

Multi-Tenant Industrial Building Near Highway 198

Industrial For Sale & Lease | 1027 W Murray Ave Visalia, CA 93291



**CENTRAL CA
COMMERCIAL**



Sale Price	\$849,000
Lease Rate	\$0.90-1 SF/MONTH (MG)

PROPERTY HIGHLIGHTS

- ±2,450 SF of Available Industrial Space
- (1) Available Space
- Large Ground Level Roll Up Door 12' x 14'
- Warehouse is Equipped with Evaporative Cooler and Heater
- Well Maintained Building Equipped with HVAC in Office/Showroom
- Prime Location on Murray Ave in Visalia, CA
- Flexible Zoning That Allows Many Use
- Convenient Location w/ Access to CA-198
- Excellent Presence Surrounded with Quality Tenants
- Nice Economical and Functional Space Layout.
- Private Parking lot Dedicated to the Building

OFFERING SUMMARY

Building Size:	±7,000 SF
Available SF:	±2,450 SF
Lot Size:	±0.34 Acres
Number of Units:	4
Price / SF:	\$121.29
Zoning:	CSO: Commercial Service
Market:	Visalia Industrial
Submarket:	Downtown Industrial
APN:	093-245-005

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PROPERTY DESCRIPTION

(1) spaces available. Suite #B is $\pm 2,450$ SF and consists of 50'x49' open warehouse space, reception area, rollup door, private office, and a private restroom. This space has it's own separately metered electricity/gas, economical to operate. $\pm 7,000$ SF leased investment industrial building featuring (4) separate spaces that offers multiple configurations. Suite #A is leased through May of 2030 and features $\pm 2,050$ SF of 50/50 Office & Warehouse. Office equipped w/ HVAC, showroom, two (2) private offices, breakroom, sink & two (2) restrooms. 12' x 14' Ground Level roll up door, 18' clear height, evaporative cooler, 200 amps, 3 phase power, sky lights, and private parking. Suite #C is leased through February of 2031 and features $\pm 1,500$ SF of 50'x30' open warehouse space, rollup door, private office, and a private restroom. Suite #D is leased through February of 2027 and features $\pm 1,000$ SF of 50'x20' open bull pen area, (2) private offices, open work area, and a private restroom. Suite #B is available for lease at $\pm 2,450$ SF and consists of 50'x49' open warehouse space, reception area, rollup door, private office, and a private restroom. This space has it's own separately metered electricity/gas, economical to operate.

LOCATION DESCRIPTION

Property is well located in Downtown Visalia, CA on Murray Ave just North of Highway 198 and Main Street in between S. Giddings st and N. Jacob.

Visalia is a city situated in the agricultural San Joaquin Valley of California, about 230 mi (370 km) southeast of San Francisco, 190 mi (310 km) north of Los Angeles, 36 mi (58 km) west of Sequoia National Park, and 43 mi (69 km) south of Fresno.



