

Freestanding Industrial Building on ±2.37 Acres in Porterville
 Industrial For Sale & Lease | 749 N Plano St Porterville, CA 93257



**CENTRAL CA
 COMMERCIAL**



Sale Price	\$1,075,000
Lease Rate	\$0.35-0.50 SF/MONTH

OFFERING SUMMARY

Building Size:	±14,160 SF
Available SF:	±4,160 - ±64,904 SF
Lot Size:	±2.37 Acres
Price / SF:	\$75.92
Zoning:	CG (General and Service Commercial)
Market:	North Porterville
Submarket:	Plano Industrial
APN:	253-050-061

PROPERTY HIGHLIGHTS

- ±14,160 SF Clear-Span Industrial Warehouse Space
- (2) Spaces of ±4,160 SF & ±10,000 SF
- Additional ±1.49 Ac Fenced Yard Also for Lease
- ±1000 SF Air Conditioned/Heated Office
- Open Warehouse w/ Multiple Slider Doors | Large Concrete Yard
- Well Located Industrial Building off Henderson Ave
- Prime Alternative To New Construction | Move-in Ready
- High Level of Consumer Traffic & High Volume Exposure w/ 19,519 CPD
- Excellent Presence Surrounded with Quality Tenants
- Close Proximity to Major Traffic Generators
- Heavy Power: 3-Phase | 12' - 20' Ceiling Height
- Near Corner of Henderson Ave & N Plano St

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PROPERTY DESCRIPTION

±4,160 SF to ±14,160 SF available between two clean and well located clear-span freestanding industrial building near a high traffic area. Ideal configuration including a ±1,000 SF air conditioned/heated office, open shop area, and fenced paved yard area. The front building (A) totals ±10,000 SF: ±7,250 SF northeast space with 17' ceiling height; and ±2,750 SF southeast side with 12' ceiling height and is equipped with heavy power (600 Amps 3-phase), over-sized ground level roll up doors, sky lights, insulated ceiling, air vents and restrooms. The detached rear building (B) is ±4,160 SF with 12.5' - 20' ceiling heights. The property also offers ±1.49 AC of additional land for \$500/month.

LOCATION DESCRIPTION

Porterville is a city at the base of Southern Sierra Nevada mountains on the eastern side of San Joaquin Valley, in Tulare County, California, United States. It is part of the Visalia-Porterville metropolitan statistical area. Serving as the economic hub of the Southern Sierra, the Sequoia National Forest is nearby, offering outdoor recreational opportunities such as hiking, camping, and fishing. Since its incorporation in 1902, the city's population has grown as it annexed nearby unincorporated areas. The city population (not including East Porterville) was 62,623 at the 2020 census.

Porterville serves as a gateway to Sequoia National Forest, Giant Sequoia National Monument and Kings Canyon National Park.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	±4,160 - ±14,160 SF	Lease Rate:	\$0.35 - \$0.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building A	Available	10,000 SF	Modified Gross	\$0.50 SF/month
Building B	Available	4,160 SF	Modified Gross	\$0.35 SF/month
Land	Available	1.49 Acres	Modified Gross	\$500 per month

