



10331 W Goshen Ave | Visalia, CA

Property For Lease

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

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

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

Matt Graham  
Lic# 01804235

Michelle Elick  
Lic# 01197216

## PROPERTY DETAILS

<b>Address</b>	10331 W Goshen Ave   Visalia, CA
<b>Square Feet Available</b>	(2) 5,000 +/- Sq. Ft. - Warehouse Buildings 1,150 +/- Sq. Ft. - Office Portion in Each Warehouse
<b>Zoning</b>	IL
<b>Lease Rate</b>	\$0.95 Per Sq. Ft.
<b>Lease Type</b>	NNN



### Additional Comments:

RARE OPPORTUNITY FOR BRAND NEW CONSTRUCTION standalone industrial warehouse buildings available for lease on Goshen Ave in the Visalia Industrial Park. The buildings are currently under construction and will be complete Summer of 2026. The buildings includes an open floor plan warehouse portion, ground level roll up doors and an office area with restrooms. Great location with easy access to both Highway 198 and the 99 Freeway. Please call for further details.



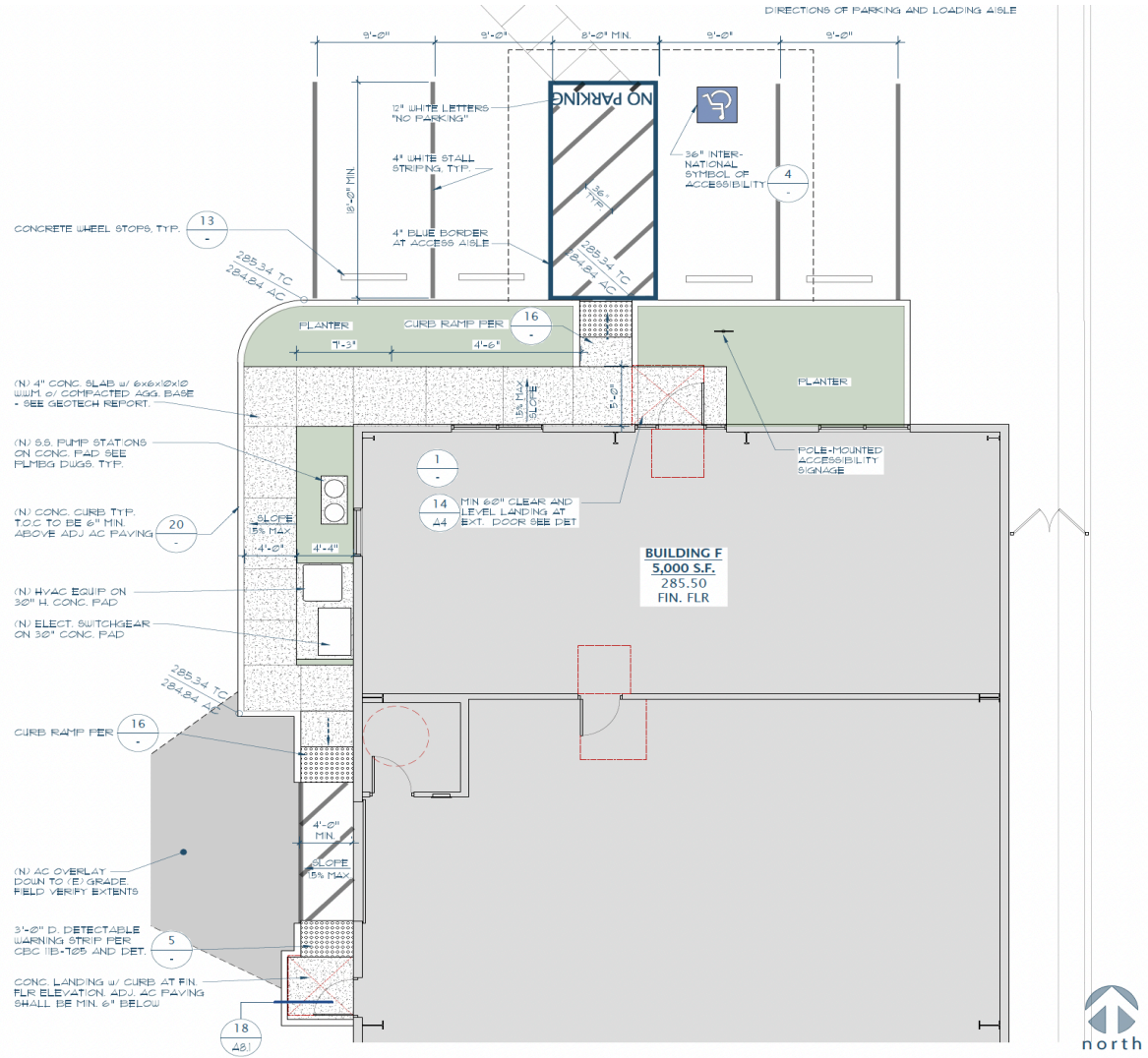
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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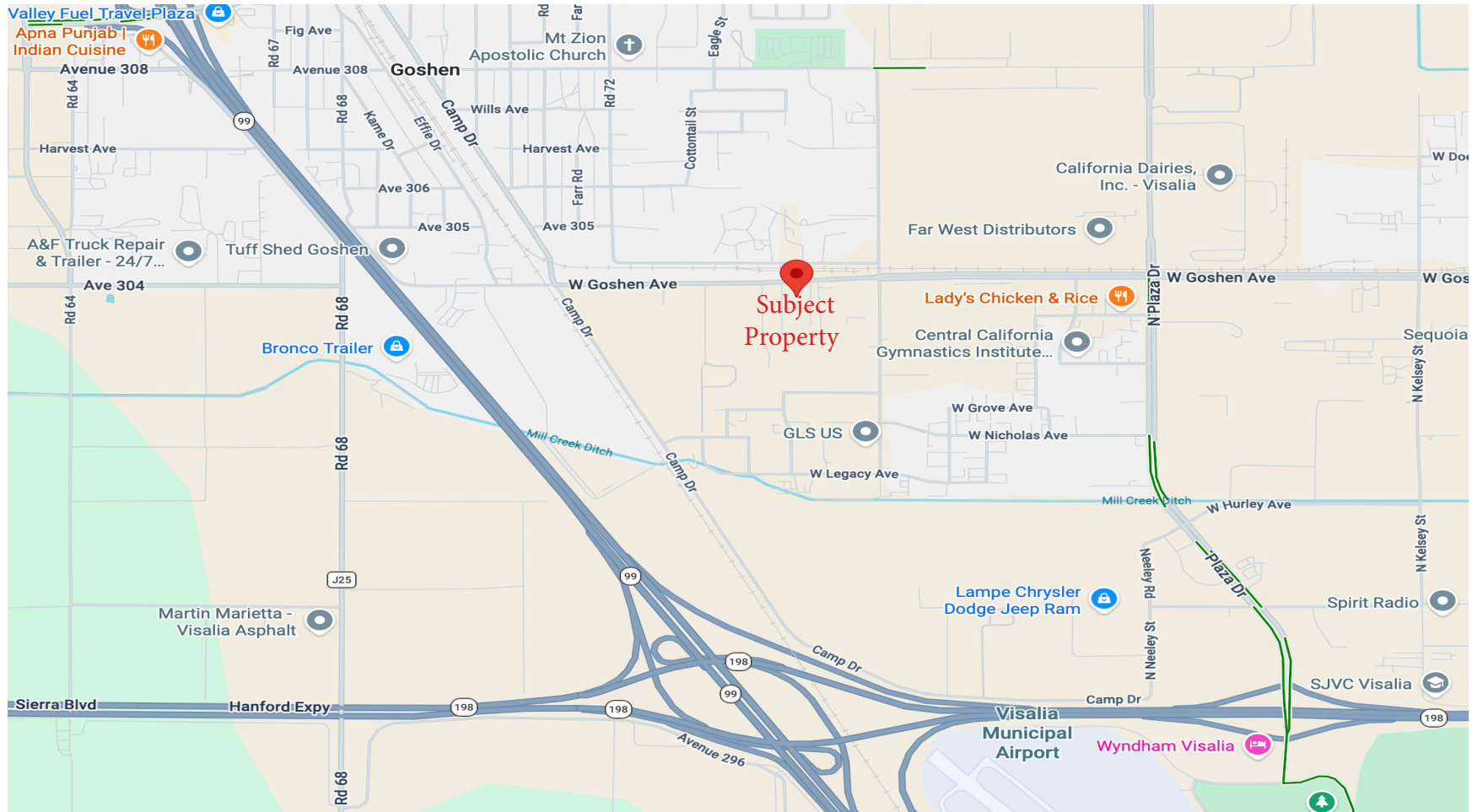
# FLOOR PLAN



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# LOCATION MAP



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## PROPERTY LAYOUT



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