

# INDUSTRIAL FOR LEASE

TURN KEY OFFICE/WAREHOUSE/SHOWROOM/YARD SPACES IN CENTRAL VISALIA

1101-1119 E Douglas Ave, Visalia, CA 93292



**AVAILABLE SF:** 10,000 SF

**LEASE RATE:** \$0.60 SF/Month (MG)

**LOT SIZE:** 2.96 Acres

**BUILDING SIZE:** 10,000 SF

**CEILING HEIGHT:** 18.0 FT

**ZONING:** Commercial Service

**APN:** 094-160-028

**MARKET:** Visalia Commercial Service

**SUB MARKET:** North Visalia

**CROSS STREETS:** N Ben Maddox Way & East Douglas Ave.

## PROPERTY FEATURES

- Clean Industrial Space Located in North Visalia
- Ready For Immediate Occupancy | High End Finishes
- ±10,000 SF Shop w/ Rollup Doors | ±2,000 SF Office
- Multiple Flex Spaces | Fenced Yard Area | Ample Parking
- Many Ground Level Doors w/ 18' Clear Height
- Flexible Zoning That Allows Many Uses
- Building Equipped with HVAC In Office
- Clean & Quite Commercial Complex | Semi Access Available
- Maintained Building | Move-In Ready | Full Insulation
- Turn Key Office/Warehouse Building + Office
- 480/277 Volt, 3-Phase 4-Wire 400 Amp Electric Service
- Office Consists of Reception Area, Private Office & Restroom
- Located Within Minutes from CA-99 & CA-198
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways

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## PROPERTY OVERVIEW

±2.96 acre professional office/warehouse complex offering ±10,000 SF space located in North Visalia.

#1119 consists of 10,000 SF has a 2,000 SF fully remodeled office of 3 private offices and open showroom, plus an 8,000 SF warehouse offering multiple electrical drops and over sized roll-up doors. Fully insulated building features HVAC's in the office, warehouse coolers, multiple 12' X 12' front rollup doors, open warehouse space with 18' clear span, 400 Amps 3-phase separately metered power, sky lights, air vents, security, automatic gate, and access to a small rear fenced storage yard. The front of the building is fully fenced and offers easy vehicle access, plus front private parking stalls.

## LOCATION OVERVIEW

Property is located north of Goshen Avenue, east of N Burke Street, south of Houston Avenue, and west of high traffic north Ben Maddox Way.

Visalia is a city situated in the agricultural San Joaquin Valley of California, about 230 mi (370 km) southeast of San Francisco, 190 mi (310 km) north of Los Angeles, 36 mi (58 km) west of Sequoia National Park, and 43 mi (69 km) south of Fresno. The population was 136,246 as of a 2018 U.S. Census Bureau estimate.

Visalia is the fifth-largest city in the San Joaquin Valley after Fresno, Bakersfield, Stockton, and Modesto, the 44th-most populous in California, and 198th 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 in the contiguous United States.



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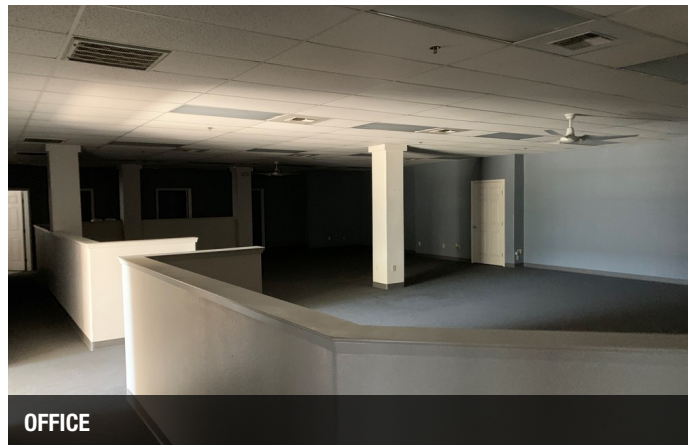
5,000 - 10,000 SF WAREHOUSE



