

Clean Office/Warehouse Space w/ Rollup Doors

Industrial For Lease | 1839 S Thunderbolt Dr Porterville, CA 93257



**CENTRAL CA
COMMERCIAL**



Lease Rate

**\$0.75
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	10,500 SF
Available SF:	2,500 SF
Lot Size:	0.68 Acres
Year Built:	1990
Zoning:	IA (Airport Industrial)
Market:	West Porterville
Submarket:	Airport Industrial Park
Cross Street:	Hope Dr
APN:	302-390-009

PROPERTY HIGHLIGHTS

- Clean & Quite Airport Location - Semi Access Available
- Shop with Roll Up Doors | Small Office | Fenced Yard Area
- Turn Key Clear-Span Space w/ Fully Fenced/Paved Lot
- 480/277 Volt, 3-Phase 4-Wire 400 Amp Electric Service
- Over-sized Ground Level Doors w/ Concrete Apron
- Parking On All Sides Of Building | Easy & Quick Access
- Well Maintained Building In Pristine Condition
- Located Near CA 65 and CA 190 With Nearby Access
- Flexible Zoning | Building Equipped w/ HVAC In Office
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Close Proximity to Major Traffic Generators & Fwy 65 Ramps
- Building Equipped with Evaporative Coolers and Heaters
- ***Pre-wired For FAST Spectrum High Speed Internet***

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Central CA Commercial

Investments | Industrial | Office

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PROPERTY DESCRIPTION

Quality warehouse space with a small rear yard available in the secure and quant Airport Industrial park. Suite #E offers $\pm 2,500$ SF of open warehouse space with a rear office that offers a waiting/room and office, open insulated shop with a wraparound yard area in the front and rear with existing heavy power from a previous automotive use, as well as locations for lifts. Features 12' X 12' rollup doors, open warehouse space with 16' clear span, upgraded 400 Amps 3-phase separately metered power, sky lights, air vents, 1 brand new evaporative cooler, new LED lighting, 1 reznor heater, security, and access to a small rear fenced storage yard that allows for good circulation of warehouse. The front of the building is fully fenced and offers easy vehicle access to each unit, plus 10 front parking stalls. Ample 220 power plugs available (previous use had various machines).

LOCATION DESCRIPTION

Located north of Hope Drive, east of Avenue 128 (Teapot Dome Avenue), south of Avenue 136 (W Scranton Avenue) and west of Road 232 across from the Porterville, California Airport. Property is a 1.7 mile drive to Highway 65, 3.6 mile drive to Olive Avenue/CA-65 intersection, and a 4.8 mile drive to Henderson/Westwood Avenues. Prime central location just 6 miles from Terra Bella, 13 miles from Lindsay, and 17 miles to CA-99. Subject is at the edge of a commercial cul-de-sac with semi truck access. Strategic "mid-cities" location to conveniently serve Tulare, Fresno, Kern, Madera, Kings, & Merced Counties.



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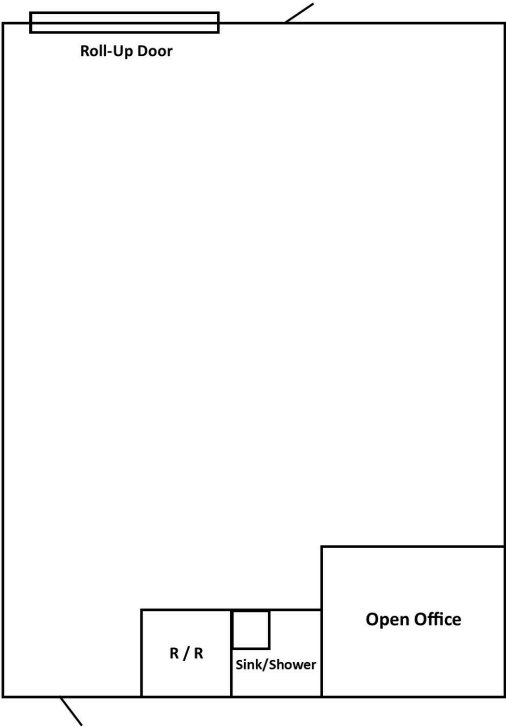
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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$0.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
C	Available	2,500 SF	Modified Gross	\$0.75 SF/month

