

# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



Lease Rate

**\$3,000.00 PER MONTH**

## OFFERING SUMMARY

Building Size:	2,162 SF
Available SF:	2,162 SF
NNN's:	\$0.20/SF
Lot Size:	0.12 Acres
Year Built:	1994
Zoning:	Service Commercial
Market:	Visalia/Porterville
Submarket:	East Downtown
APN:	094-202-030
Cross Streets:	Ben Maddox & Mineral King

## PROPERTY HIGHLIGHTS

- ±2,162 SF Freestanding Office/Warehouse Building
- 50% Warehouse & 50% Office Space w/ (2) 10'x12' Roll Up Doors
- Private Offices, Conference Room & Storage Space
- Upgraded Automatic Gate & Fully Fenced Private Parking Lot
- 100% Concrete Block | 18' Clear Height | Fully Insulated
- Building Equipped w/ HVAC In Both Offices + 1 Restroom
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Convenient Location w/ Access to CA-198 & Mineral King Ave
- Located Within Minutes From Corporate Neighbors
- Offers Prime Ben Maddox Way Frontage w/ ±85,108 CPD
- Well Located Near Downtown Visalia Off CA-198

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.

### 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

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

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



# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



## PROPERTY DESCRIPTION

±2,162 SF freestanding office/warehouse building constructed in 100% concrete block in a highly traveled area with Ben Maddox signage and exposure. Features a functional floor plan including 50% warehouse (25' width) and 50% office, 18' clear height, (2) 10' x 12' rollup doors, 400 amps 3-phase power, ample fenced parking, new automated metal gate, recently renovated full restroom with a walk-in shower, and ample office space w/ HVAC. The bottom floor features formal lobby/office space and an entrance to the warehouse; the top floor features 2 additional private offices/conference room. The property offers easy access, flexible zoning, fully paved & gated private parking lot & direct access to CA-198.

## LOCATION DESCRIPTION

The property is located directly off S Ben Maddox Way just north of Mineral King Avenue, west of Visalia GMC, east of S Burke St & south of E Main Street in Visalia, CA. This location offers easy access to three highways that service the valley CA-198, CA-99 & CA-217. Neighboring national tenants include Target, Starbucks, McDonalds, Taco Bell, In n Out, Jack In The Box, Dutch Bros, Dunkin, Smart & Final, Carl's Jr., Burger King, Del Taco, Chase, Wells Fargo, Savemart, Sonic, Fugazzis, & many others!

Visalia is the fifth-largest city in the San Joaquin Valley, the 42nd most populous in California, and 192nd in the United States. As the county seat of Tulare County, Visalia serves as the economic and governmental center to one of the most productive agricultural counties in the country. Yosemite, Sequoia, and Kings Canyon National Parks are located in the nearby Sierra Nevada mountains, the highest mountain range within the contiguous United States. Visalia is 36 miles west of Sequoia National Park, and 43 miles south of Fresno.



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.

