



845 N Burke Street | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Jim Abercrombie  
Lic# 01917959  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

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## PROPERTY DETAILS

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Address:       | 845 N Burke Street   Visalia, CA                                                           |
| APN:           | 094-110-0011                                                                               |
| Lot Size:      | 1.87 +/- Acres                                                                             |
| Building Size: | 30,550 +/- Sq. Ft. Total<br>24,000 +/- Sq. Ft. - Main Building<br>6,550 +/- Metal Building |
| Zoning:        | CS                                                                                         |
| Sales Price:   | \$3,207,750.00 - (May qualify for SBA 504 - owner/user financing)                          |



### Additional Comments:

Positioned on  $\pm 1.87$  acres in close proximity to Downtown Visalia, this  $\pm 30,550$  SF industrial/flex facility spans two buildings and offers administrative office, executive office space, functional warehouse capacity, a separate shop building, and room for expansion. The property is zoned CS (Service Commercial) in the City of Visalia and features durable concrete tilt-up and metal construction. Delivered vacant at close of escrow, the property may qualify for SBA 504 owner-user financing, offering an attractive path to ownership for qualified operators. The well-maintained facility combines functionality, efficiency, and long-term value in one of Visalia's most central locations.



Contact Broker:  
Matt Graham  
Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## HIGHLIGHTS

- Delivered vacant — immediate owner-user occupancy
- May qualify for SBA 504 financing — low down payment, long-term fixed rate for qualified owner-users
- Professional lobby and reception area
- Well-appointed administrative office space (3,000+ SF)
- Executive offices
- Expansive clear-span warehouses
- Heavy power: 480V three-phase service
- Fire sprinklered main building
- Ability to owner-occupy and lease excess space
- Large lot with future development potential
- Fully paved yard with abundant exterior storage
- Dual street access (front and rear)
- Excellent trailer access and maneuverability
- Ample on-site parking
- Fully fenced and secure property

## PROPERTY DETAILS

### MAIN BUILDING -

Tilt-up concrete construction  
24,000 square feet  
3,000 SF office (full HVAC)  
21,000 SF warehouse and workspaces  
Two 12' roll-up doors  
17' clear height  
Fire sprinklered

### METAL BUILDING -

6,250 SF shop  
300 SF office  
20' clear height  
Three 14' roll-up doors  
Two man doors  
Gas heaters & evaporative cooling (4)