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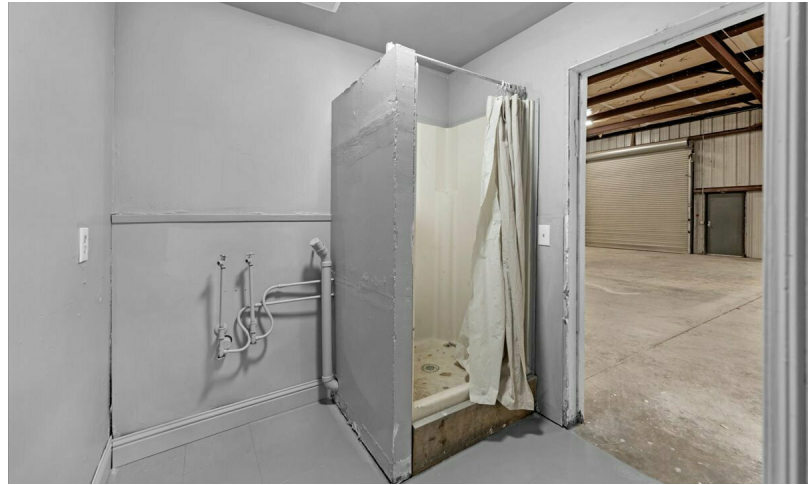
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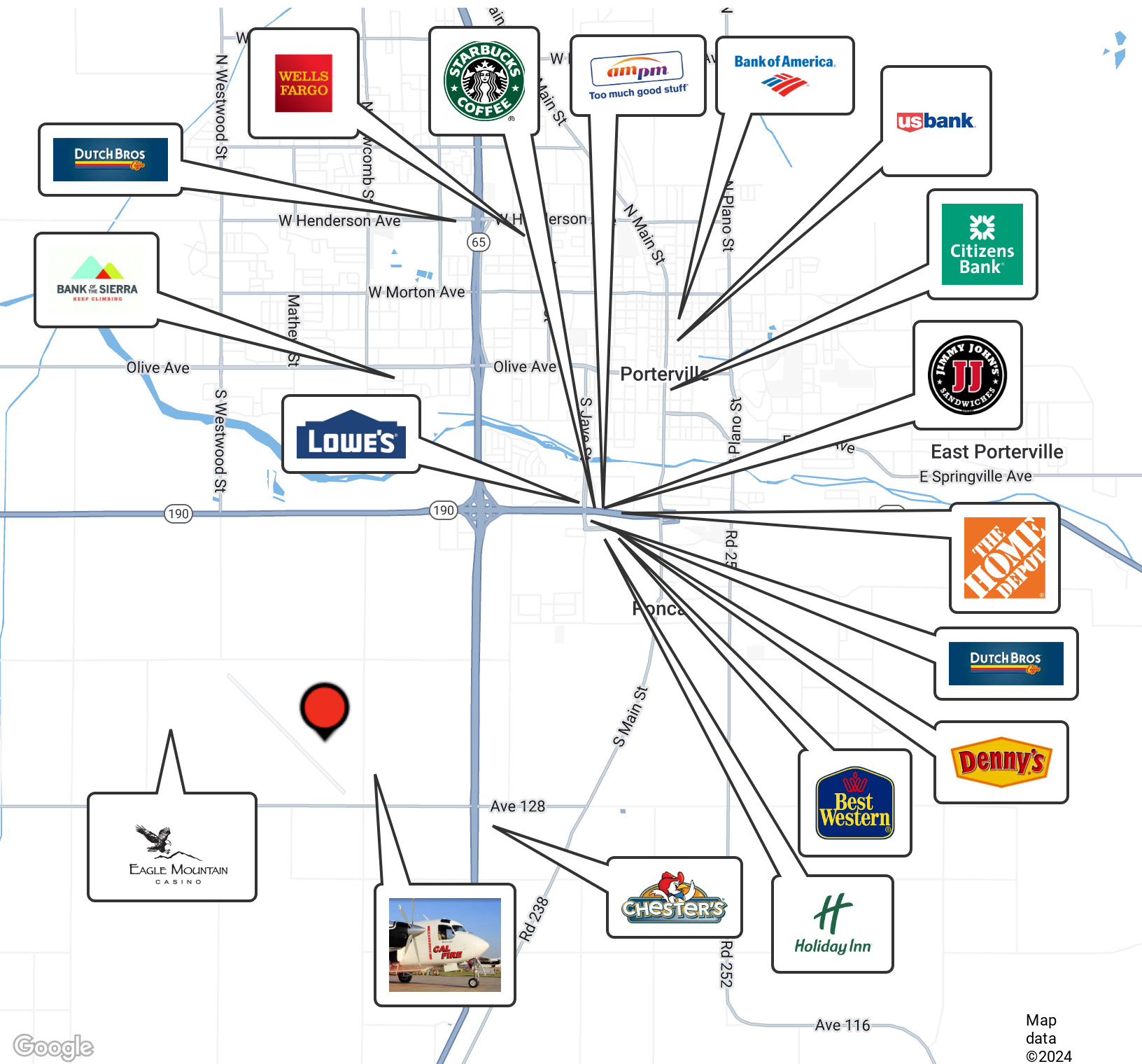
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