

**±104,905 SF of Distribution Warehouse on ±6.10 Acres**  
Industrial For Sale & Lease | 23745 Avenue 112 Porterville, CA 93257



**CENTRAL CA  
COMMERCIAL**



|            |                            |
|------------|----------------------------|
| Sale Price | <b>\$2,195,000</b>         |
| Lease Rate | <b>\$0.32<br/>SF/MONTH</b> |

#### OFFERING SUMMARY

|                |                               |
|----------------|-------------------------------|
| Building Size: | ±104,905 SF                   |
| Lot Size:      | ±6.1 Acres                    |
| Clear Height:  | ±20'                          |
| Year Built:    | 1954                          |
| Zoning:        | AE-10: Exclusive Agricultural |
| Market:        | Visalia/ Porterville          |
| Submarket:     | SW Outlying Tulare County     |
| APN:           | 302-450-003 & 302-450-004     |

#### PROPERTY HIGHLIGHTS

- ±104,905 SF of Distribution Warehouse on ±6.10 Acres
- ±3,600 SF Main Office Area with ±715 SF Shipping Office
- (4) Rooms (P-1 thru P-4) Totaling ±5,200 SF (±25,000 Box Capacity/ 24 Hours)
- (5) Rooms (Rms 1-5) ±6,600- 7,500 SF (±325,000 Box Storage Capacity)
- (7) Open Space Rooms from ±2,585 SF to ±11,055 SF
- Enclosed Shipping Dock w/ Dock Doors & Hydraulic Dock Plates
- 10,000 Gallon Water Storage & Fire Suppression Reservoir
- Primus Certified Citrus Packing & Shipping Facility Eligibility
- Located Within Tulare County's Established Agricultural Corridor
- Surrounded by Sun Pacific, Porterville Citrus & Sunkist Growers
- Ideal for Industrial/ Agricultural Distribution, Packing Warehouse, or Cold Storage

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**PROPERTY DESCRIPTION**

±104,905 SF of Distribution Warehouse on ±6.10 Acres in Porterville, California. The facility offers ±3,600 SF of office space with reception area, break room, and (2) restrooms, ±715 SF shipping office with private office, break area, and restroom, (4) Rooms (P-1 thru P-4) Totaling ±5,200 SF (Approx. 25,000 Box Capacity Per 24 Hours), (5) Rooms (Rms 1-5) ±6,600- 7,500 SF (Approx. 325,000 Box Storage Capacity), and (3) Open Space Rooms from ±11,055 SF to ±19,182 SF. Enclosed shipping dock with hydraulic dock plates, new dock and pre-cooler doors, concrete receiving area, security camera system, 3-phase power, on-site well water, septic system, and a 10,000-gallon water storage/fire suppression reservoir.

The property is situated within Tulare County's established citrus and table grape growing region and is suitable for industrial/ agricultural distribution, warehouse packing, food processing, and related industrial uses while offering a cost-effective alternative to ground-up development. Warehouse offers potential for conversion to cold storage use.

**LOCATION DESCRIPTION**

Strategically located in Porterville, CA, the property is situated just north of Avenue 104, east of CA-65, south of Avenue 112, and west of Road 248. At the southeast corner of Old Highway 65 and Avenue 112 within Tulare County's established agricultural corridor, the property is surrounded by major citrus production and packing operations including Sun Pacific, Porterville Citrus, and Sunkist Growers. All America City Highway CA-65 serves as the primary regional transportation corridor, with nearby CA-65 and CA-190 traffic volumes approaching ±46,000 vehicles per day.



