

INDUSTRIAL FOR LEASE

FREE STANDING OFFICE/WAREHOUSE SPACES W/ YARD

1450 S Blackstone St, Tulare, CA 93274



Lease Rate

**\$0.65
SF/MONTH**

OFFERING SUMMARY

Total Size:	95,120 SF
Available SF:	2,000 - 7,200 SF
Lot Size:	8.46 Acres
Estimated Completion	April 1, 2024
Zoning:	M-1 Tulare Industrial
Market:	Tulare Industrial
Submarket:	South Tulare/ CA-99
Traffic Count:	49,659
APN's:	182-030-035, -034, -032, -031, & 182-020-044

PROPERTY HIGHLIGHTS

- ±2000, 2400, 4000, 4800, & 7200 SF Available Spaces
- Clean Industrial Space Located in Tulare Sub Market
- Move-in ready Office/Warehouse Spaces
- Office/Showroom - Shop with Roll Up Doors - Ample Parking
- Clean & Quite Location - Semi Access Available
- Fully Fenced/Paved Lot w/ Blackstone & Bardsley Ave Exposure
- Over-sized Ground Level Doors w/ Concrete Apron
- Secure, Private, Established Location w/ Easy Freeway Access
- Parking On All Sides Of Buildings on ±8.46 Acres
- Blackstone Street Frontage with Great Signage - Semi Access Available
- Densely Populated Trade Area w/ 98% of the Population within 3-Miles
- Flexible Zoning That Allows Many Uses
- Surrounded with Ample Parking and Mature Landscaping
- Flexible Zoning | Building Equipped w/ HVAC In Office
- Located Near CA 99 and CA 198 With Nearby Access
- Building Equipped with Evaporative Coolers

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Current Progress

PROPERTY DESCRIPTION

±2,000 - ±7,200 SF of brand new office/warehouse buildings in a professional complex on ±8.46 acres near a high traffic area. This move-in ready deal is like-new offering an ideal configuration offering direct Blackstone Avenue exposure, separate meters, and rear rollup doors that allows for good circulation of warehouse. Features fenced yard area, heavy power (200 Amps 3-phase power), sky lights, and economical City Utility Services. Near Freeway 99 and Bardsley Ave creating convenient access to CA-99. Flexible Zoning also allows for many uses allowed in this desired Tulare Industrial Center. See Flyer Page 3 for unit sizes and site plan.

LOCATION DESCRIPTION

Direct Blackstone Ave sign exposure located within minutes from the CA-99 and CA-198 Interchange, with close access to CA-137, CA-41, and I-5. Subject is at the entrance with semi truck access 2 Streets. The Tulare submarket is considered one of the most accessible industrial areas in the Visalia-Tulare-Hanford-Porterville area. Easy access and great visibility on the entire city-block/corner of S Blackstone Ave between Bardsley Ave and E Paige Ave. Located in the main Industrial thoroughway, just west of CA-99, north of United States Cold Storage, east of S Blackstone Ave, south of Bardsley Ave. Strategic "mid-cities" location to conveniently serve Tulare, Fresno, Kern, Madera, Kings, & Merced Counties.

Tulare is a city in Tulare County, California. The population was 59,278 at the 2010 census. Tulare is located in the heart of the San Joaquin Valley, eight miles south of Visalia and sixty miles north of Bakersfield. The city is named for the currently dry Tulare Lake, once the largest freshwater lake west of the Great Lakes. The city's mission statement is: "To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper." The Stockton seaport is 170 miles (270 km) away, and the Sacramento port is 207 miles (333 km) away. The Los Angeles and San Francisco ports are each approximately 200 miles (320 km) away, making Tulare a hub or central location for product movement.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1460 S Blackstone St	Available	2,400 - 7,200 SF	Modified Gross	\$0.65 SF/month	(3) 70' x 50' units each consisting of a roll up door & private restroom.
1468 S Blackstone St	Available	2,000 - 4,000 SF	Modified Gross	\$0.65 SF/month	(2) 20' x 50' units each consisting of a roll up door & private restroom.