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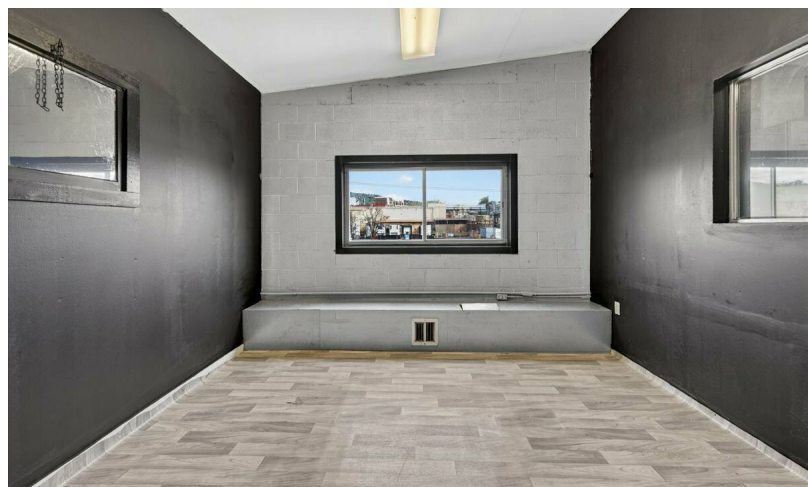
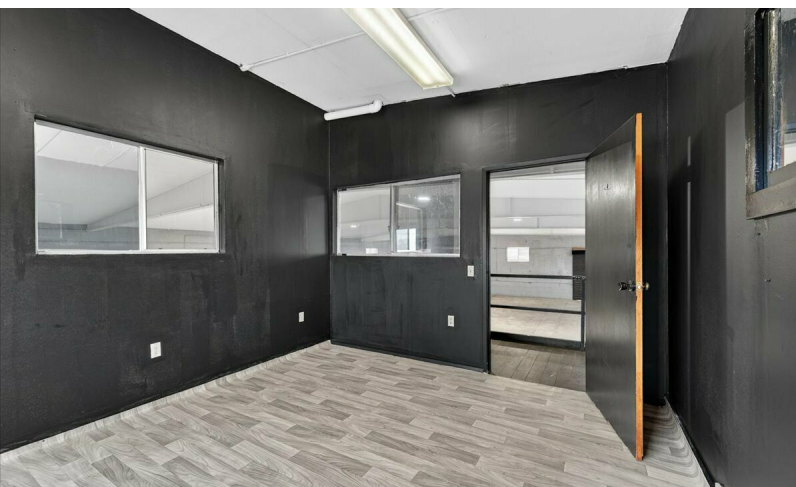
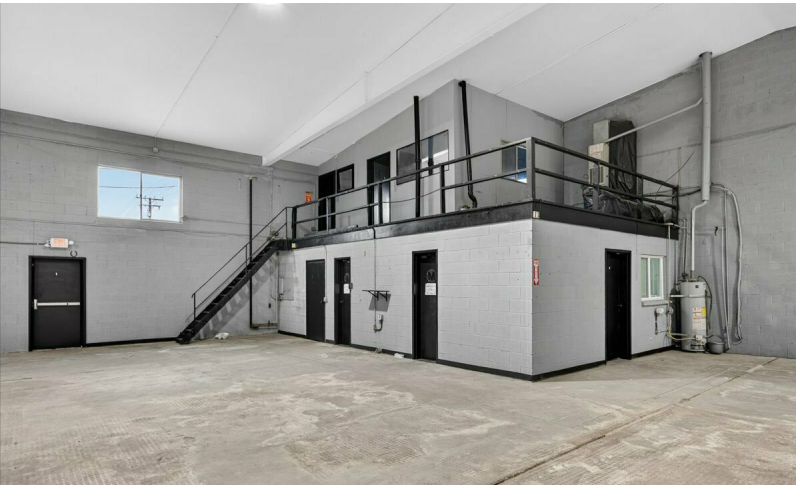
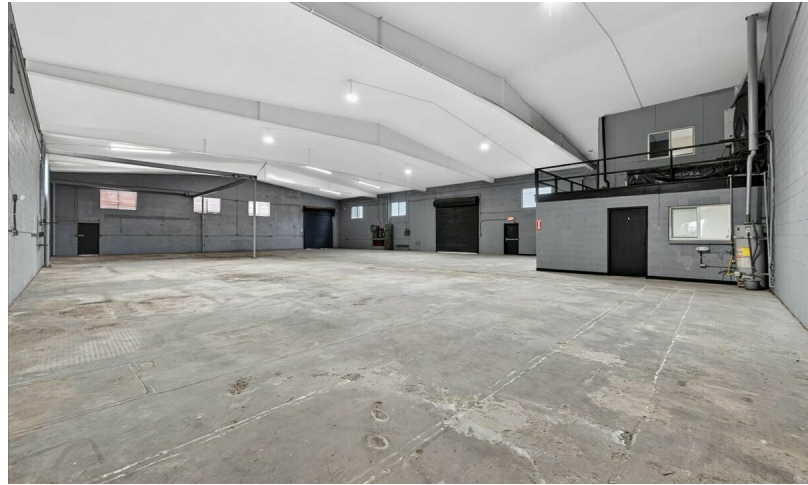