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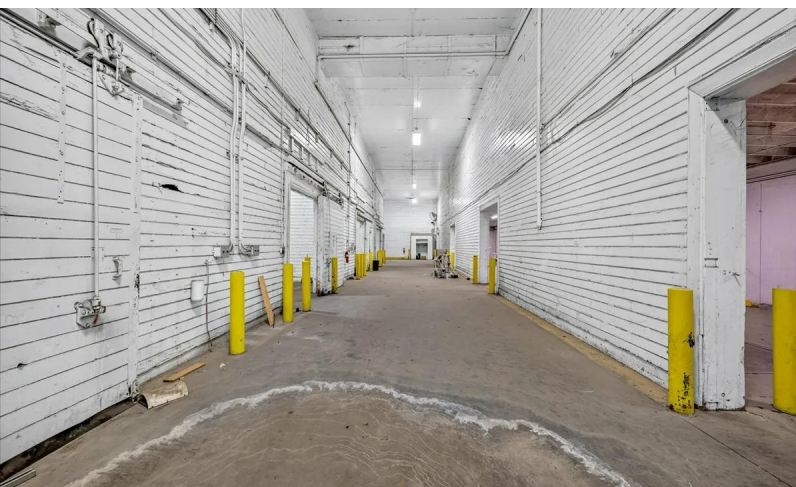
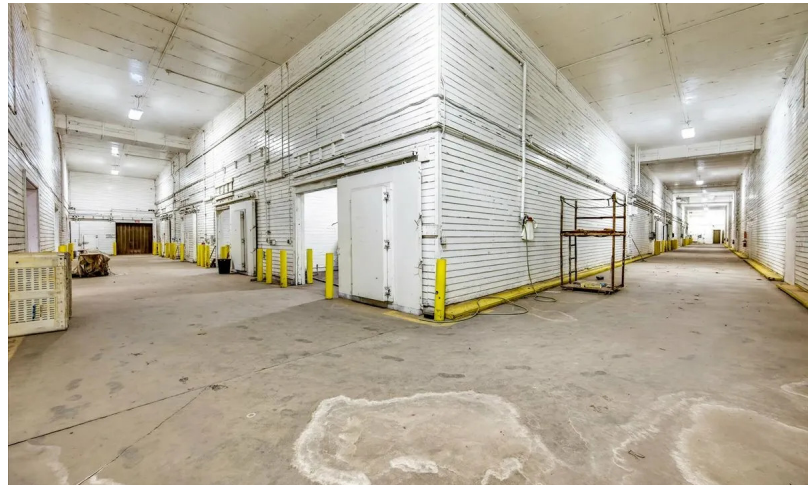
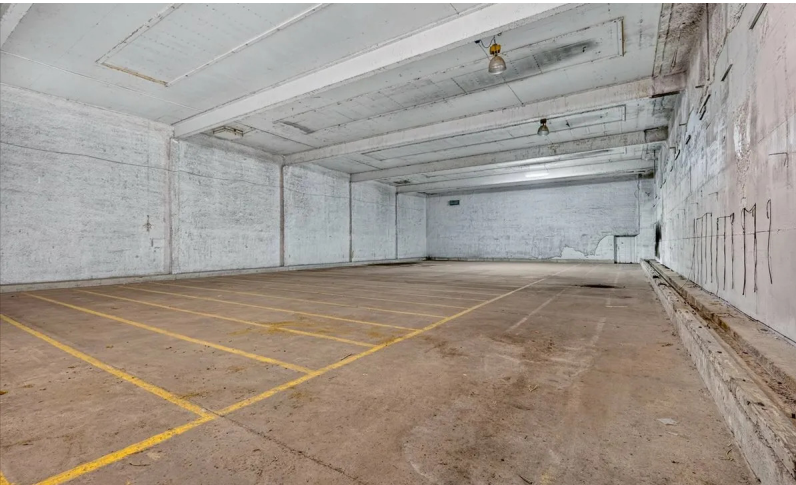
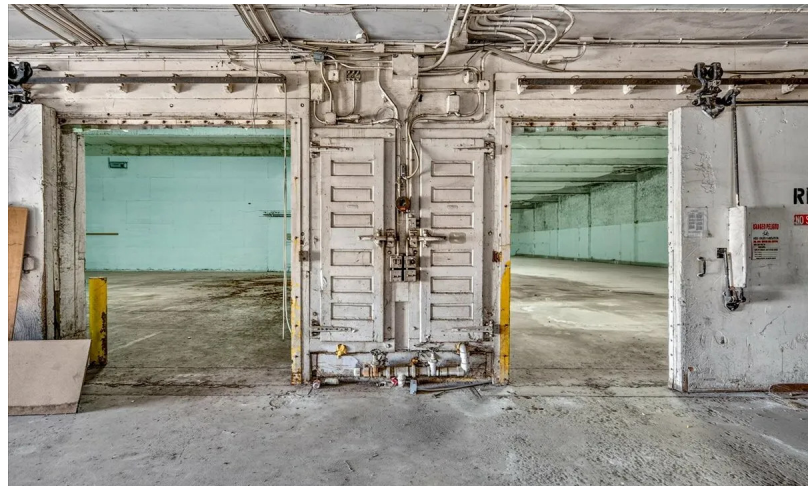
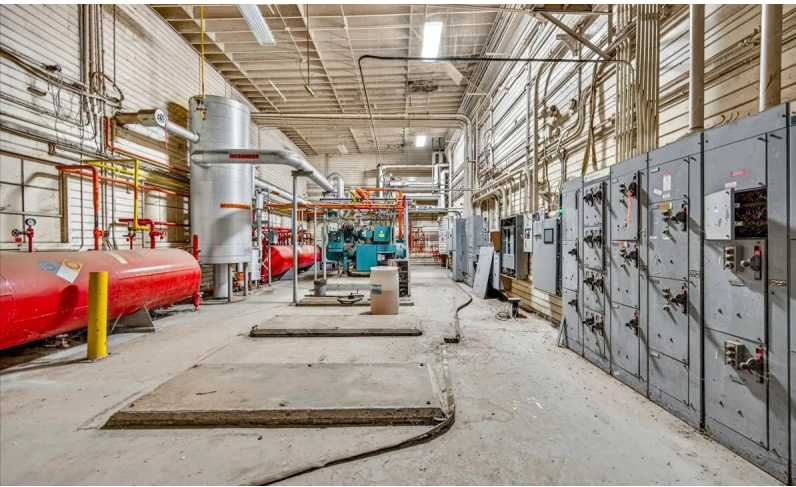
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**Office Space Total: 3,445 sq. ft**