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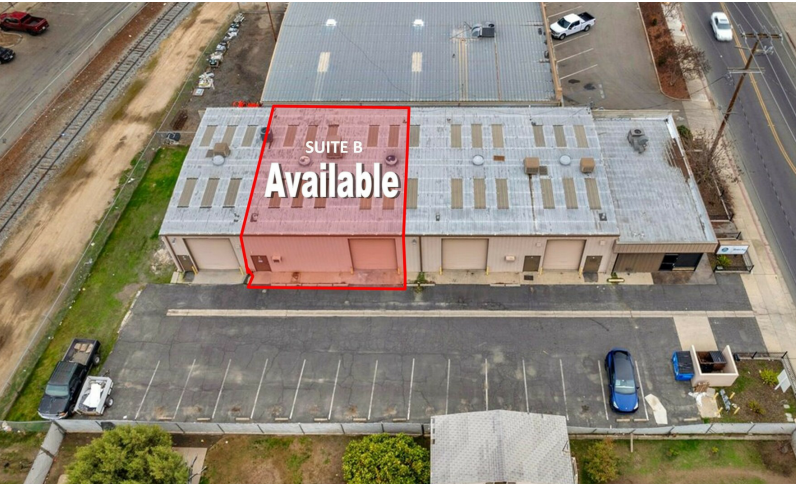
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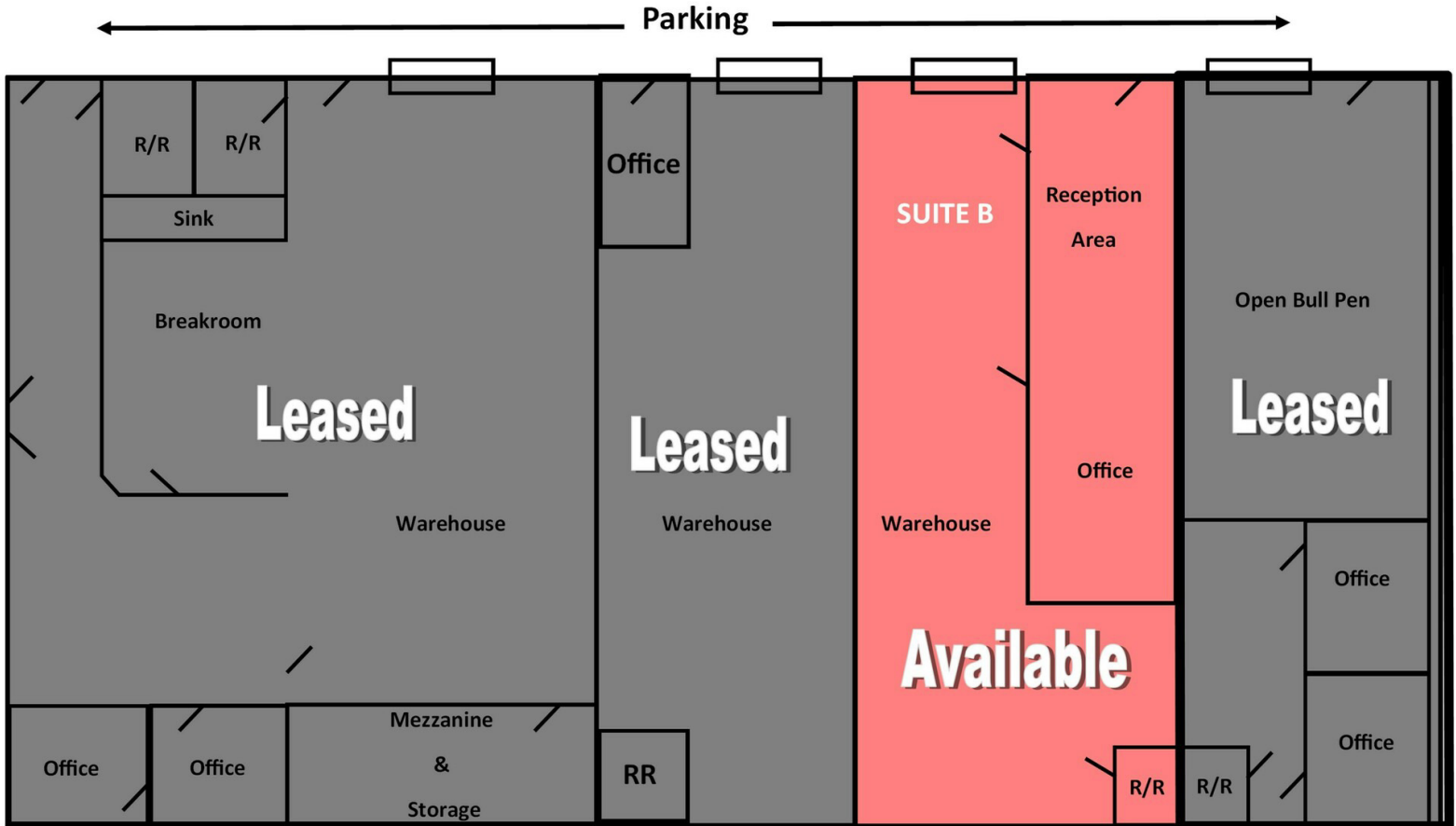
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*Not to scale



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#B	Available	2,450 SF	Modified Gross	\$0.90 SF/month	50'x49' open warehouse space, reception area, rollup door, private office, private restroom.