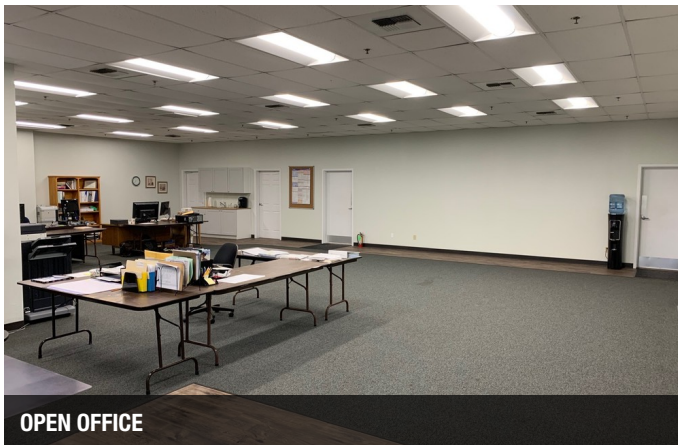
5,000 - 10,000 SF WAREHOUSE



OFFICE



OFFICE



OPEN OFFICE



OPEN WAREHOUSE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1119 E Douglas Ave	Warehouse w/ Office	\$0.60 SF/MONTH	Modified Gross	10,000 SF	VACANT
1101-1105 E Douglas Ave	Office	\$0.70 SF/MONTH	Modified Gross	3,750 SF	Leased
1107-1109 E Douglas Ave	Warehouse w/ Office	\$0.70 SF/MONTH	Modified Gross	2,500 SF	Leased
1111-1113 E Douglas Ave	Warehouse	\$0.70 SF/MONTH	Modified Gross	2,500 SF	Leased
1115 E Douglas Ave	Office	\$0.76 SF/MONTH	Modified Gross	1,250 SF	Leased

