

INDUSTRIAL FOR LEASE

INDUSTRIAL MANUFACTURING/DISTRIBUTION BUILDING W/ MULTIPLE DOCKS

8921 W Goshen Ave, Visalia, CA 93291



AVAILABLE SF:	37,120 SF
LEASE RATE:	\$0.45 SF/Month (\$0.10/SF NNN)
LOT SIZE:	6.17 Acres
BUILDING SIZE:	37,120 SF
GRADE LEVEL DOORS	3
DOCK HIGH DOORS:	2
CEILING HEIGHT:	17.0 FT
YEAR BUILT:	2000
ZONING:	Industrial
MARKET:	Visalia Industrial Park
SUB MARKET:	Northwest Visalia Submarket
CROSS STREETS:	N Plaza Drive

PROPERTY FEATURES

- Ready For Immediate Occupancy | TI's Available
- ±37,120 SF Available | Concrete Tilt Up
- Excellent Access To All Major Freeways
- 2-Truck Dock Doors | 3 Ground Level Doors | 17' Clear Height
- Large Paved Open Area | Heavy Power Available
- 480/277 Volt, 3-Phase 4-Wire 800 Amp Electric Service
- Offers Prime Goshen Avenue Frontage
- Semi Turn Around & Pull-Through Capability
- Economical High Speed Internet Via Comcast
- Distribution/Manufacturing Space | Quick Freeway Access
- Air Conditioned/Heated Office | Flexible Zoning
- Proposed Future Building ±15,000-34,000 SF

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PROPERTY OVERVIEW

±37,210 SF concrete tilt-up Industrial Manufacturing/Distribution Warehouse on ±6.17 acres located in Visalia Industrial Park Development. The property has excellent access to Hwy. 99 via Goshen Avenue and access to Hwy. 198 via interchanges at Plaza Drive and Shirk Street. Features heavy power, semi pull-through capability, dock high and ground level roll up doors, 17' foot clear height, and office/showroom build out with HVAC. Clean warehouse that is fully insulated, fire sprinklers, shop cooler and heaters, and plenty of parking. Easy and convenient access with multiple entrances/exits. Great freeway access located off the southeast corner of Goshen Avenue and Plaza Drive between Shirk Street and American Street just North of Highway 198 and East of Highway 99.

Also available is a ±15,000-34,000 SF build to suit. Call agents for more details!

LOCATION OVERVIEW

Property is located near Freeway 198 and Plaza Drive creating convenient access to CA-99 (leading to I-5 and CA-99). Flexible Zoning also allows for many uses allowed in this desired Industrial Park environment. Great freeway access located off the southeast corner of Goshen Avenue and Plaza Drive between Shirk Street and American Street just north of Highway 198 and east of Highway 99.

Visalia is rated in the top 100 communities in America by Relocate America for its great music, culture, arts and entertainment, as well as the many shopping and dining venues. Visalia's Downtown received an honorable mention as one of California's Best Downtown's on the Best and Worst Downtown's list saying, "It's the one to watch"

ADD HEADER

add text...



