market:	South Porterville Industrial
Submarket:	Main Street Commercial Service
APN:	269-060-028

PROPERTY HIGHLIGHTS

- ±1,862 SF of Office/Warehouse Space in Porterville, CA
- Clear Span Construction w/ Roll Up Doors & Office
- Flexible Zoning That Allows Many Uses
- Building Equipped With Evaporative Coolers & Heaters
- Easy & Quick Freeway Access to CA-65 & CA-190
- Semi Access Available | Fully Fenced Yard Area
- Main Street Frontage w/ Great Signage
- Turn Key Office/Warehouse Building + Yard
- Located Within Minutes From Corporate Neighbors
- Additional Covered Overhang Structure

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PROPERTY DESCRIPTION

±1,862 SF clear span freestanding industrial building on ±2 acres located in Porterville, CA with CA-65 exposure. 1315 #A of ±1,862 SF offers large open warehouse, private office, (1) roll up door, & a private restroom. The space is equipped with heavy power, skylights, air vents, evaporative cooler, heaters, & security. Great opportunity for a well located industrial space near a high traffic area. The property features a fully fenced large yard area & great access to CA-65 & CA-190 creating convenient access to all nearby major cities.

LOCATION DESCRIPTION

This property is 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 in Porterville. Porterville, California, in Tulare county, is 23 miles SE of Visalia, California (center to center) and 63 miles SE of Fresno, California. The city is situated in the beautiful Sierra Nevada foothills. Nearby Lake Success is a popular destination for fishing, boating, water skiing, camping and picnicking. Murray Park is a scenic location. The River Island Country Club, Porterville Municipal Golf Course and the nearby Sierra View Golf Course are popular with golf enthusiasts. The Eagle Mountain Casino is nearby.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1309 S Main St #A	Available	2,000 SF	Modified Gross	\$1,800 per month
1309 S Main St #B	Available	2,204 SF	Modified Gross	\$1,800 per month

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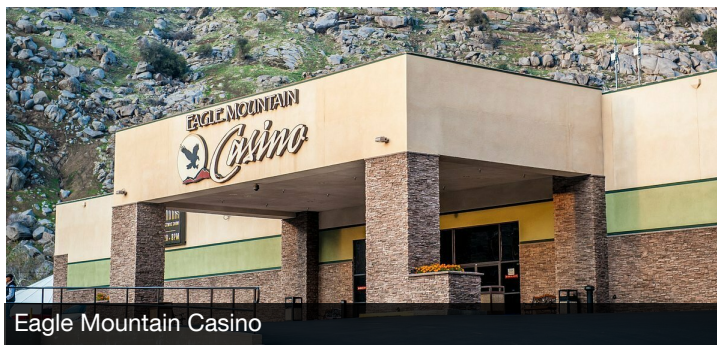
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Lake Success



Eagle Mountain Casino



Downtown Porterville

INFORMATION ABOUT PORTERVILLE, CA:

Known as the 'Gateway to the Sierra's' and a driving force behind the 'Mighty 190' that connects South East Tulare to Highway 99, Porterville is California's largest city not yet on a major highway. With their action oriented and solution forward municipality, Porterville is on track to become the next big city in California. The City is one of 13 cities that make up Tulare County and recently increased its sphere of influence by 300 Acres and has employment growth that outpaced the state overall in 2020 & 2021.

Porterville is home to the CalFire/US Forest Service Air Attack Base, the newly developed Eagle Mountain Casino, Foster Farms manufacturing center, Young's Commercial Trucking, & Walmart's highest performing distribution center in the US.

