



2144 E Pacific Ave | Tulare, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
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PROPERTY DETAILS

Address 2144 E Pacific Ave | Tulare, CA

Square Feet Available Lot Size | 1.4 +/- Acres
Building Size: 8,816 +/- Sq. Ft.

Zoning C3 - SR

Lease Rate \$1.30 Per Sq. Ft. | NNN

Ground Lease Rate Main Office/Warehouse: 6,416 +/- Sq. Ft.
20' Clear Heights
3 - 12'x12' Roll Up Doors
2nd Warehouse: 2,400 +/- Sq. Ft.
2 - 12'x14' Roll Up Doors

Additional Comments:

Well-located industrial opportunity on the north side of Tulare, fronting Mooney Blvd — the main thoroughfare connecting Tulare and Visalia. This 1.4-acre property offers two updated, turnkey buildings behind a fenced and fully paved parking lot.

The main building totals 6,416 SF and combines shop and office space, featuring three roll-up doors for efficient vehicle and equipment access. A second, freestanding warehouse building adds 2,400 SF with two additional roll-up doors, offering flexibility for storage, fleet parking, or a secondary operation. Both buildings are move-in ready. Please call for further details.



Contact Broker:

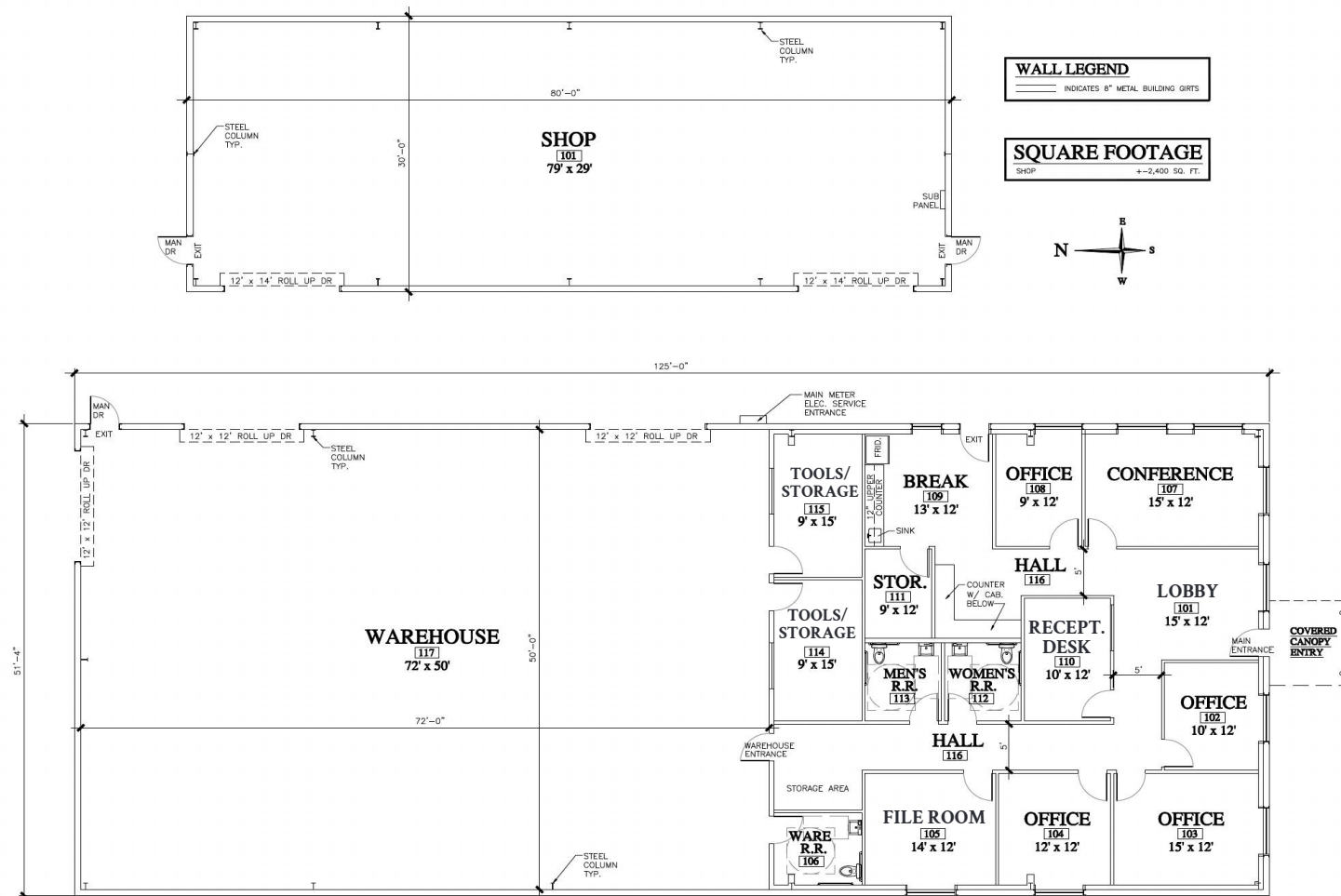
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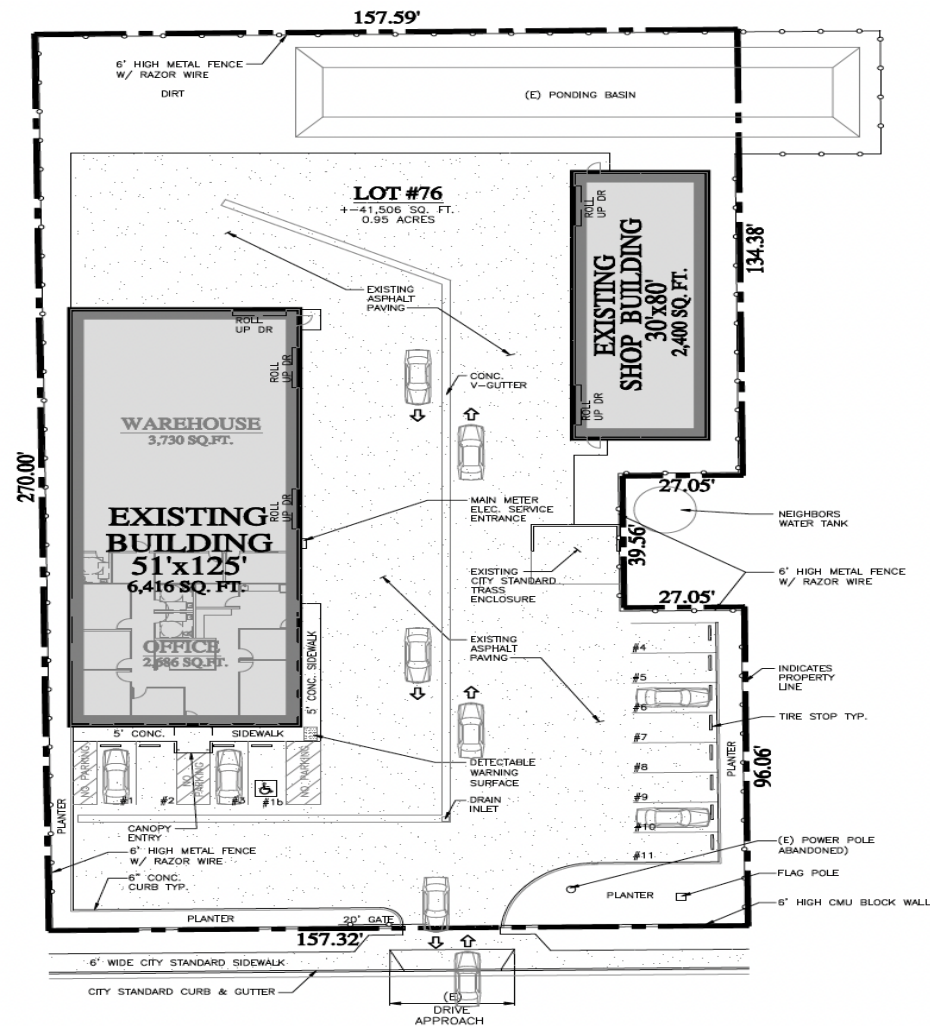
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FLOOR PLAN