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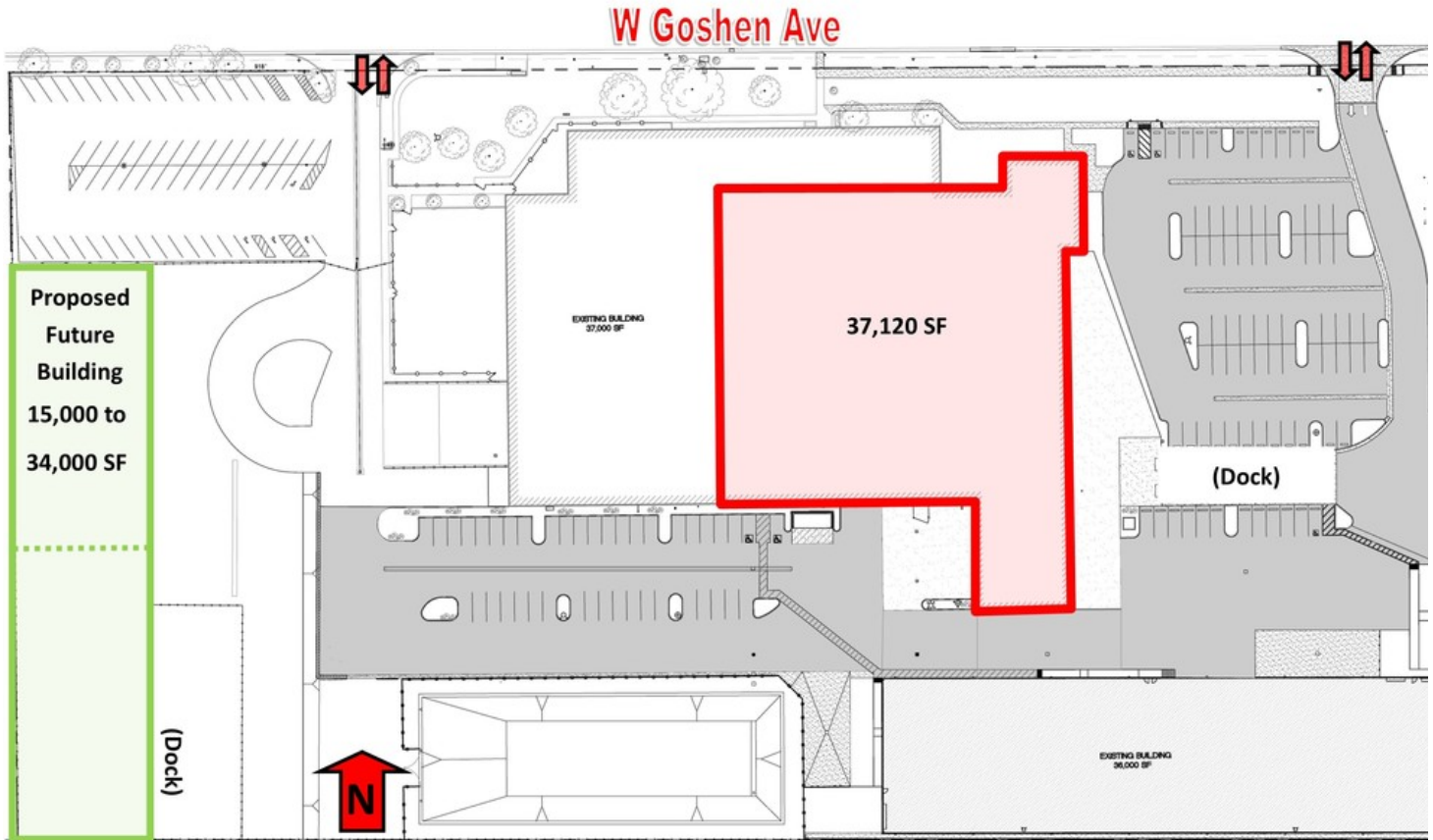
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
8921 W Goshen Ave	Warehouse/Distribution	\$0.45 SF/MONTH	\$0.10/SF NNN	37,120 SF	VACANT

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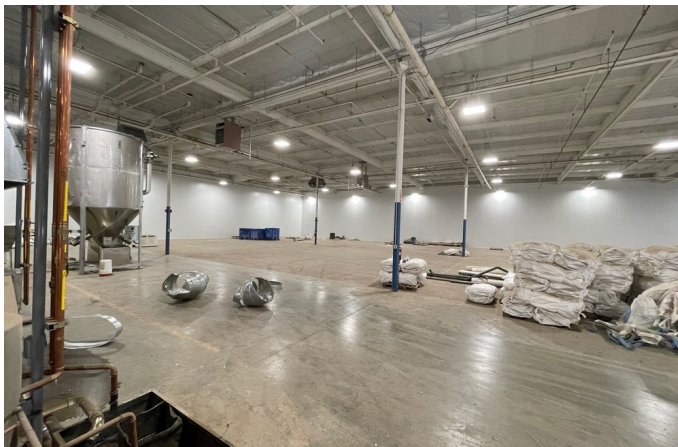
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UPS Ground Map