PORTERVILLE, CA OVERVIEW:

- Lake Success is a popular destination for fishing, boating, water skiing, camping and picnicking. Murray Park is a scenic location. The River Island Country Club, Porterville Municipal Golf Course and the nearby Sierra View Golf Course are popular with golf enthusiasts. The Eagle Mountain Casino is nearby.
- The region includes numerous scenic hiking trails including the Atwell Hockett, Black Mountain, Deer Creek, High Sierra and the Sheep Creek trails. The Kaweah River and Kings River provide opportunities for whitewater paddling. Bravo, Kaweah and Heron lakes are close by. The Sequoia & Kings Canyon National Park is a popular destination for residents and tourists.
- Nearby Cities & Towns include Delano, Tulare, Lindsay, Farmersville, Exeter, & Springville

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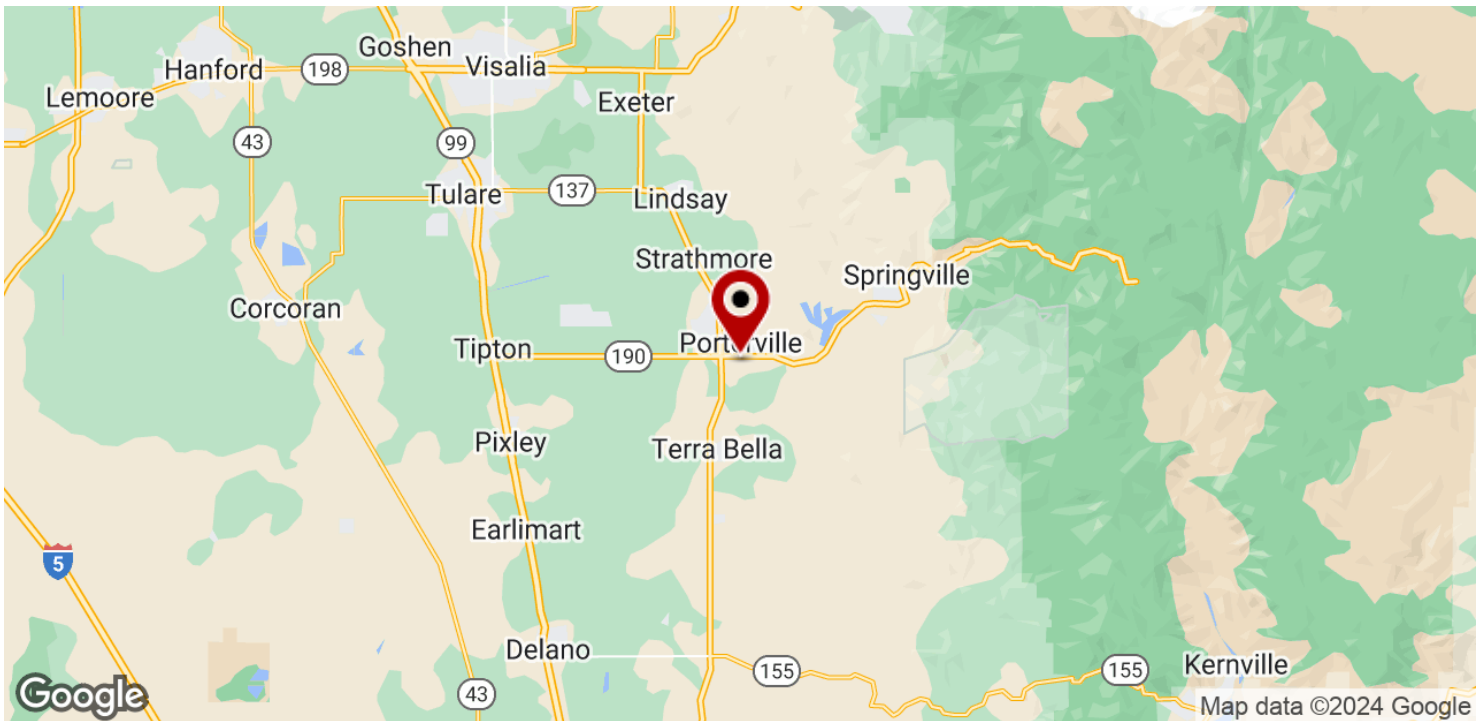
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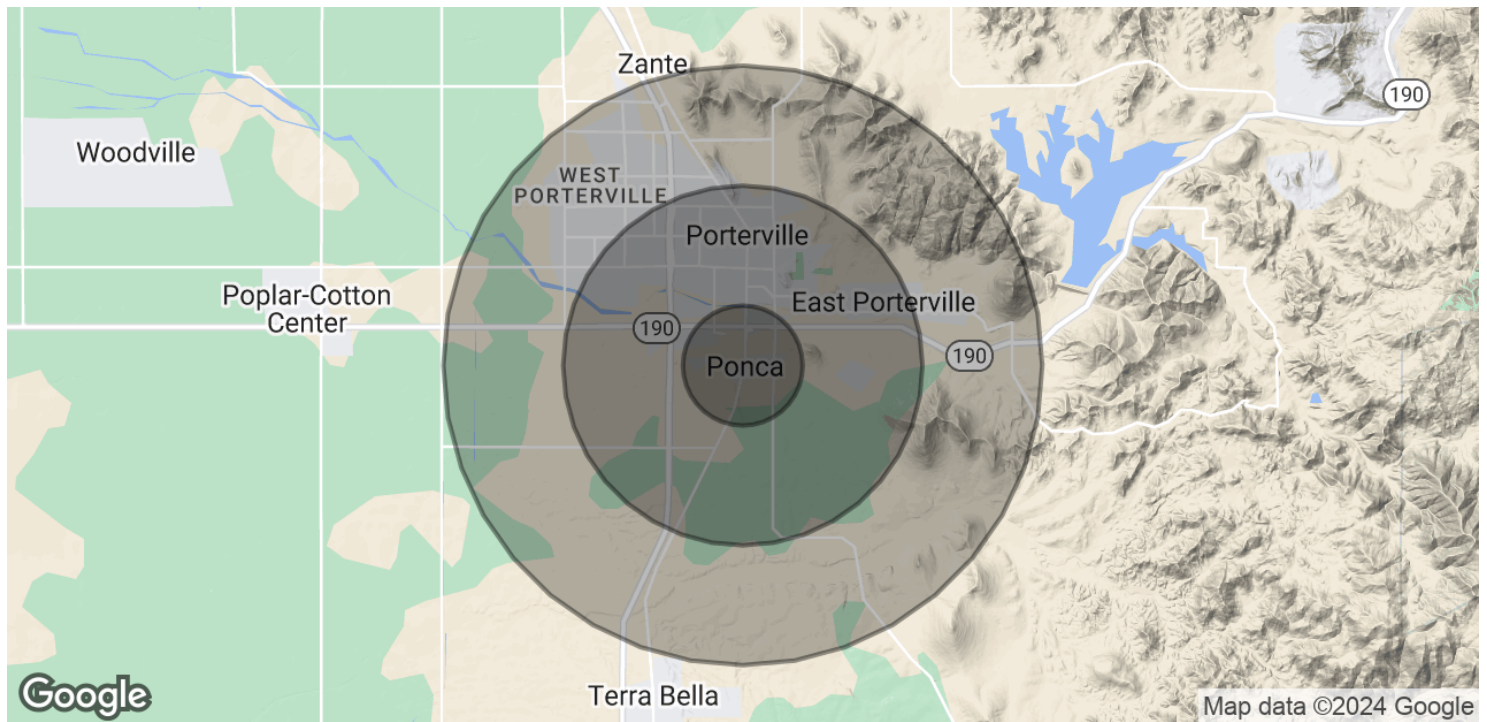
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,008	41,217	68,034
Average Age	28.5	32.5	32.6
Average Age (Male)	30.4	31.2	31.2
Average Age (Female)	28.4	34.1	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,153	13,266	21,548
# of Persons per HH	3.5	3.1	3.2
Average HH Income	\$54,917	\$53,814	\$59,273
Average House Value	\$165,501	\$156,952	\$179,575
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	75.4%	72.5%	68.3%

* Demographic data derived from 2020 ACS - US Census

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