

INDUSTRIAL FOR SALE

±6,620 SF OF CLEAR SPAN INDUSTRIAL BUILDINGS ON ±2.4 ACRES

30646 Rd 52, Visalia, CA 93291



Sale Price

\$685,000

OFFERING SUMMARY

Building Size:	6,620 SF
Warehouse SF:	±3,300 SF
Office SF:	±3,320 SF
Lot Size:	2.4 Acres
Zoning:	C-2 MU
Market:	Visalia/Porterville
Submarket:	NW Outlying Tulare County
Cross Streets:	Rd 52 & Avenue 308
APN:	073-040-022

PROPERTY HIGHLIGHTS

- Clear Span Industrial Buildings: ±6,620 on ±2.4 AC
- (2) Warehouse Buildings w/ Separate Office Buildings + Fenced Yard
- Ready For Immediate Occupancy | Easy CA-99 Access
- Ample Interior & Exterior Storage | Semi Access Available
- Clean Industrial Space Located in Visalia, CA
- Insulated w/ Skylights Throughout | Clear Height 16'
- Excellent Access To Hwy 99 Just Minutes Away
- Two (2) Electrical Meters For Each Office Building
- Flexible Zoning | Water & Air Lines Throughout
- Fully Fenced | Outside Lights, Security Cameras & Concrete Apron
- Each Building is Separately Metered w/ 200 Amp Panels
- Close Proximity to Major Traffic Generators

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PROPERTY DESCRIPTION

(2) insulated clear-span freestanding industrial buildings totaling ±3,300 SF & (2) Private Office buildings totaling ±3,320 SF on a fully fenced 2.4 AC lot in Visalia, CA.

Warehouse Building #1 of ±1,700 SF includes an additional ±700 SF overhang great for storage & equipment. Office Building #1 of ±1,670 SF has an additional ±1,200 SF outside structure in the back. Warehouse Building #2 of ±1,600 SF offers ±950 SF of covered outside storage & Office building #2 is ±1,650 SF located at the back of the property. Nestled within a safety-conscious locale, this property is strategically positioned with the added benefit of two fire hydrants in close proximity.

Served by a 240' deep well, septic, & RV dump, fully fenced yard, ample exterior lights, security cameras, skylights, & 16' clear height. Near CA-99 and Ave 308 creating convenient HWY access. Flexible Zoning allows for many uses.

LOCATION DESCRIPTION

Located at Rd 52 & Avenue 308, north of Avenue 304, South of Avenue 308, East of Rd 52 and West of Ca-99. The community is located in the San Joaquin Valley between Tulare & Fresno. The City of Visalia is part of Tulare County, California, located in the San Joaquin Valley, approximately 220 miles south of San Francisco and 185 miles north of Los Angeles.

Visalia is a city in the agricultural San Joaquin Valley of California. The population was 141,384 as per the 2020 census. 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.