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SITE PLAN



EAST PACIFIC AVENUE

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PROPERTY AERIAL



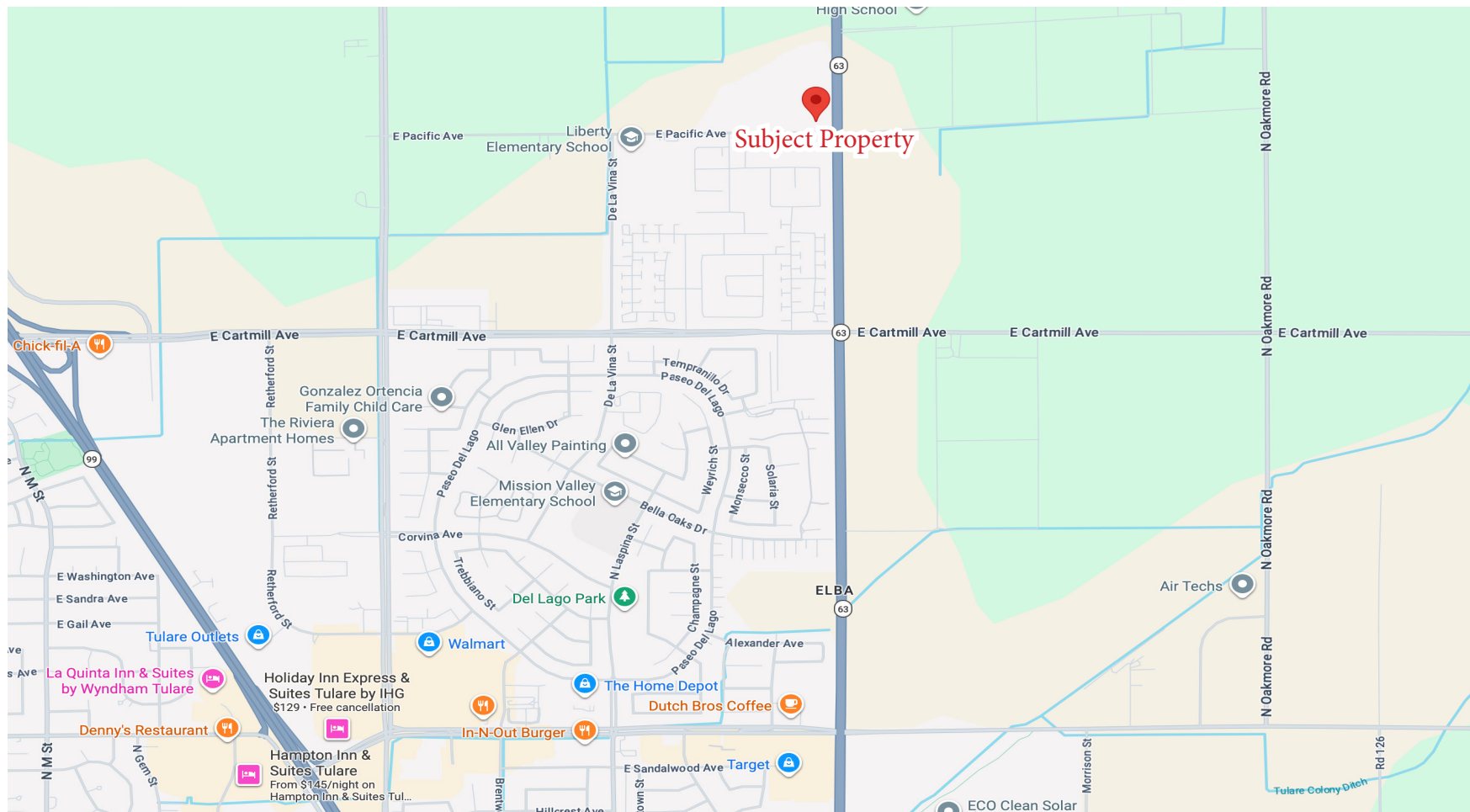
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LOCATION MAP



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PROPERTY PHOTOS