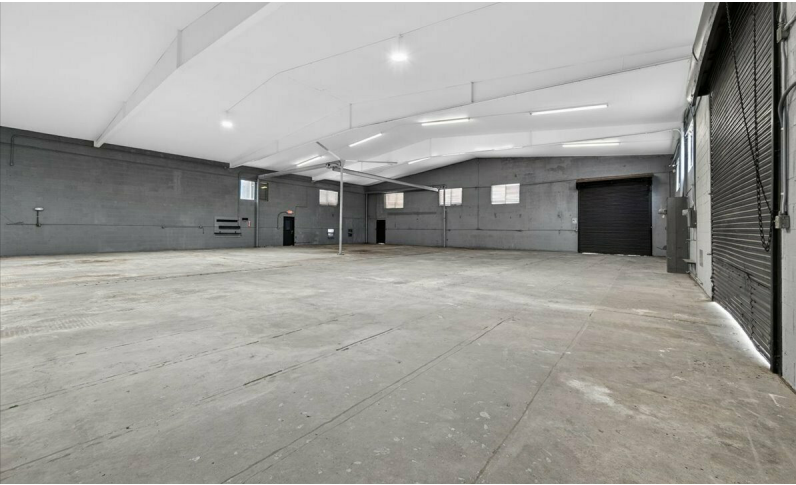
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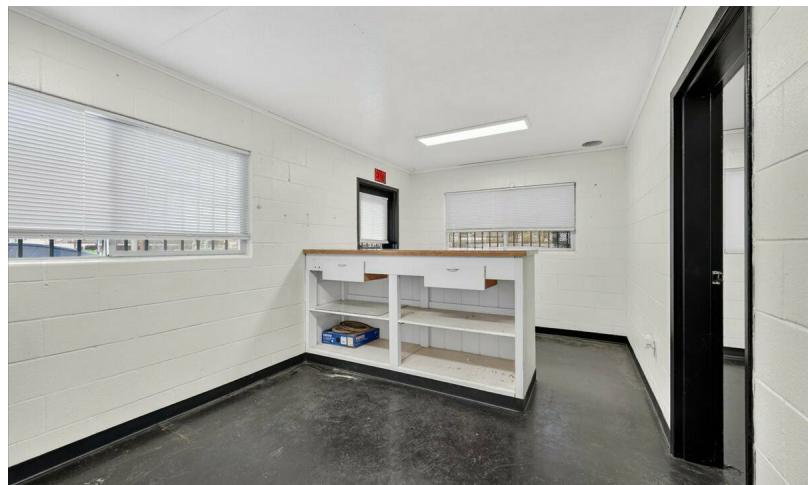
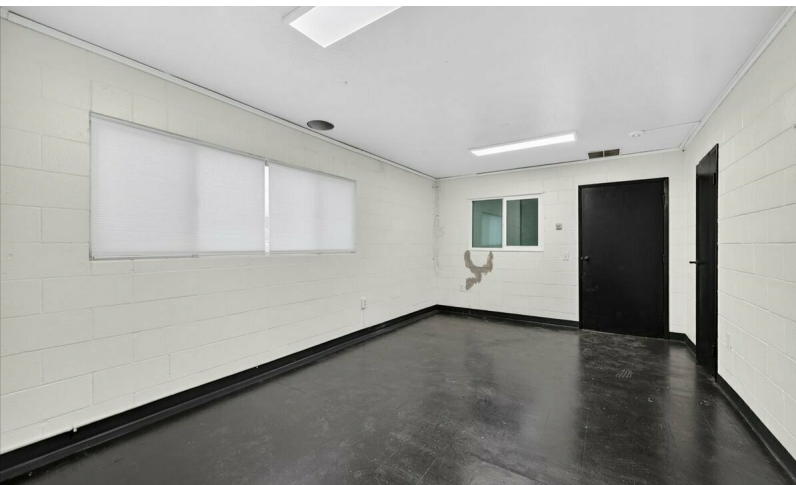
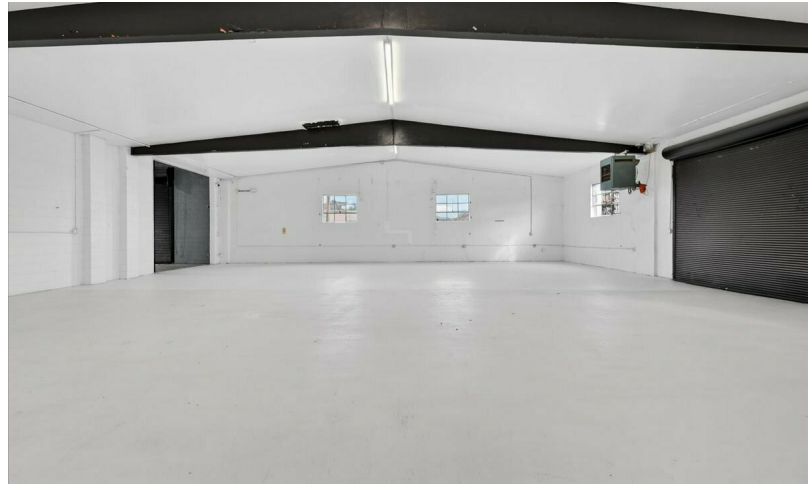