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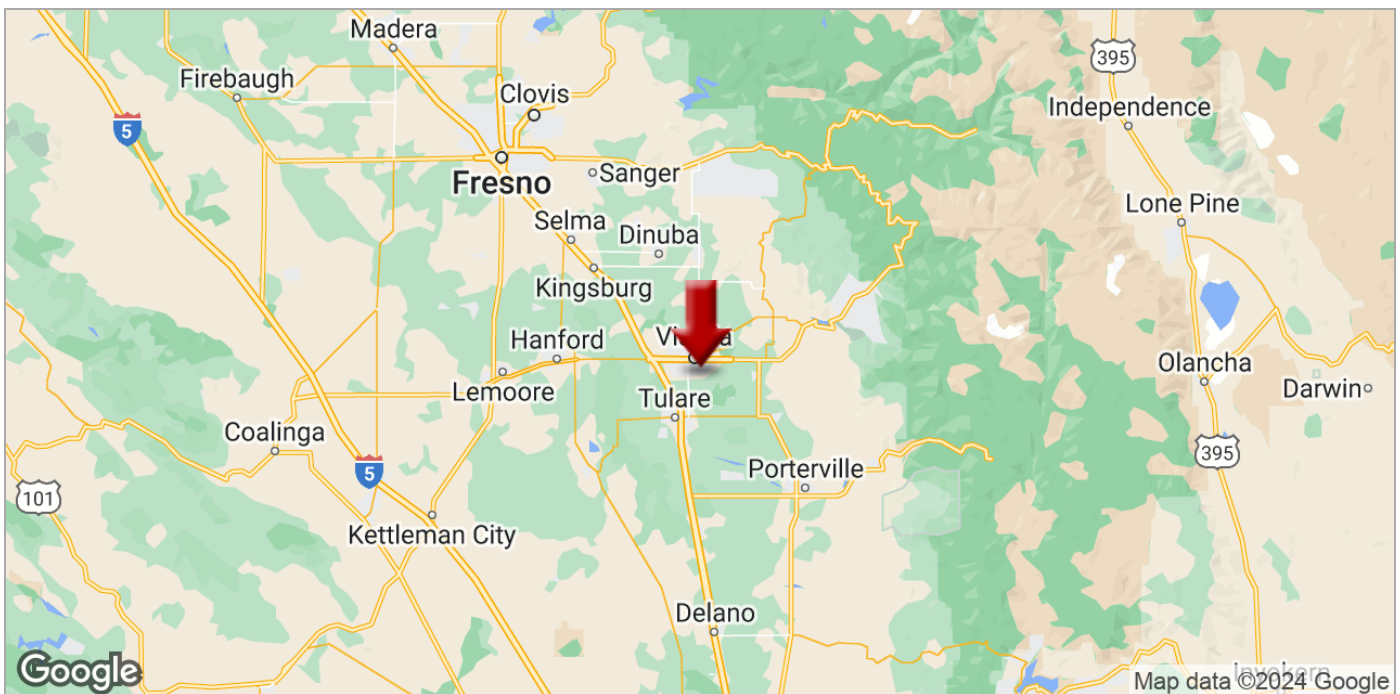
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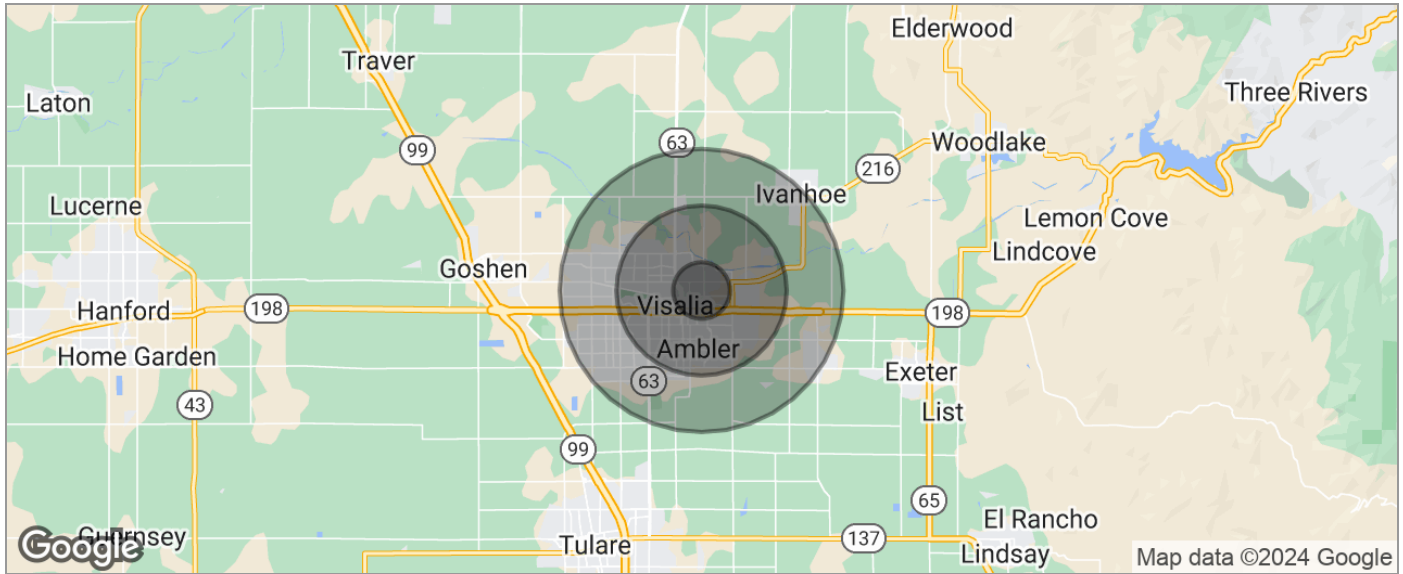
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,310	70,961	125,218
MEDIAN AGE	26.9	30.5	31.8
MEDIAN AGE (MALE)	26.3	29.8	31.1
MEDIAN AGE (FEMALE)	28.1	32.4	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,384	22,310	41,384
# OF PERSONS PER HH	3.5	3.2	3.0
AVERAGE HH INCOME	\$52,759	\$63,650	\$66,763
AVERAGE HOUSE VALUE	\$175,822	\$258,647	\$278,791
RACE	1 MILE	3 MILES	5 MILES
% WHITE	81.0%	80.4%	81.0%
% BLACK	1.3%	1.3%	1.8%
% ASIAN	5.3%	5.2%	4.8%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.7%	0.9%	1.0%
% OTHER	8.7%	8.9%	8.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	59.9%	50.5%	44.9%

\* Demographic data derived from 2020 ACS - US Census

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