**Excluded Areas: Shipping Area: 3,361 Sq. Ft**  
**Walls: 276 Sq. ft**  
**Undefined: 51 Sq. Ft**  
**Half Bath: 59 Sq. Ft**



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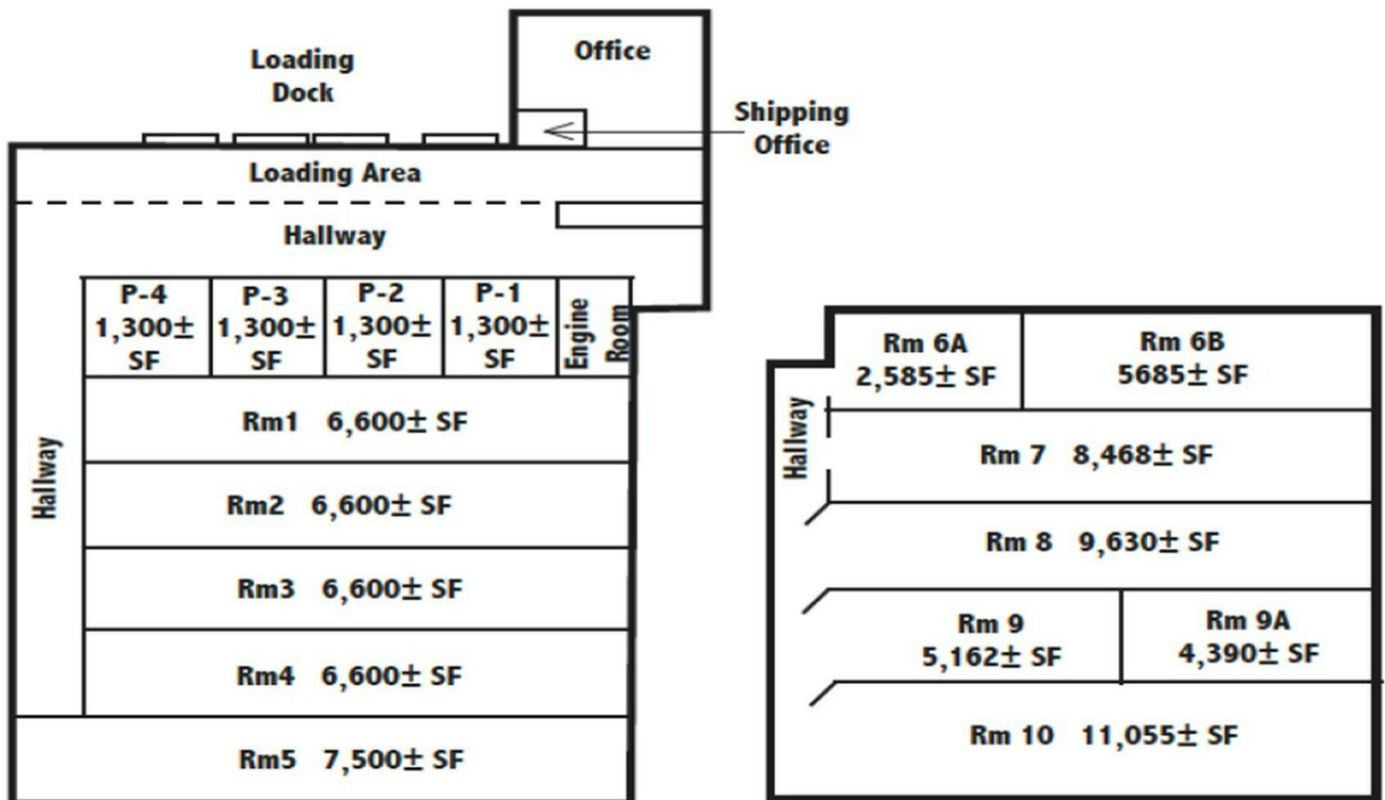