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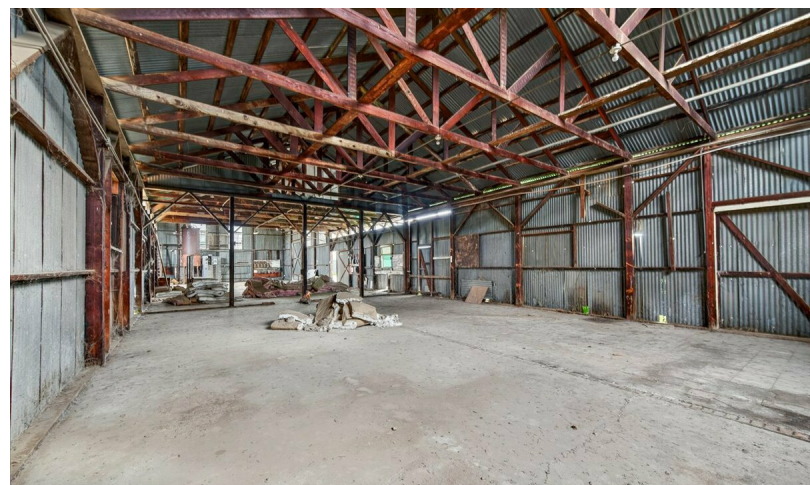
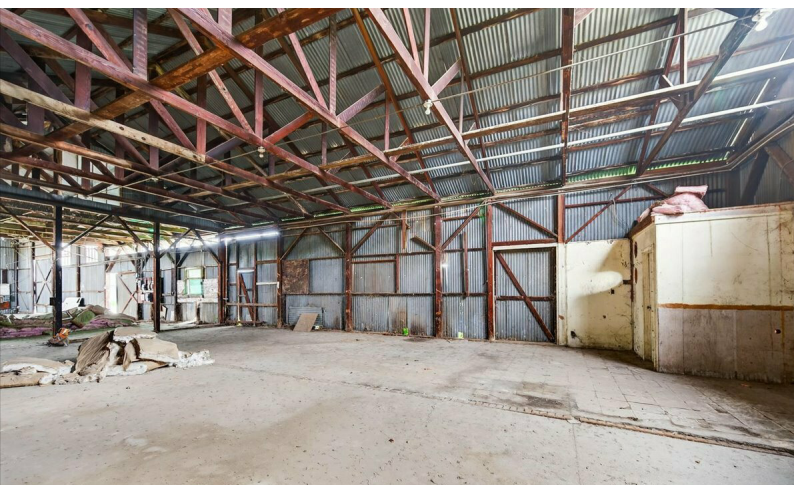
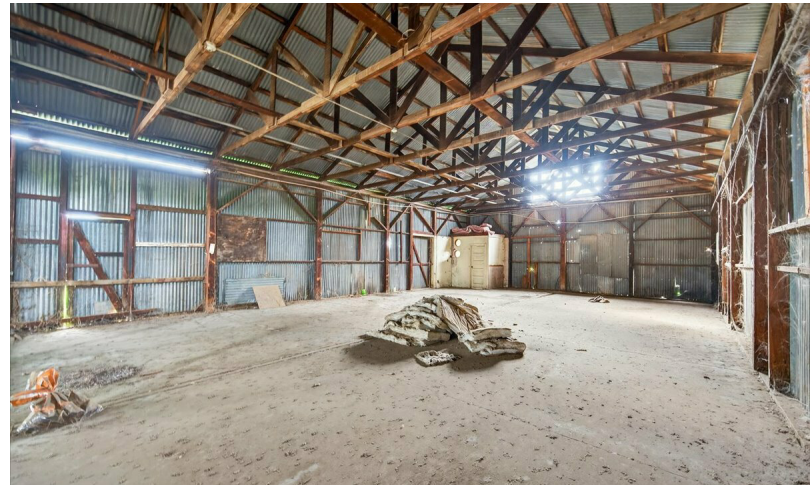
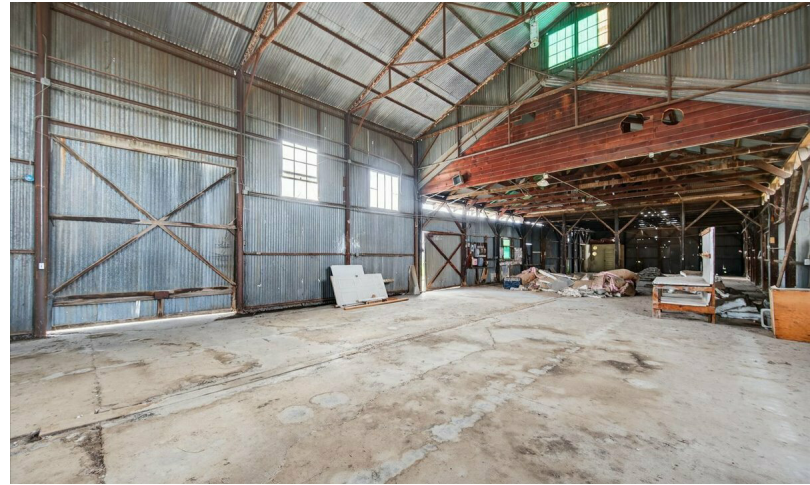
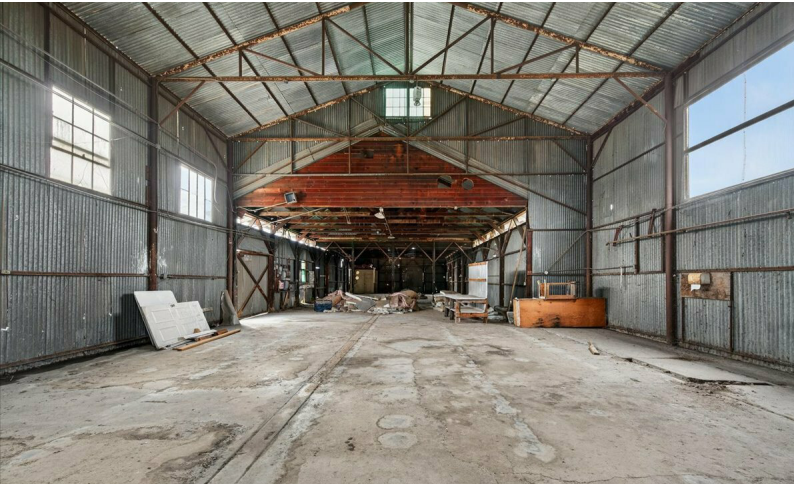