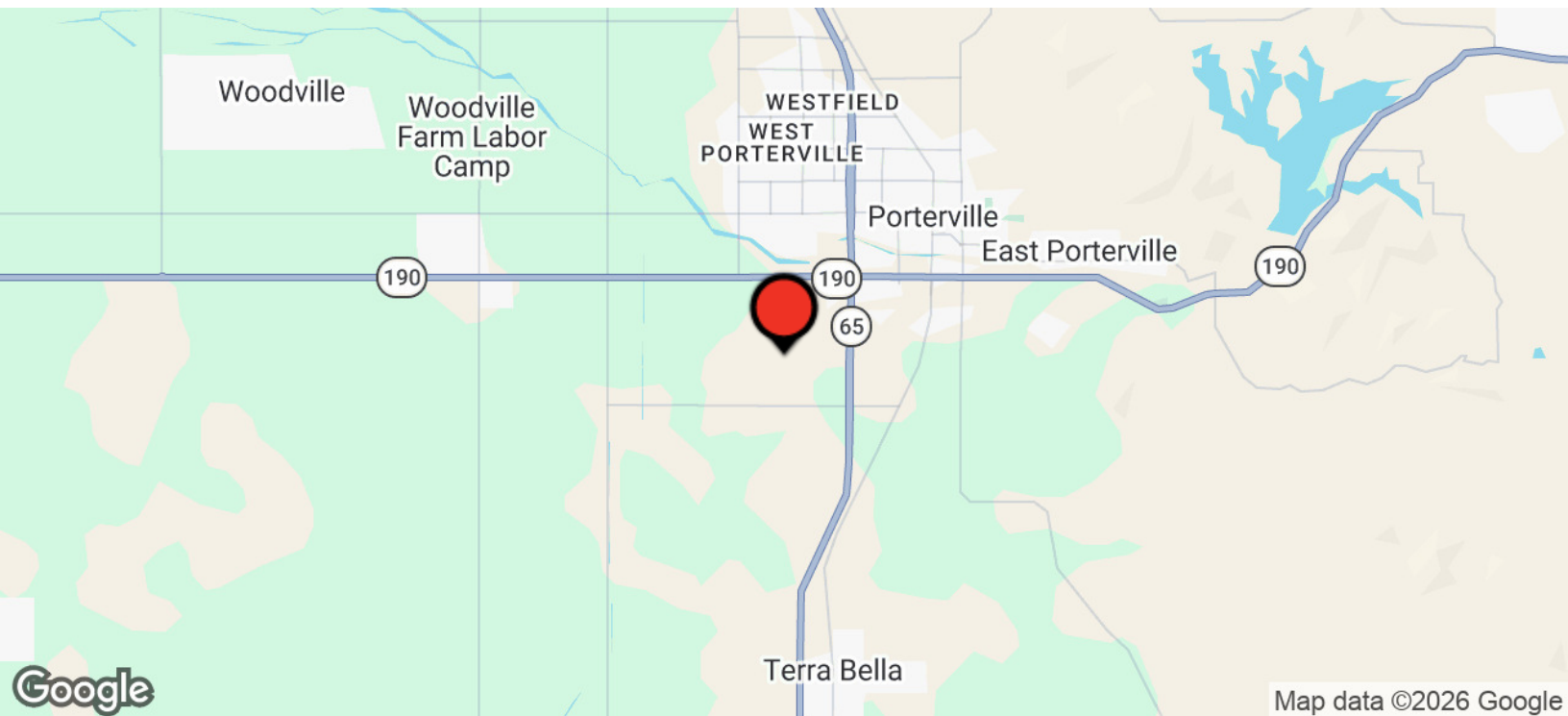
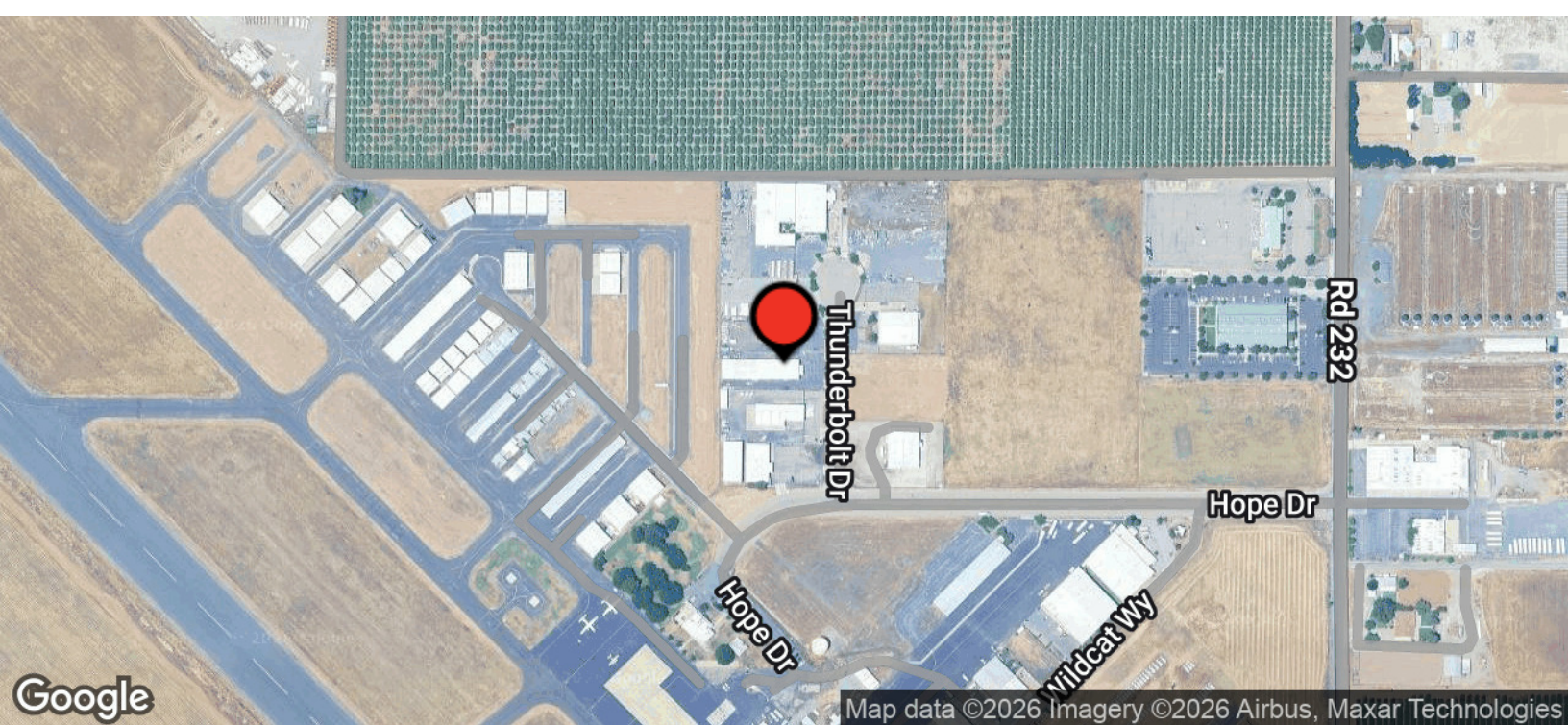
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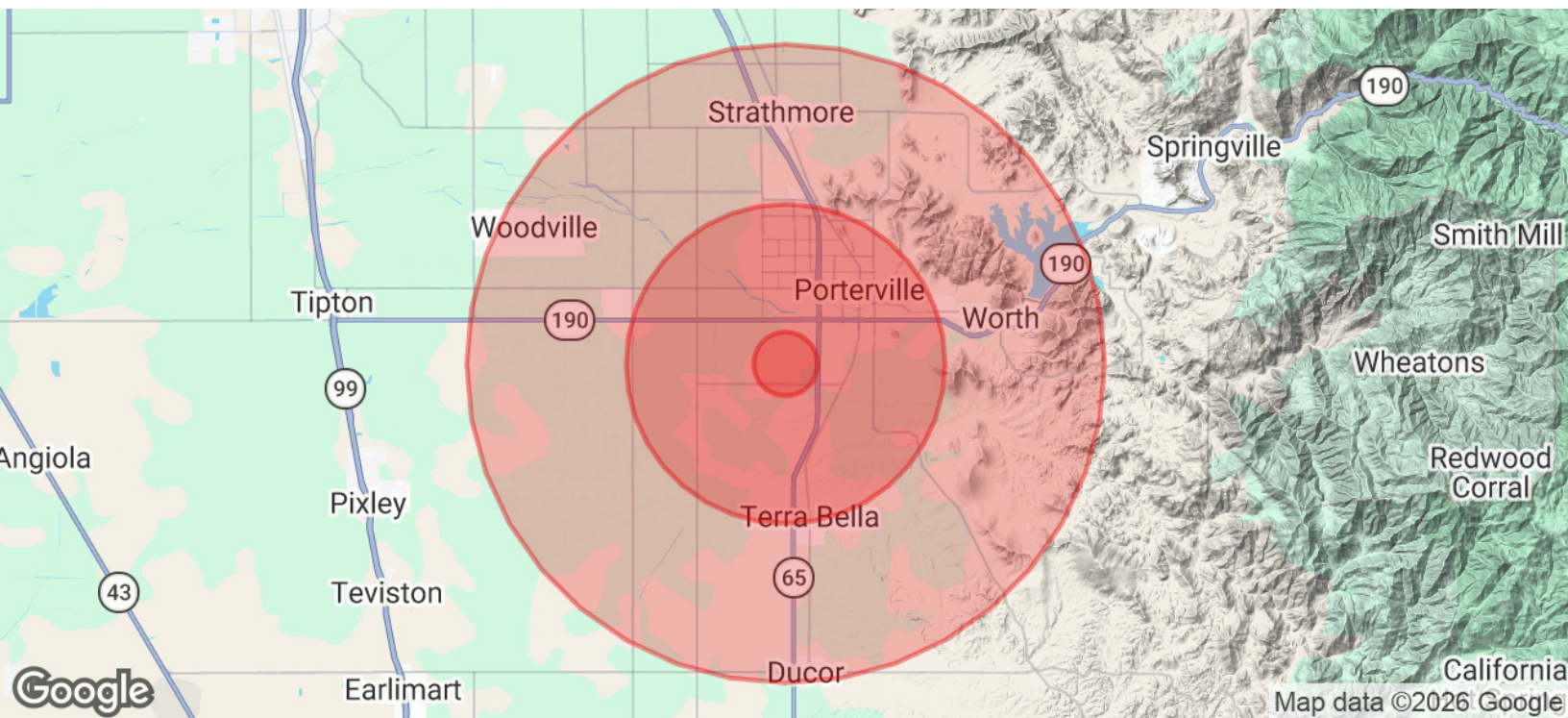
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	310	70,791	98,092
Average Age	33.6	29.2	29.1
Average Age (Male)	33.5	27.7	27.9
Average Age (Female)	34.0	30.7	30.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	89	20,968	28,297
# of Persons per HH	3.5	3.4	3.5
Average HH Income	\$53,066	\$51,918	\$51,695
Average House Value		\$220,205	\$223,781

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	50.0%	60.8%	61.9%

2020 American Community Survey (ACS)

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