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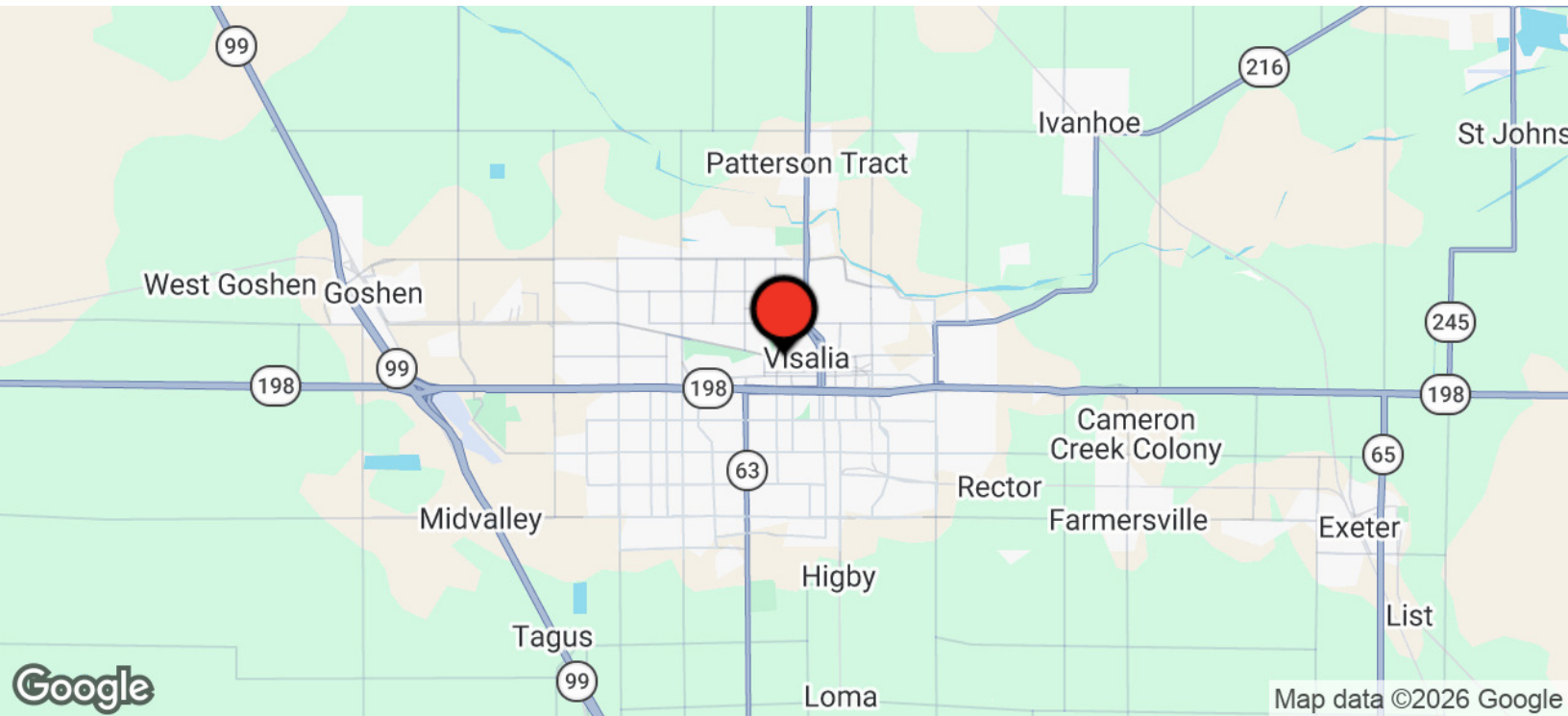
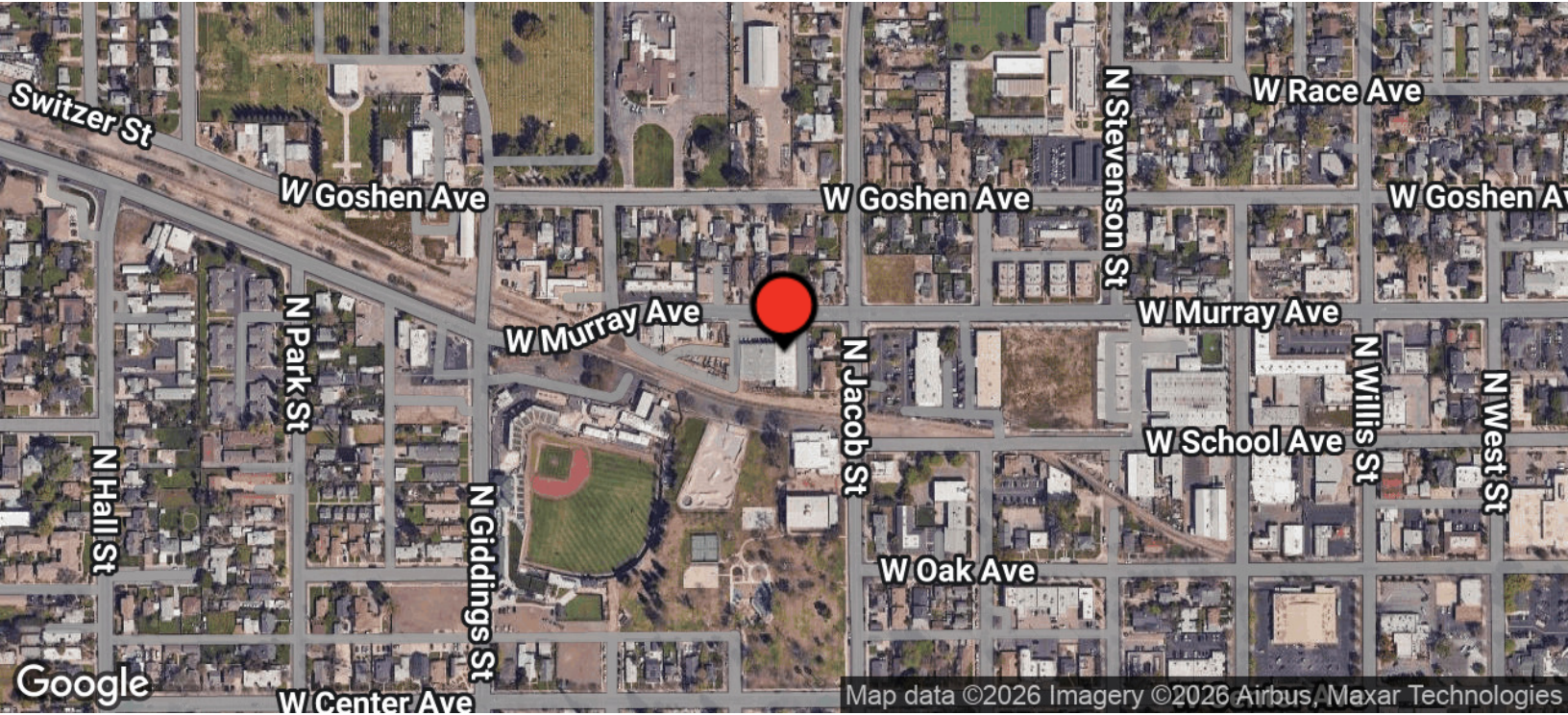
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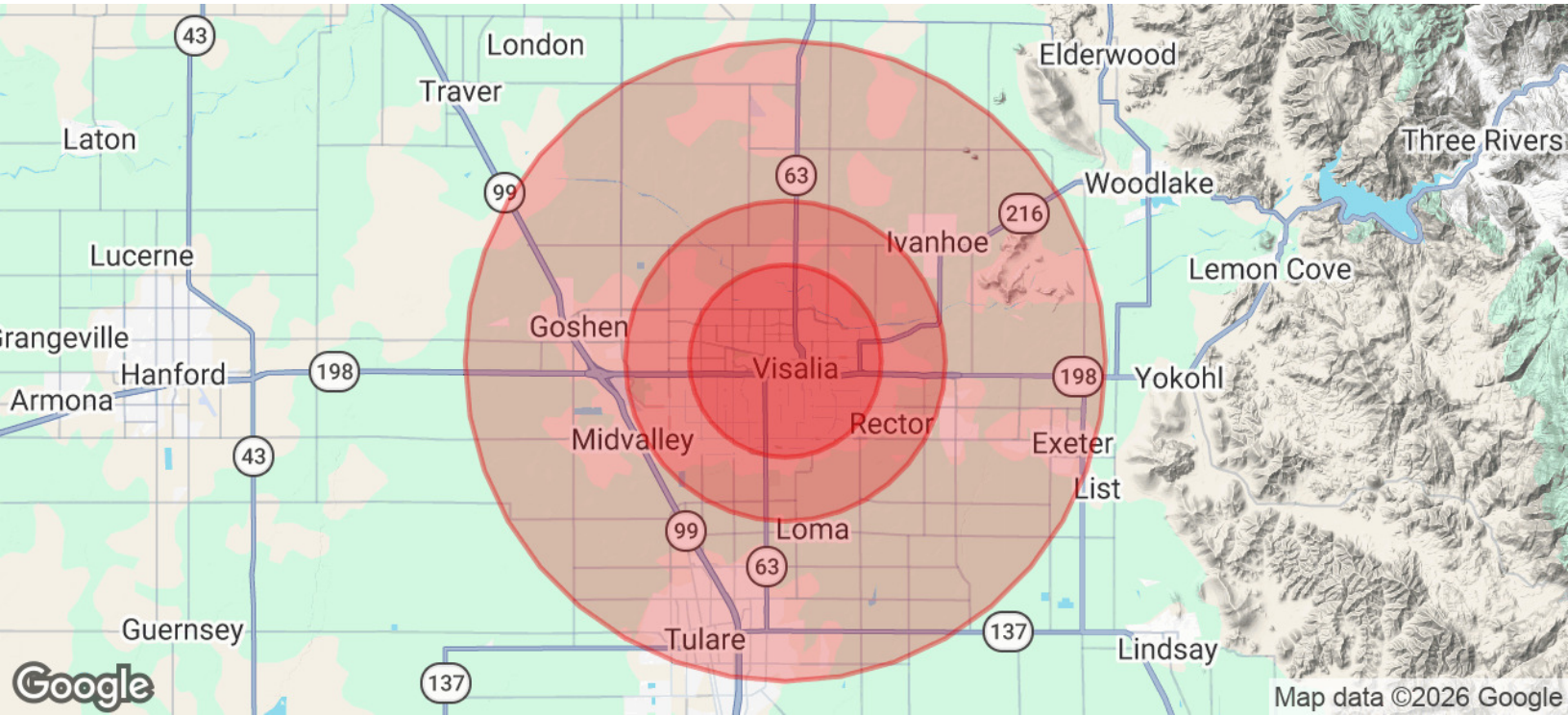
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	120,001	154,010	253,466
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	39,513	50,630	80,462
# of Persons per HH	3	3	3.2
Average HH Income	\$93,819	\$101,218	\$96,219
Average House Value	\$360,080	\$378,344	\$377,934

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	57.6%	55.9%	59.5%

2020 American Community Survey (ACS)

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