TRANSIT DAYS

1 DAY

2 DAYS

3 DAYS

4 DAYS

5 DAYS

• Reach Virtually All of California Via Overnight Ground Service

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

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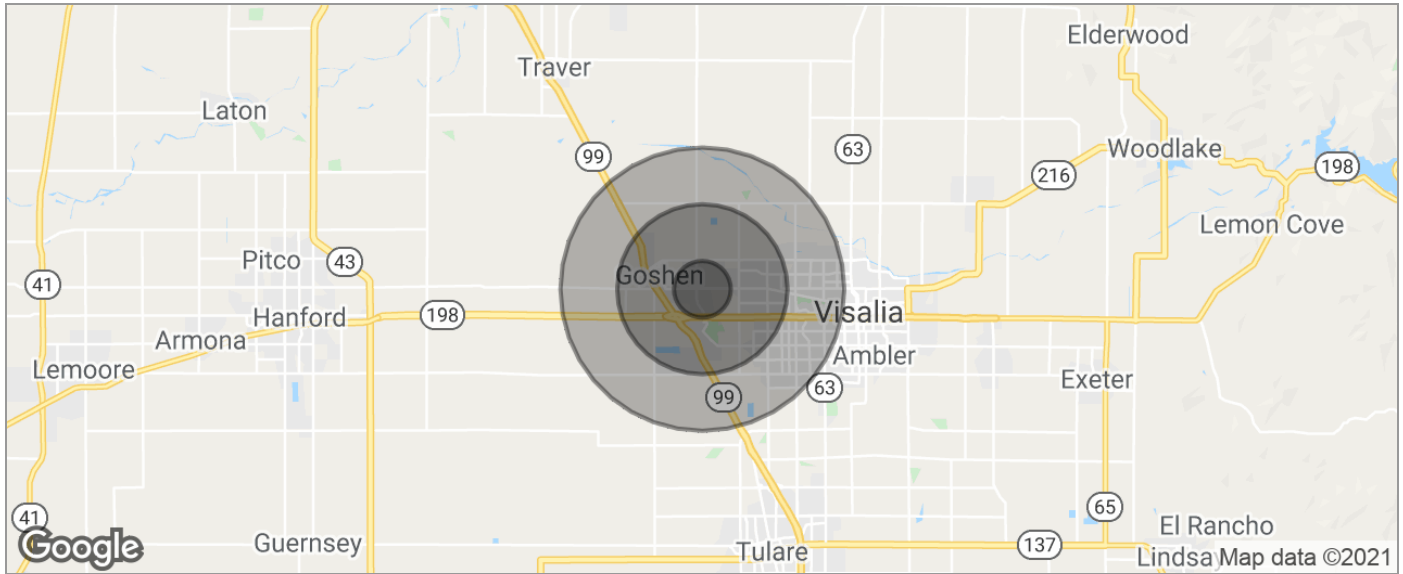
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,437	21,022	56,856
MEDIAN AGE	28.8	31.1	32.4
MEDIAN AGE (MALE)	29.2	31.0	31.8
MEDIAN AGE (FEMALE)	28.3	30.9	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	996	6,438	18,796
# OF PERSONS PER HH	3.5	3.3	3.0
AVERAGE HH INCOME	\$94,838	\$95,173	\$77,861
AVERAGE HOUSE VALUE	\$306,553	\$306,683	\$301,316
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.3%	78.3%	81.1%
% BLACK	1.1%	2.1%	2.1%
% ASIAN	11.0%	8.7%	5.9%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.9%	1.4%	1.1%
% OTHER	7.4%	7.3%	6.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	41.8%	37.5%	37.2%

* Demographic data derived from 2010 US Census

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