

## OFFICE FOR LEASE

FREESTANDING OFFICE/WAREHOUSE + 3.25 AC YARD OFF CA-99

4600 South K St, Tulare, CA 93274



### AVAILABLE SF:

**LEASE RATE:** \$0.75 SF/Month (MG) Total

**LOT SIZE:** 3.25 Acres (Full Gravel)

**CLEAR HEIGHT:** 18' Clear Span

**POWER:** 400 Amps 3-Phase (480V)

**ZONING:** Light Industrial

**APN:** 191-290-015

**MARKET:** Tulare Industrial

**SUB MARKET:** Southwest Tulare

**CROSS STREETS:** S Blackstone Street

### PROPERTY FEATURES

- Clean Industrial Space Located in Central CA
- ±5,000 SF Shop @ \$0.55/SF + ±3.25 Acres @ \$1,200
- ±1,200 SF Office | Bonus ±5,000 SF Overhang Concrete Pad
- Fully Fenced Gravel Yard Against CA-99 (Signage/Exposure)
- Flexible Zoning | Building Equipped w/ HVAC In Office
- Clean & Quite Location - Semi Access Available
- Well Maintained Building In Remodeled Condition
- 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 On CA-99 w/ Easy Access from Surrounding Corridors
- Building Equipped w/ Evaporative Coolers & Heaters
- Separate Freestanding Warehouse Building Included

**KW COMMERCIAL**  
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#### PROPERTY OVERVIEW

High exposure  $\pm 6,315$  SF freestanding office/warehouse building on  $\pm 3.25$  Acres ( $\pm 141,570$  SF) with visibility from CA-99. Full recent interior and exterior remodel with fresh office, new flooring, upgraded restrooms, insulated shops, fresh paint, and \$40,000 worth of leveling, grading, and base rock in the rear yard area (adjacent to Highway 99). The front building is 50' X 100' with a 24' X 50' improved office with 18' clear span height and a 50' X 100' concrete pad connected to the building. Office includes front showroom/waiting area, two large open rooms, two private offices, interior restroom and warehouse restroom. Separate freestanding warehouse storage building is 20' X 45'. Space available October 2019.

#### LOCATION OVERVIEW

This property is located Southwest of HWY 99 on South K street between Blackstone Street and Olson Avenue in Tulare, California.