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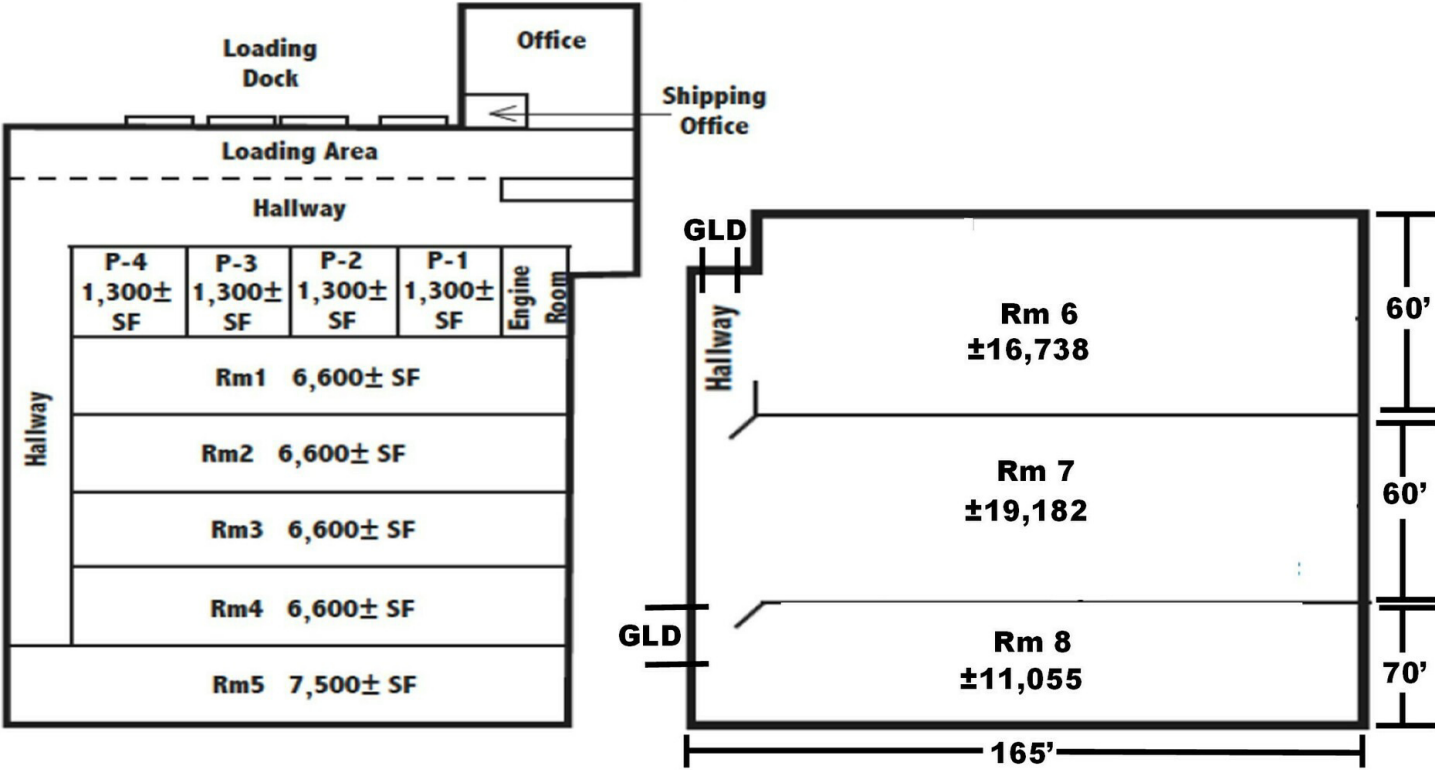
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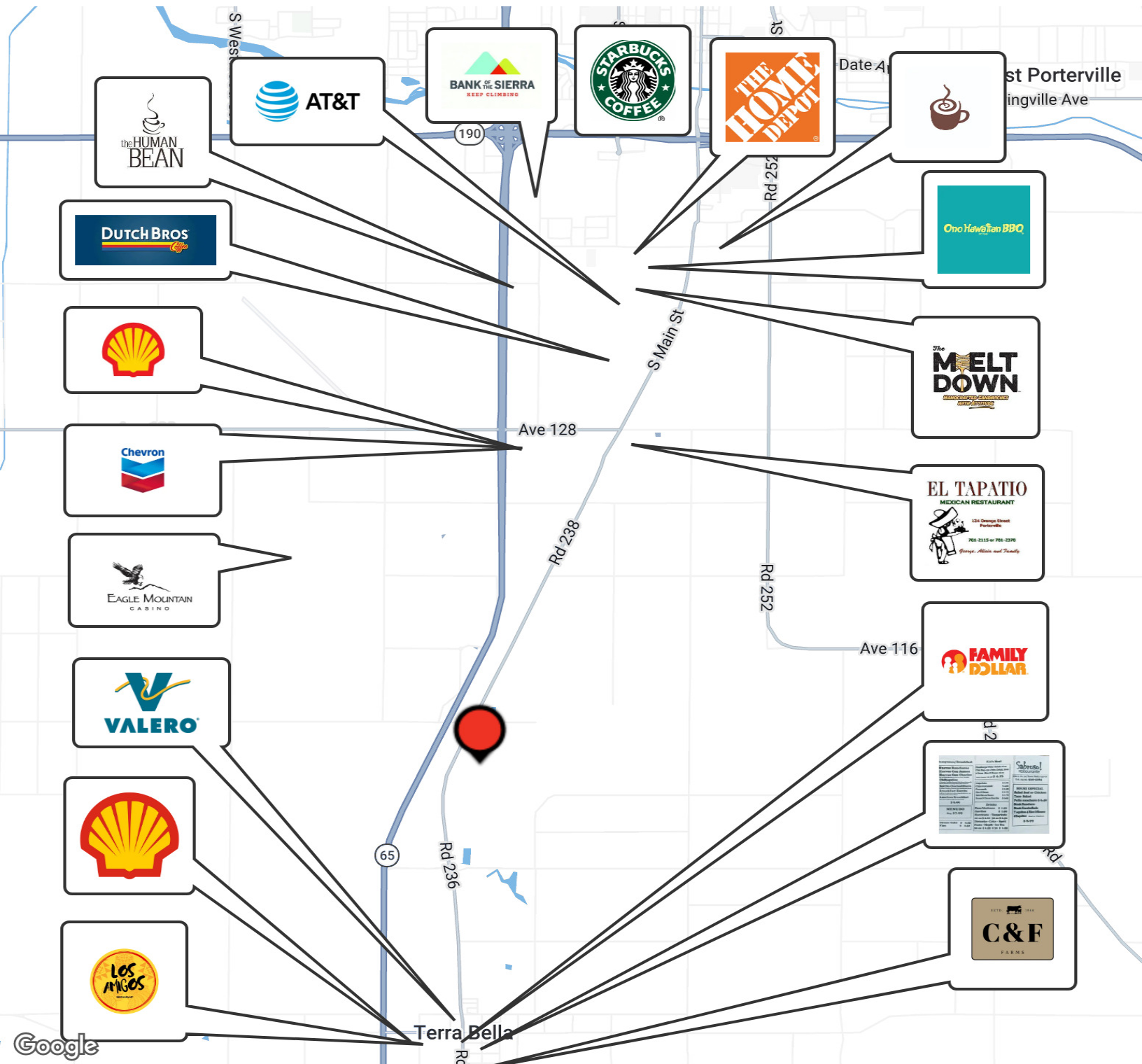
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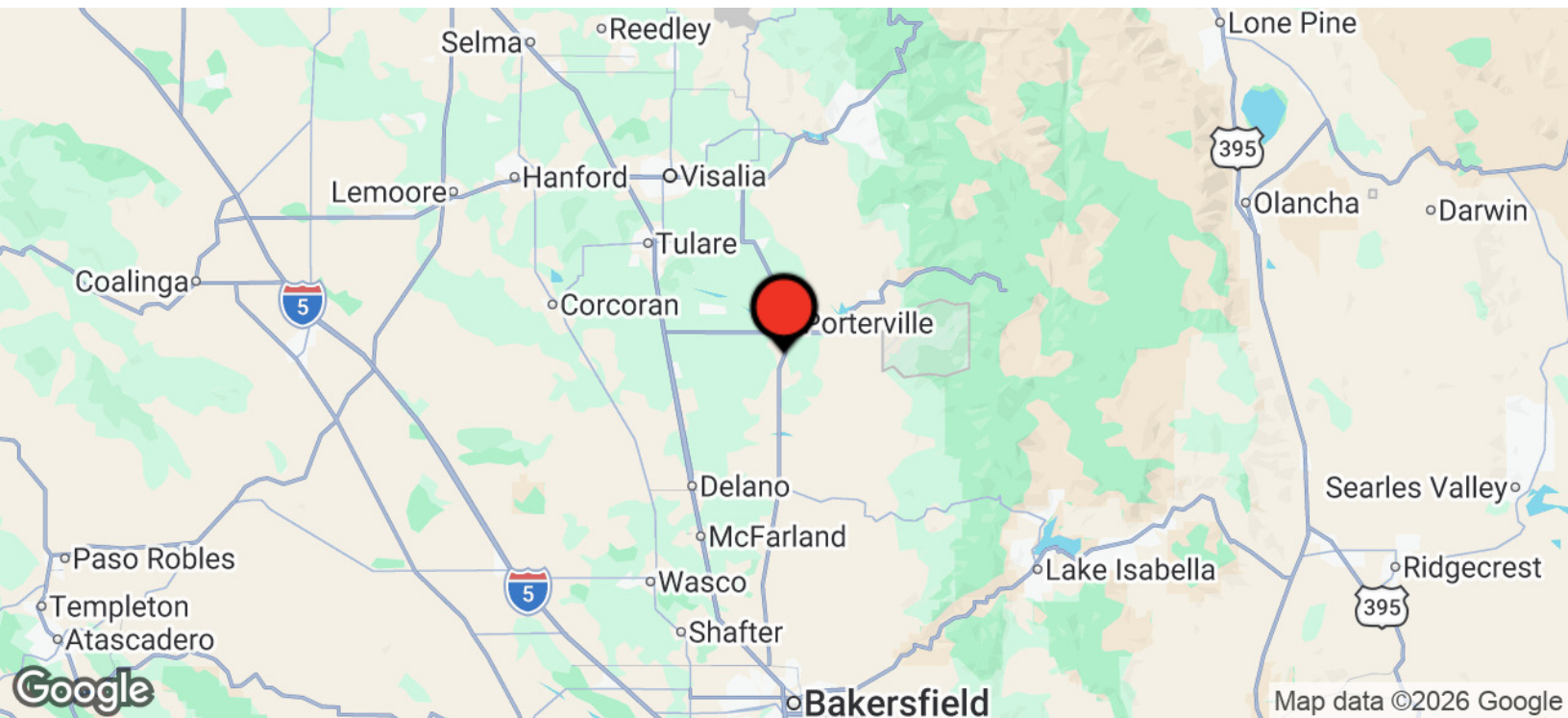