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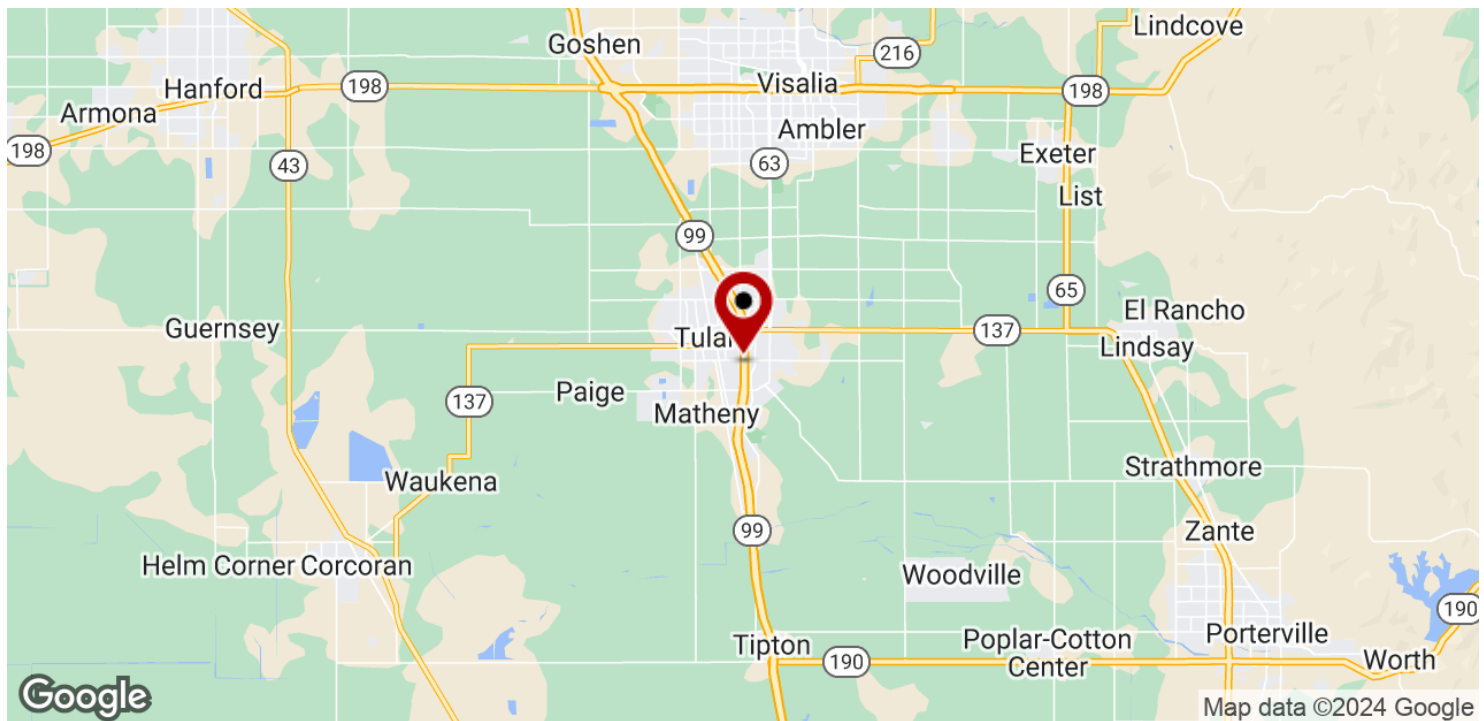
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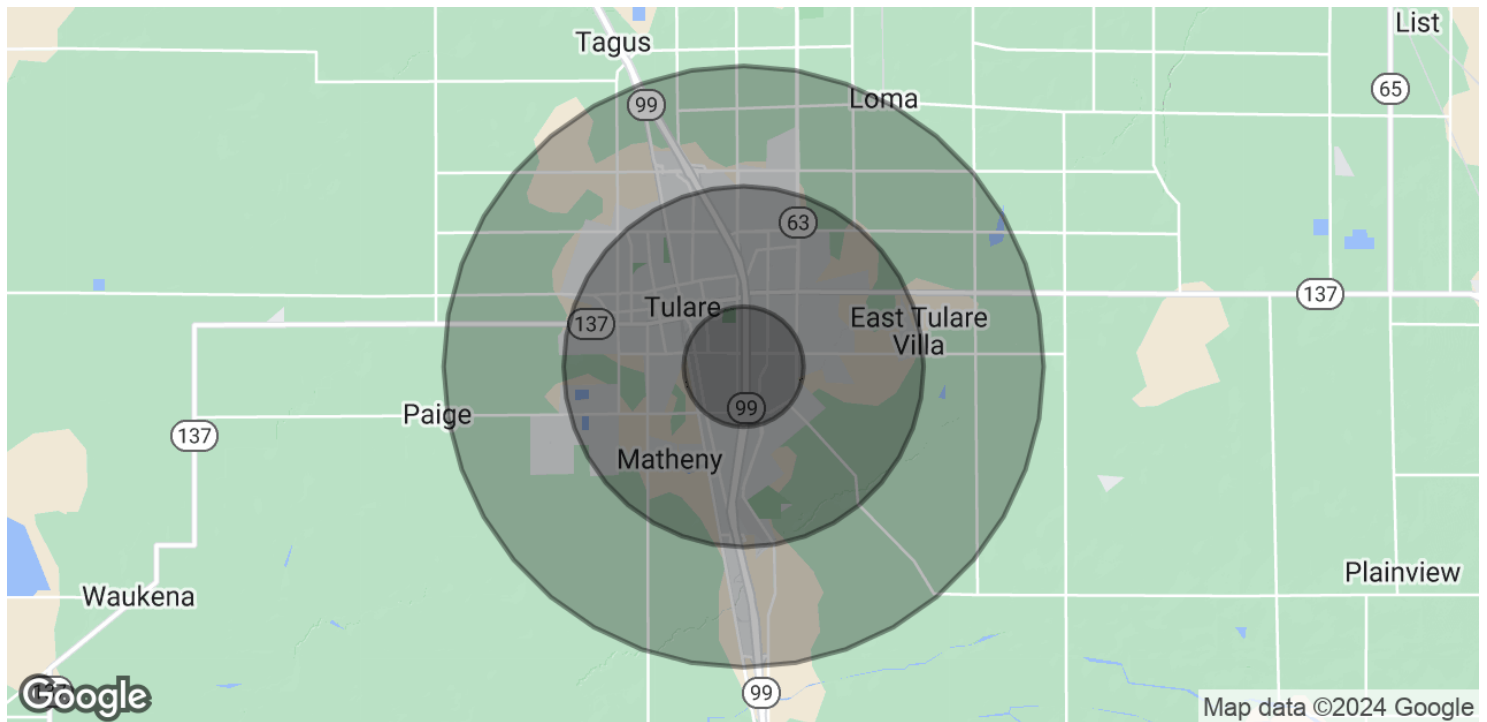
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,583	53,367	68,984
Average Age	29.3	29.9	29.7
Average Age (Male)	29.0	28.8	28.8
Average Age (Female)	29.8	30.7	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,284	16,186	20,665
# of Persons per HH	3.2	3.3	3.3
Average HH Income	\$46,576	\$54,277	\$55,775
Average House Value	\$173,236	\$247,572	\$251,517
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	60.6%	56.0%	55.5%

* Demographic data derived from 2020 ACS - US Census

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