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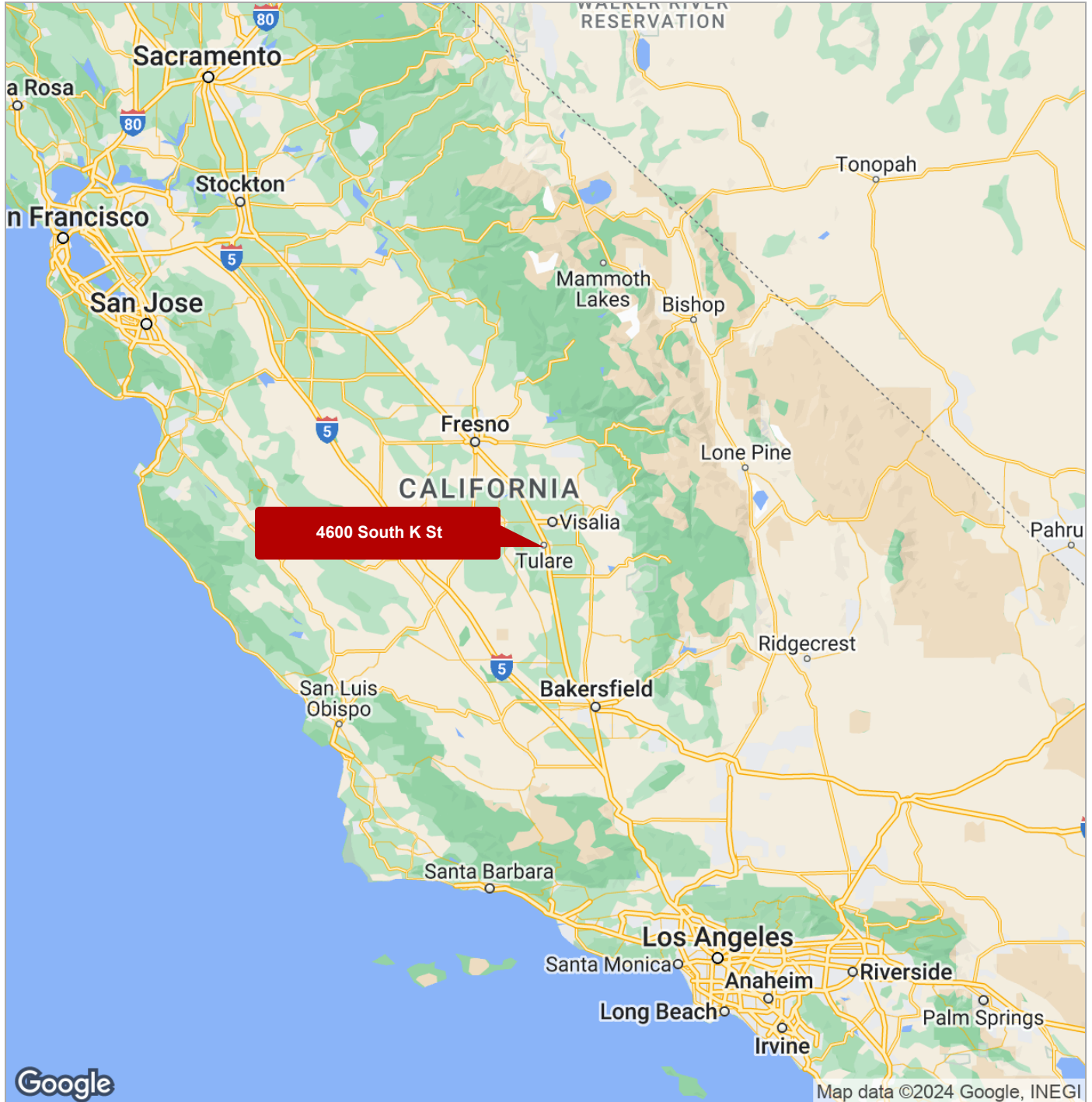
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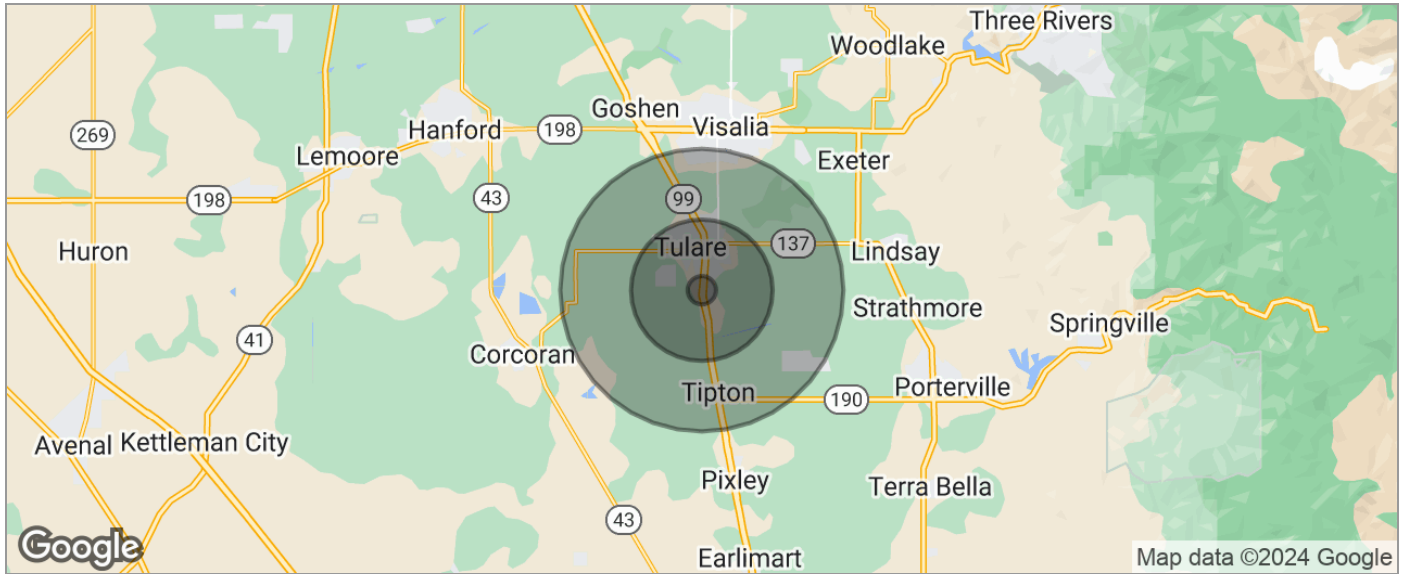
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	237	64,915	108,512
MEDIAN AGE	30.6	29.5	30.6
MEDIAN AGE (MALE)	30.6	28.6	29.7
MEDIAN AGE (FEMALE)	30.9	30.2	31.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	70	19,337	33,353
# OF PERSONS PER HH	3.4	3.4	3.3
AVERAGE HH INCOME	\$70,022	\$54,933	\$59,635
AVERAGE HOUSE VALUE	\$215,470	\$246,769	\$265,822
RACE	1 MILE	5 MILES	10 MILES
% WHITE	77.2%	78.1%	79.9%
% BLACK	0.8%	4.4%	3.4%
% ASIAN	5.1%	2.6%	3.1%
% HAWAIIAN	0.4%	0.1%	0.1%
% INDIAN	0.0%	0.8%	0.7%
% OTHER	11.4%	10.9%	9.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	42.2%	56.3%	51.0%

\* Demographic data derived from 2020 ACS - US Census

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