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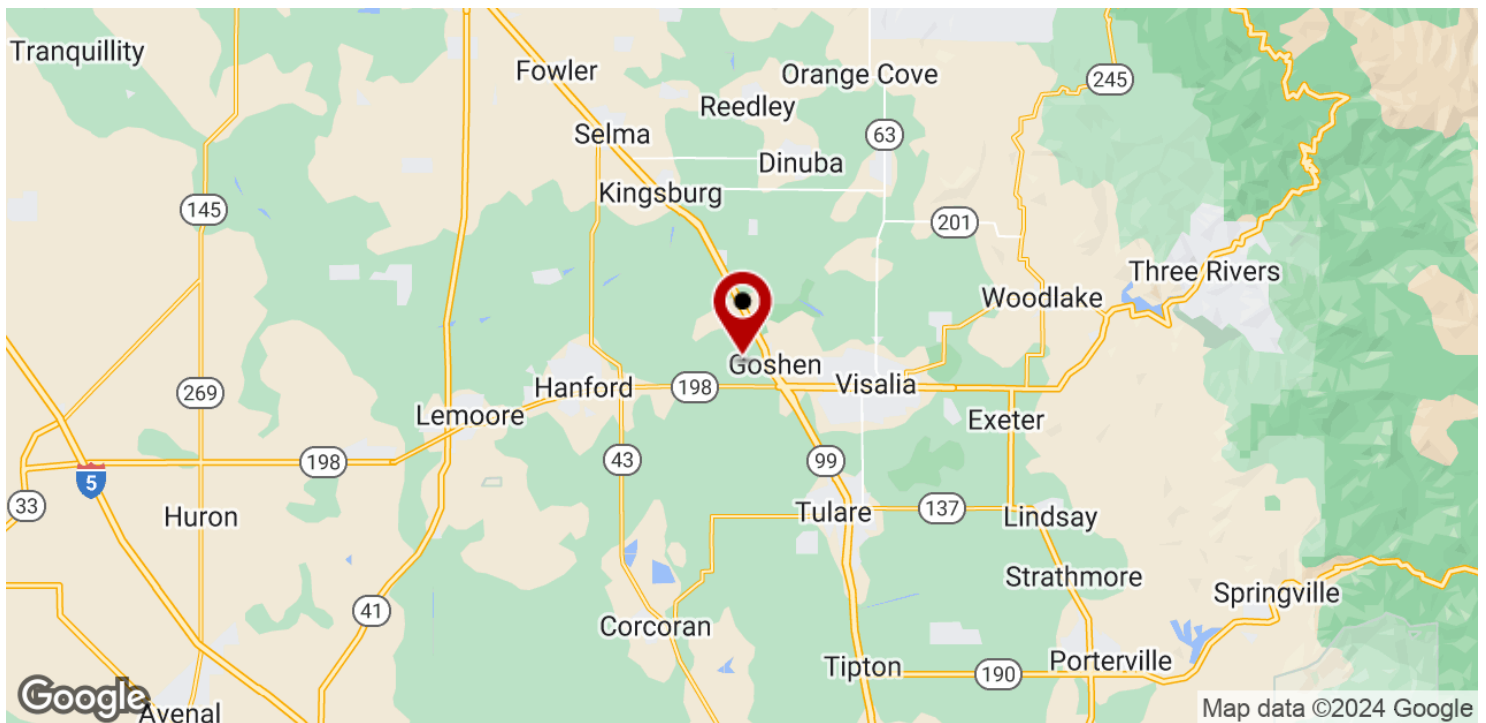
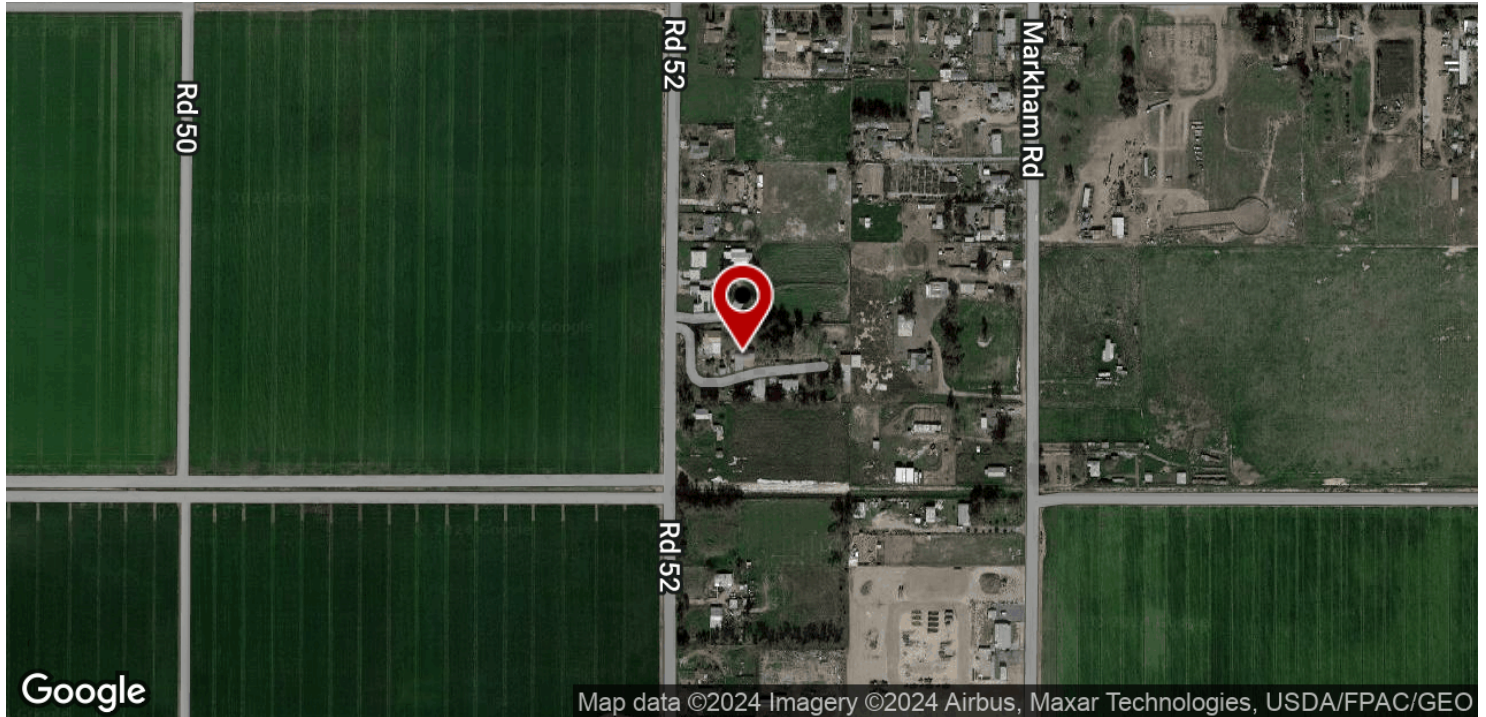
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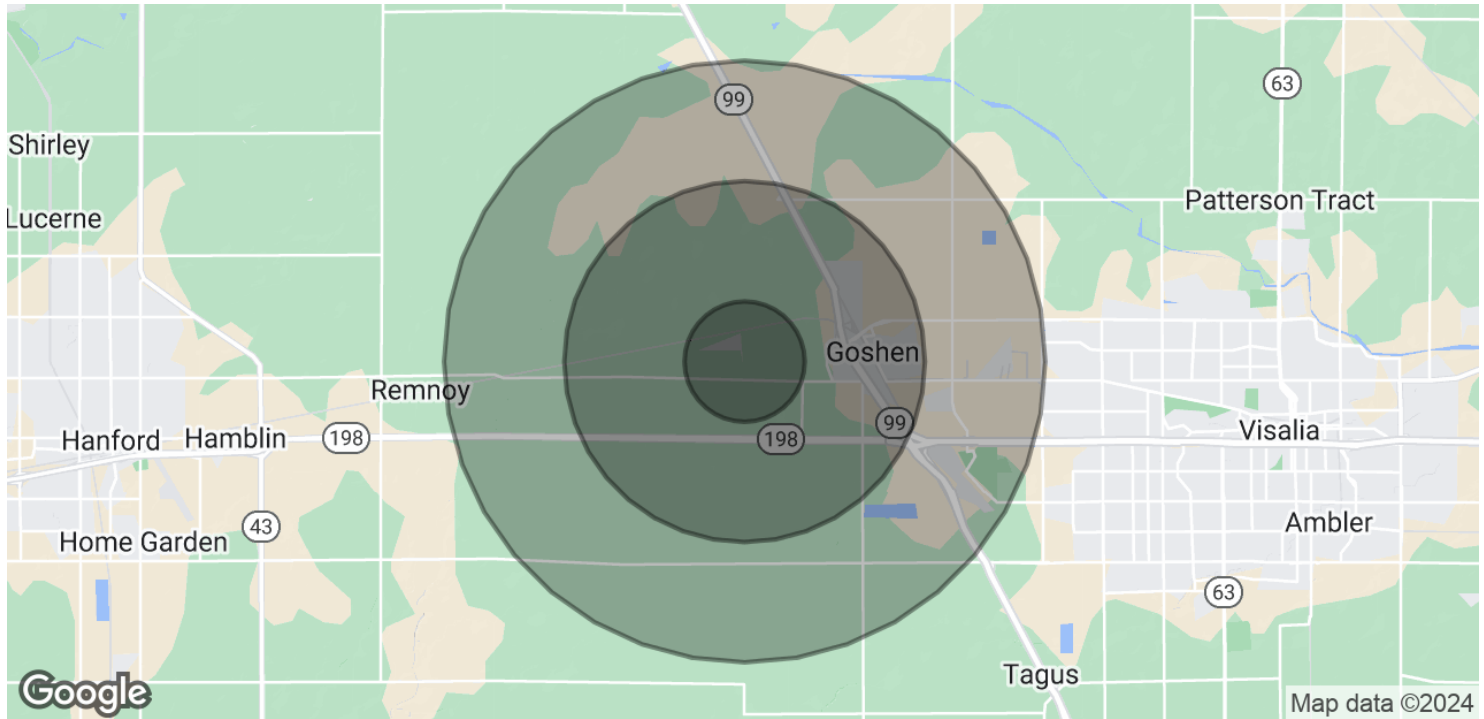
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	144	6,616	10,697
Average Age	28.5	29.9	31.6
Average Age (Male)	28.2	28.7	30.7
Average Age (Female)	28.8	30.3	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	33	1,788	3,188
# of Persons per HH	4.4	3.7	3.4
Average HH Income	\$65,231	\$69,282	\$86,519
Average House Value	\$292,457	\$232,242	\$293,106
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	75.7%	73.4%	62.9%

* Demographic data derived from 2020 ACS - US Census

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