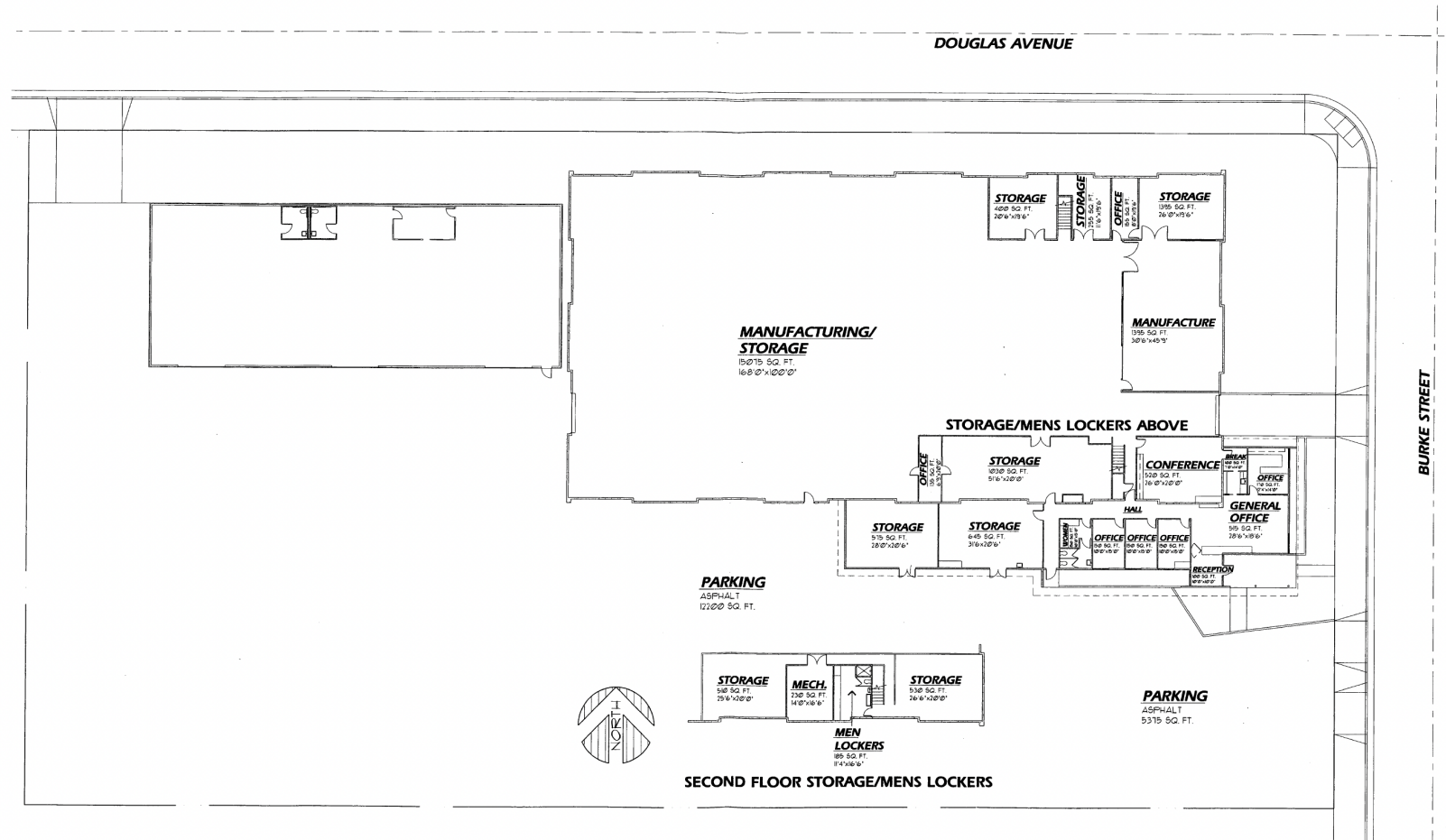
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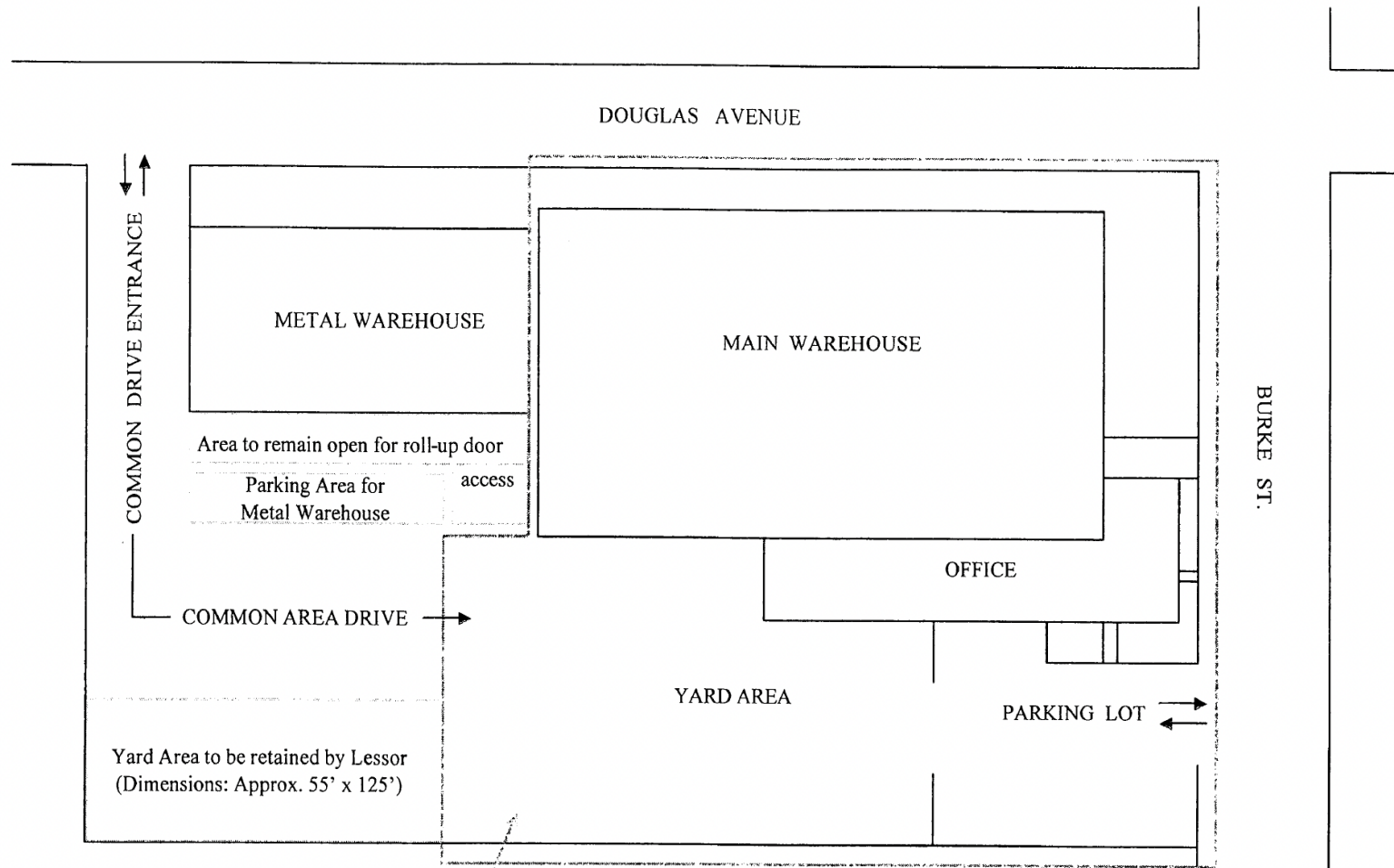
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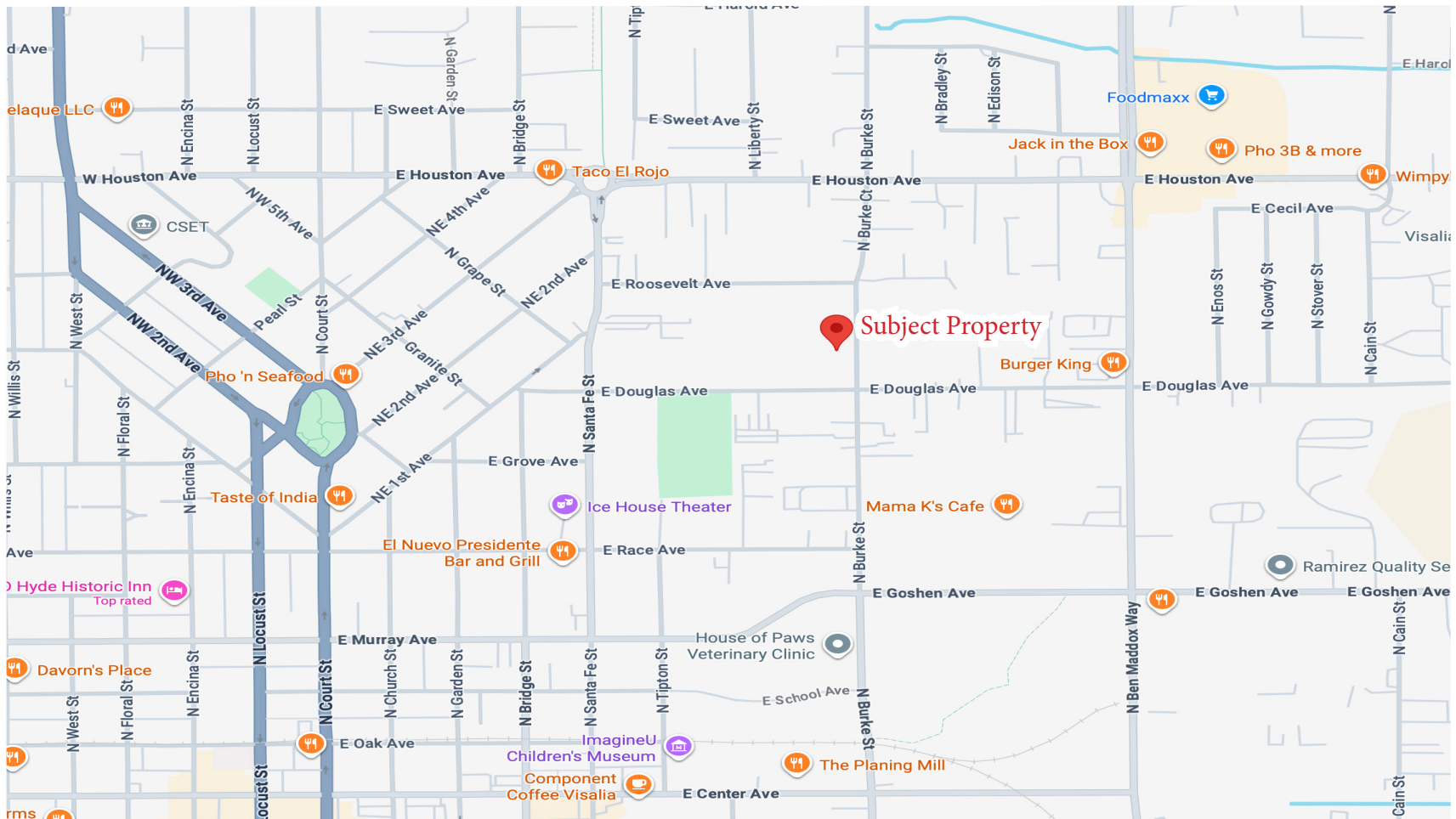
## FLOOR PLAN



## SITE PLAN



## LOCATION MAP



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## PROPERTY LAYOUT



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