### 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

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

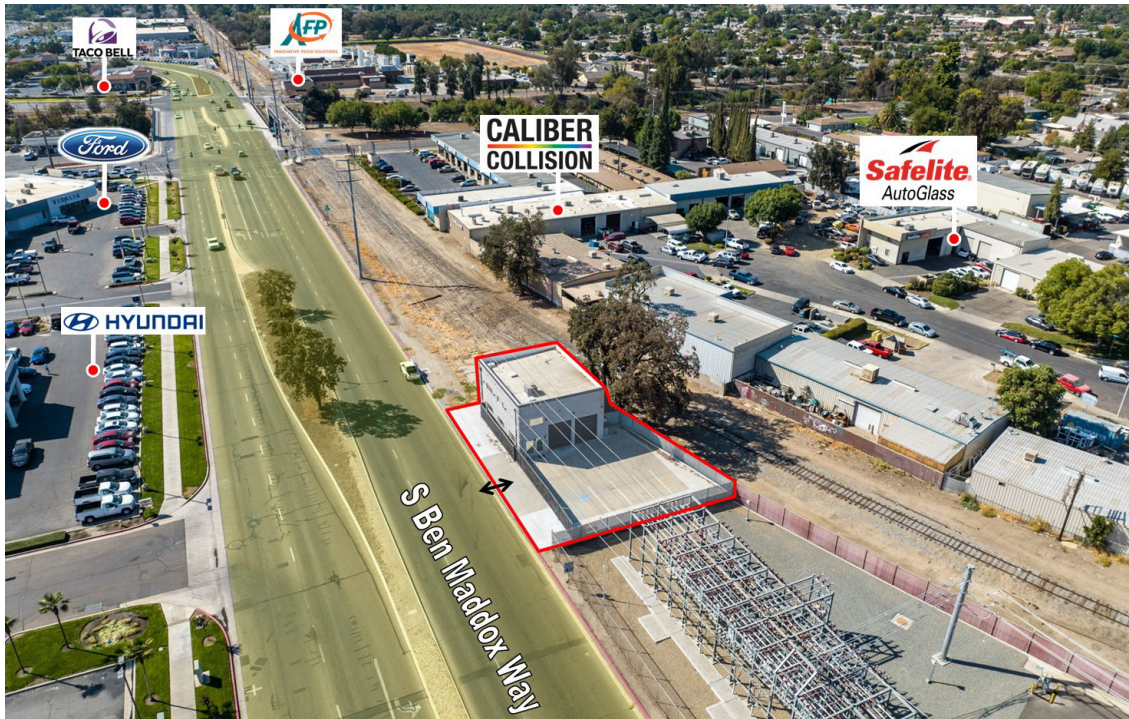
Each Office Independently Owned and Operated **CentralCaCommercial.com**



# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
217 S Ben Maddox Way	Available	2,162 SF	NNN's \$0.20/SF	\$3,000 per month

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.

**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

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

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



# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



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.

## 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

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

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



# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



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.