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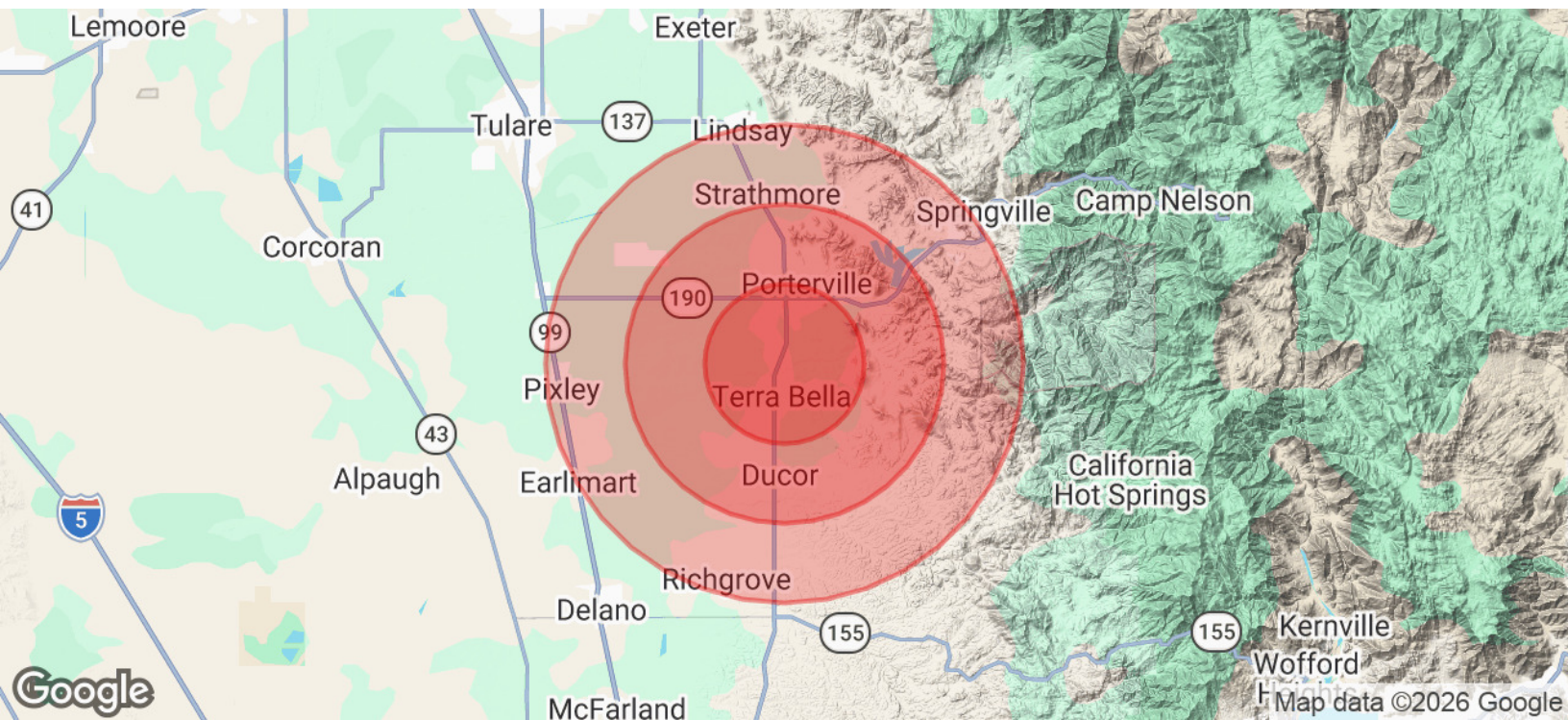
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| POPULATION           | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 22,058  | 85,069   | 115,534  |
| Average Age          | 30.1    | 31.6     | 30.9     |
| Average Age (Male)   | 28.7    | 30.6     | 30.1     |
| Average Age (Female) | 31.8    | 32.1     | 31.6     |

| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,173     | 25,160    | 33,188    |
| # of Persons per HH | 3.6       | 3.4       | 3.5       |
| Average HH Income   | \$75,565  | \$77,399  | \$76,752  |
| Average House Value | \$280,247 | \$285,357 | \$281,495 |

| ETHNICITY (%) | 5 MILES | 10 MILES | 15 MILES |
|---------------|---------|----------|----------|
| Hispanic      | 74.5%   | 72.4%    | 75.0%    |

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