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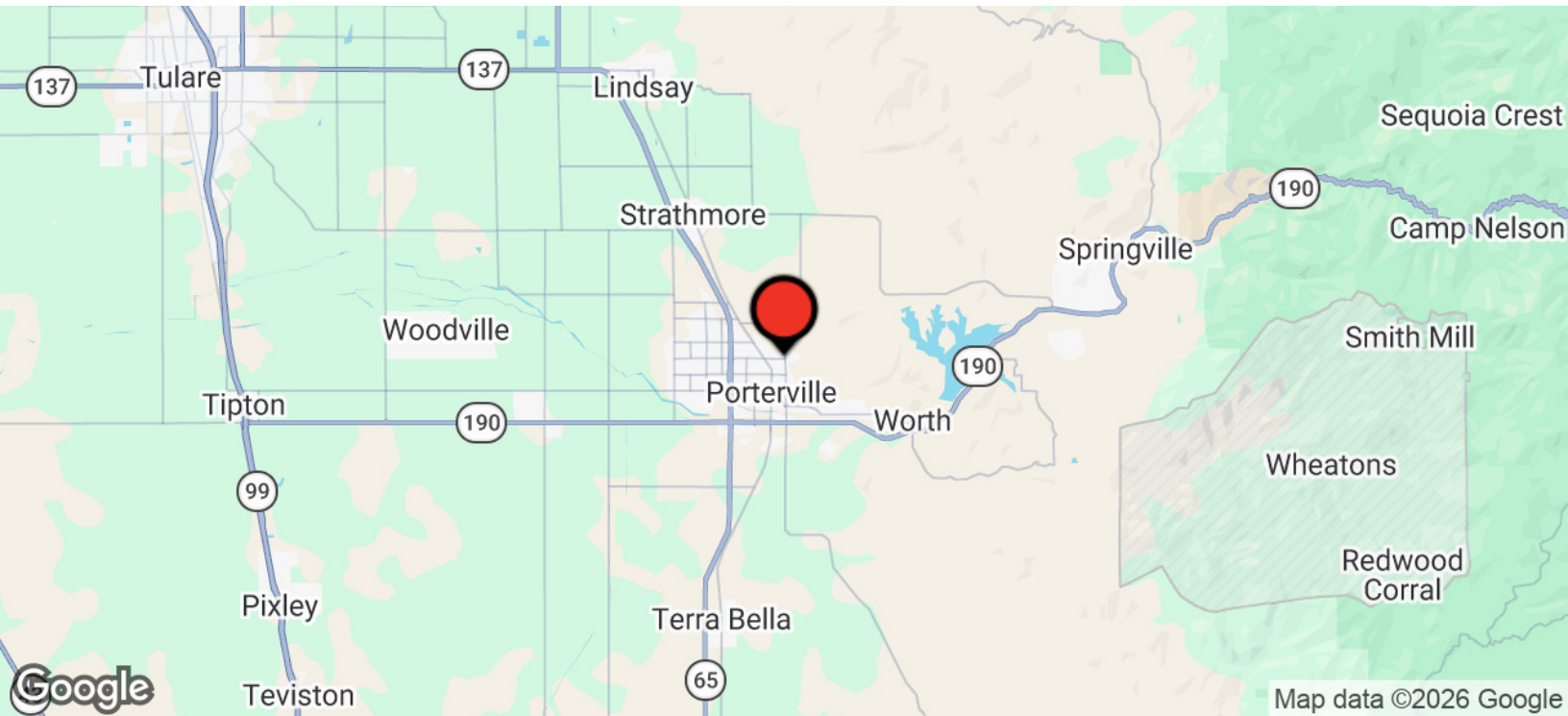
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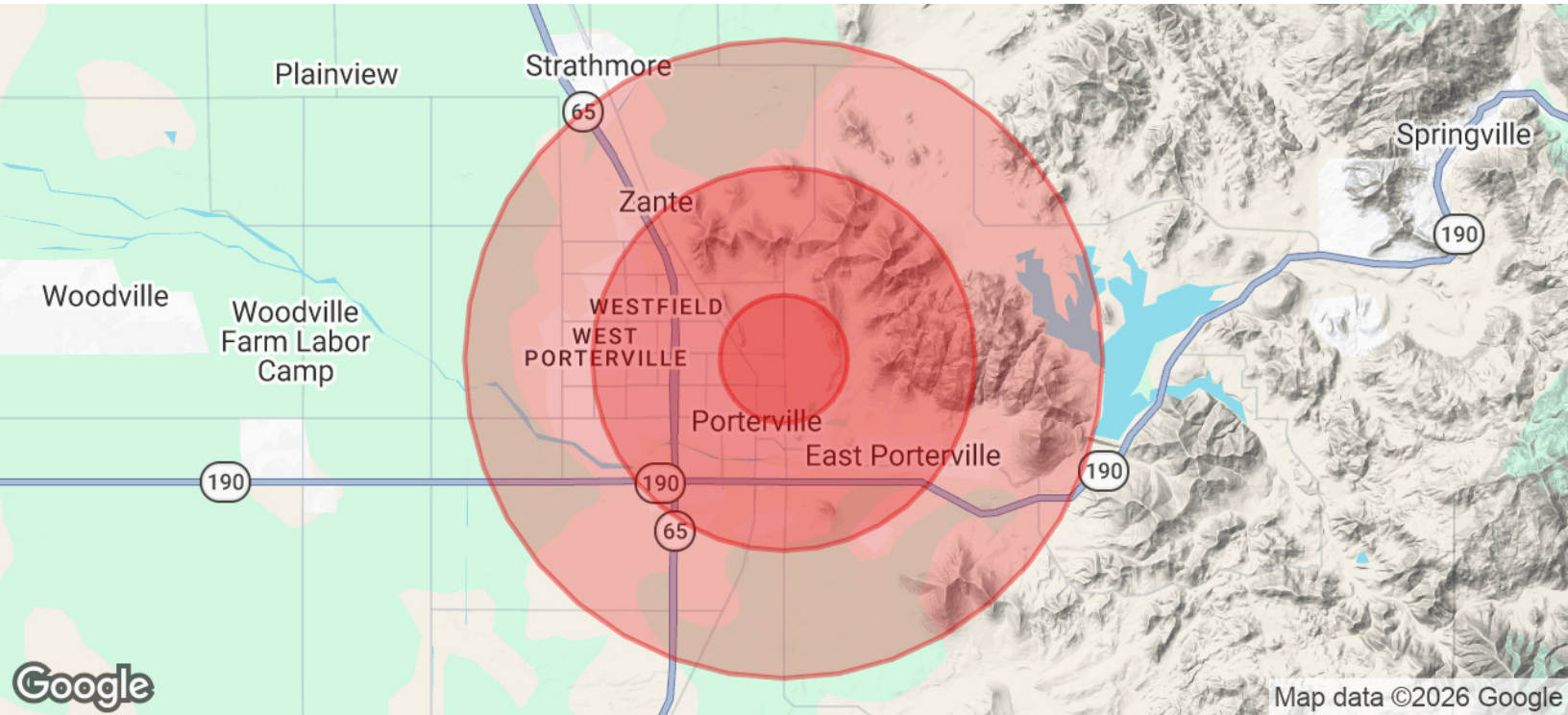
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,242	50,206	80,647
Average Age	29.8	28.8	29.1
Average Age (Male)	27.2	27.3	27.7
Average Age (Female)	31.8	30.5	30.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,495	14,896	23,640
# of Persons per HH	3.3	3.4	3.4
Average HH Income	\$44,750	\$45,756	\$50,881
Average House Value	\$229,710	\$209,609	\$217,967

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	60.8%	65.8%	62.5%

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