**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

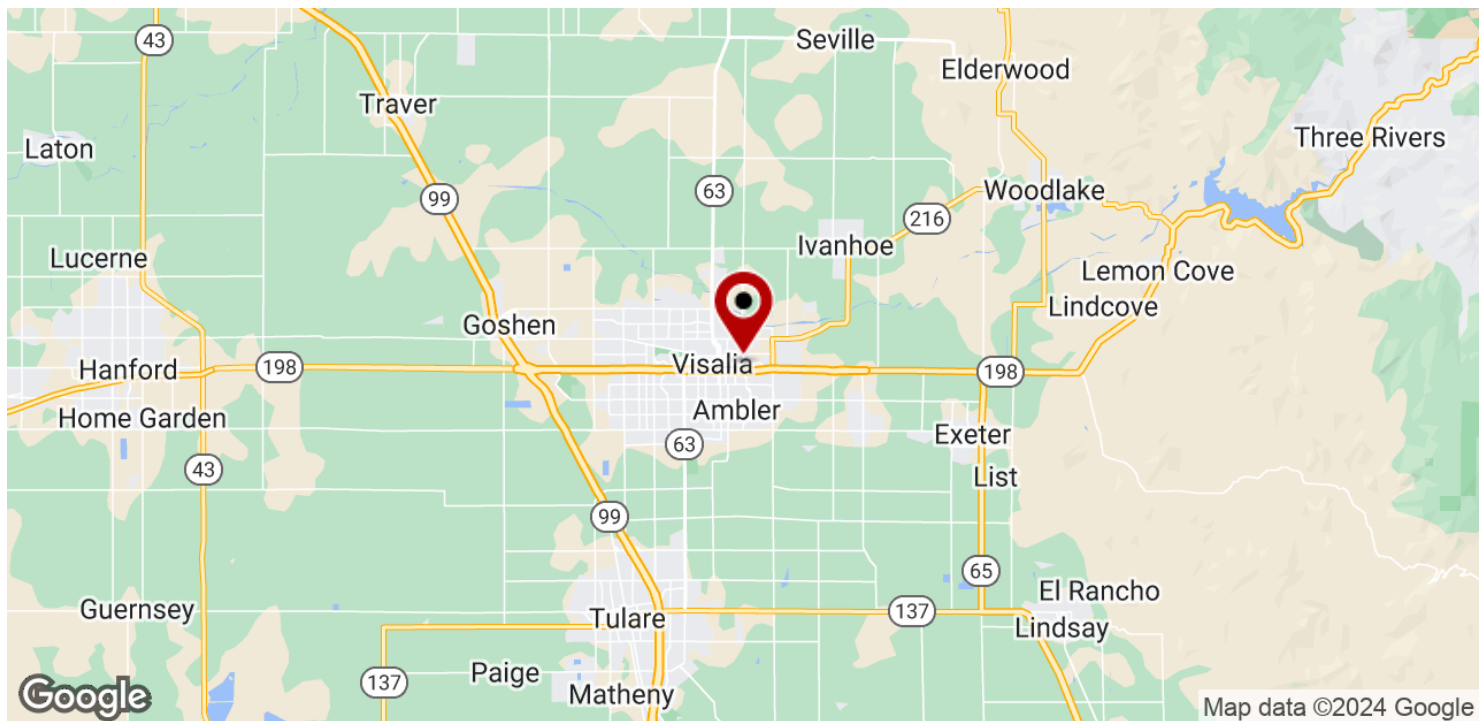
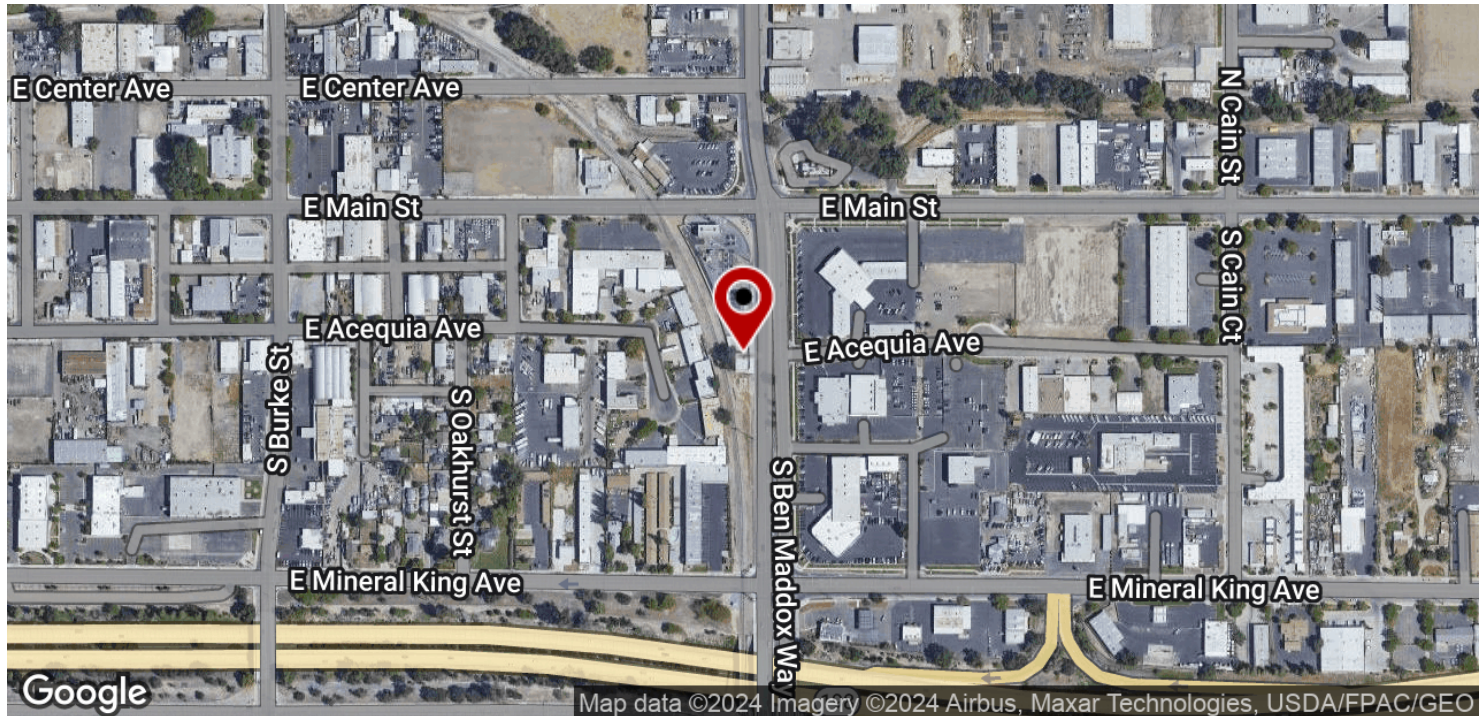
**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

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

# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



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.

