

INDUSTRIAL FOR LEASE

OFFICE/WAREHOUSE W/SHOWROOM - DOUGLAS/BEN MADDOX WAY

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
GRADE LEVEL DOORS	(1) 20' X 18' & (1) 12' X 12'
DOCK HIGH ACCESS:	Yes; Can Be Added
CEILING HEIGHT:	18.0 FT
ZONING:	CSO
MARKET:	Visalia Commercial Service
SUB MARKET:	North Visalia
CROSS STREETS:	N Ben Maddox Way & East Douglas Ave.

PROPERTY FEATURES

- ±10,000 SF Freestanding Building & ½ AC Fenced/Paved Yard
- Additional 1.5 Acre Yard Available
- 18' Clear Height, Multiple Electrical Drops
- 20' x 18' & 12' x 12' Ground Level Loading Doors
- ±2,000 SF of Office/Showroom
- Fully Insulated w/ Skylights & Coolers
- High Exposure Off Ben Maddox Ave
- Near CA-99 w/ Quick Highway 198 Access

KW COMMERCIAL
559.302.8698



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JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY OVERVIEW

±10,000 SF freestanding warehouse building with ±2,000 SF of office/showroom and a 1/2 Acre Paved Yard (additional 1.5 acres available). Fully insulated with skylights, air vents,(3) evap coolers, heaters, airlines throughout, hood/vent system in rear, and multiple electrical drops within the warehouse. 18' clear height with one 20' X 18' roll-up and one 12' X 12' roll-up door. Existing ½ acre fenced and paved yard area with an additional 1.5 Acres that can be available.

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.



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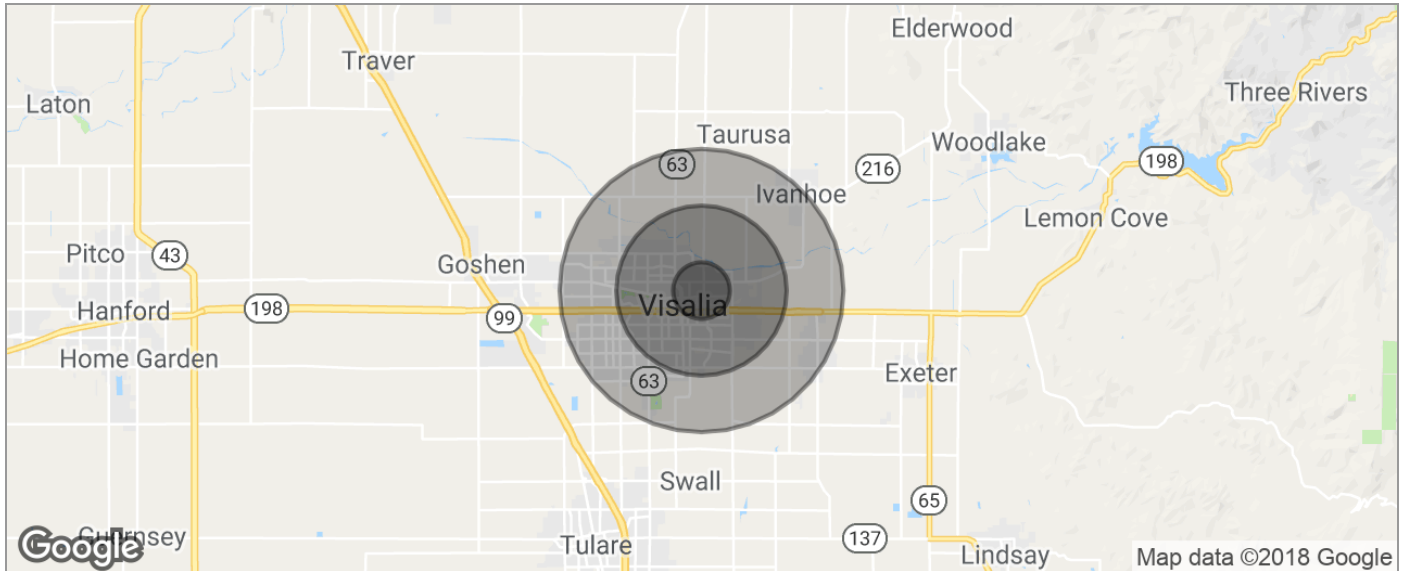
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,310	70,961	125,218
MEDIAN AGE	26.9	30.5	31.8
MEDIAN AGE (MALE)	26.3	29.8	31.1
MEDIAN AGE (FEMALE)	28.1	32.4	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,384	22,310	41,384
# 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 2010 US Census

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