

7245 W. GOSHEN | VISALIA, CA 93291

Executive Summary



LEASE RATE	\$0.50 SF/MONTH
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OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$0.50 SF/month (MG)
Lot Size:	0 Acres
Building Size:	5,000 SF
Zoning:	Light Industrial

PROPERTY OVERVIEW

Opportunity knocks! Hard to find small warehouse. Two- 14' roll ups, single man door and small office w/restroom. Located adjacent to the Visalia Industrial Park this unit sits on south end of complex. No yard area- parking only.

PROPERTY HIGHLIGHTS

- Hard to find small warehouse location
- Two- 14' roll ups
- Truck turn around area

SHARI AGUIRRE
559.625.2128
shari@zeebre.com
CalDRE #01115021

132 N Akers St
Visalia, CA 93291-5121
559.625.2128 | zeebre.com

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Additional Photos



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Location Maps



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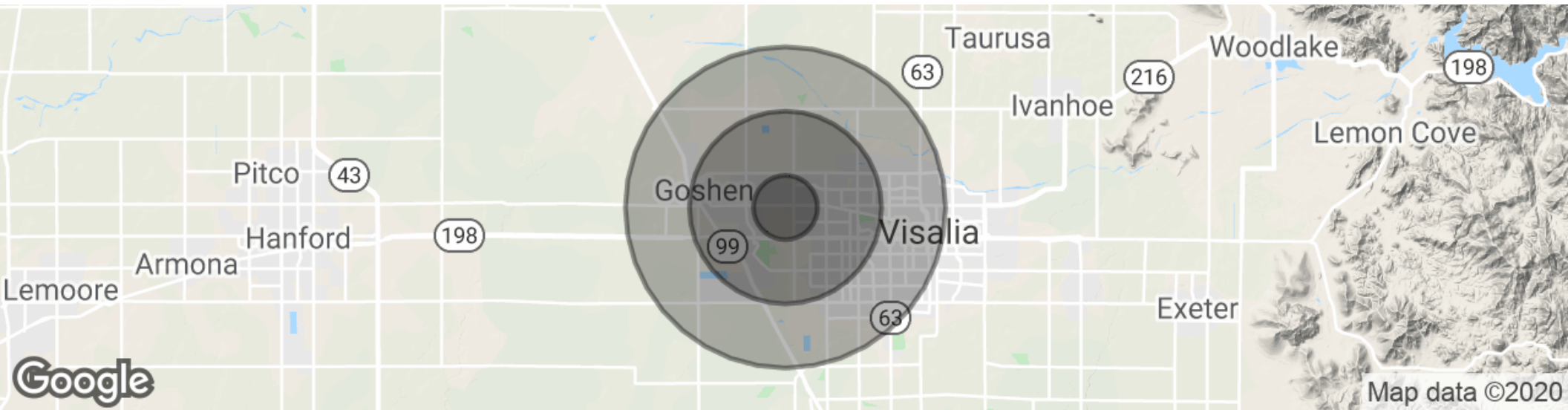
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,560	35,297	82,756
Median age	31.4	32.2	32.4
Median age (Male)	31.3	31.6	31.9
Median age (Female)	31.3	33.0	33.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,436	11,726	27,503
# of persons per HH	3.2	3.0	3.0
Average HH income	\$96,900	\$83,107	\$74,674
Average house value	\$306,305	\$298,282	\$290,223

** Demographic data derived from 2010 US Census*

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