## 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

## KW COMMERCIAL

7520 N. Palm Ave #102  
Fresno, CA 93711

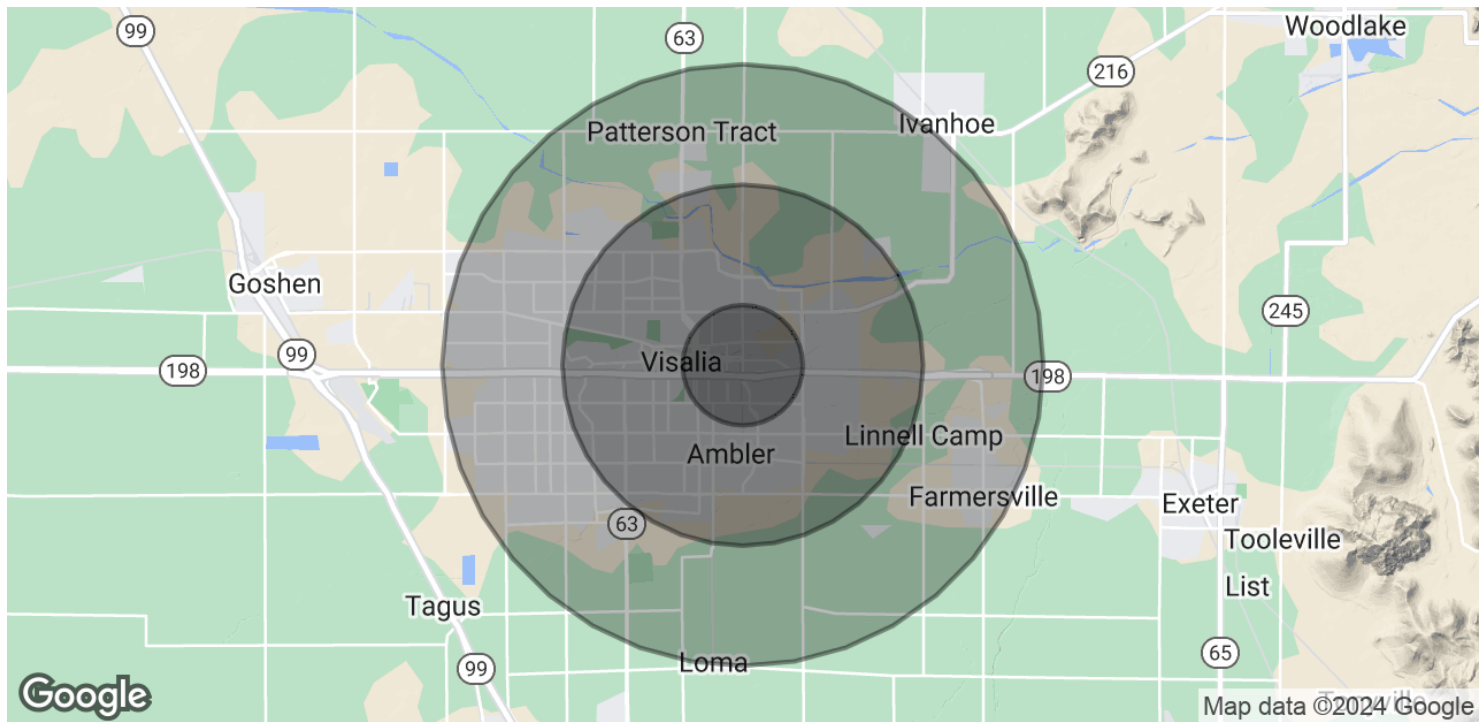
Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)



# INDUSTRIAL FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + FENCED YARD OFF CA-198

217 S Ben Maddox Way, Visalia, CA 93292



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,556	88,237	146,424
Average Age	34.9	32.4	33.3
Average Age (Male)	34.2	31.4	32.6
Average Age (Female)	38.1	33.1	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,044	29,619	49,752
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$71,619	\$74,144	\$77,819
Average House Value	\$167,802	\$225,431	\$239,361
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	58.3%	57.3%	54.7%

\* Demographic data derived from 2020 ACS - US Census

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.

**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

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

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