

One ±19,200 SF Existing Building on a ±506,603 SF lot (±11.63 Acres)



Lease Rate	\$0.32 SF/MONTH
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PROPERTY HIGHLIGHTS

- ±19,200 SF Freestanding Industrial Building on ±11.63 Acres
- ±1,200 SF Office with Restrooms & ±18,300 SF Warehouse
- 200 Amps Heavy Industrial Power | Additional Concrete Pad
- Additional 400 Amp, 3 Phase Power available at Tenants Cost if Desired
- Great Access | Concrete Parking | Close Proximity to Deer Creek Ditch
- Warehouse: 325' x 60' | (2) Offices w/ Private Offices & Breakroom
- City Utility Services | Semi Turn Around & Pull-Through Capability
- Brand New LED Lighting Warehouse Lighting
- Excellent Access To All Major Freeways CA-65 & CA-190
- Ideal Distribution/Manufacturing Industrial Space
- Parking On All Sides Of Building on ±11.63 Acres + Additional Land

OFFERING SUMMARY

Building Size:	19,200 SF
Available SF:	9,000 - 19,200 SF
Lot Size:	11.63 Acres
Number of Units:	1
Year Built:	1961
Zoning:	M1
Market:	Visalia Retail
Submarket:	SW Outlying Tulare County
Cross Streets:	Rd 236 & Ave 104
APN:	302-340-007

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Central CA Commercial
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PROPERTY DESCRIPTION

Freestanding industrial manufacturing/warehouse building with updated power on a private yard. The space consist of ±19,200 SF which consists of (2) offices & warehouse area. This industrial building features metal roof, large open warehouse space with 25' clear span, upgraded (2) 400 Amps separately metered power, brand new LED warehouse lighting, air vents, and access to Deer Creek Ditch. Office 1 offers (4) private offices, (2) restrooms, & break area. Office 2 offers (2) large open rooms. The front of the building is secure and offers easy vehicle access to the building. Flexible heavy industrial/manufacturing (M1) zoning allows for many uses allowed in this centrally located Industrial area.

LOCATION DESCRIPTION

This property is located east of CA-65, south of Avenue 112, west of Road 236, & north of Avenue 104 in Tulare County just south of Porterville, CA. The site is situated alongside Deer Creek Ditch which provides a natural source of privacy. The building is located midway between Porterville & Terra Bella with great access to CA-65, ideal for businesses with logistics and distribution needs. Surrounded by a dynamic mix of local businesses and just a short drive from retail and dining options, this prime location offers convenience and connectivity for both employees and customers.



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Industrial For Lease | 10513 Road 236 Terra Bella, CA 93270



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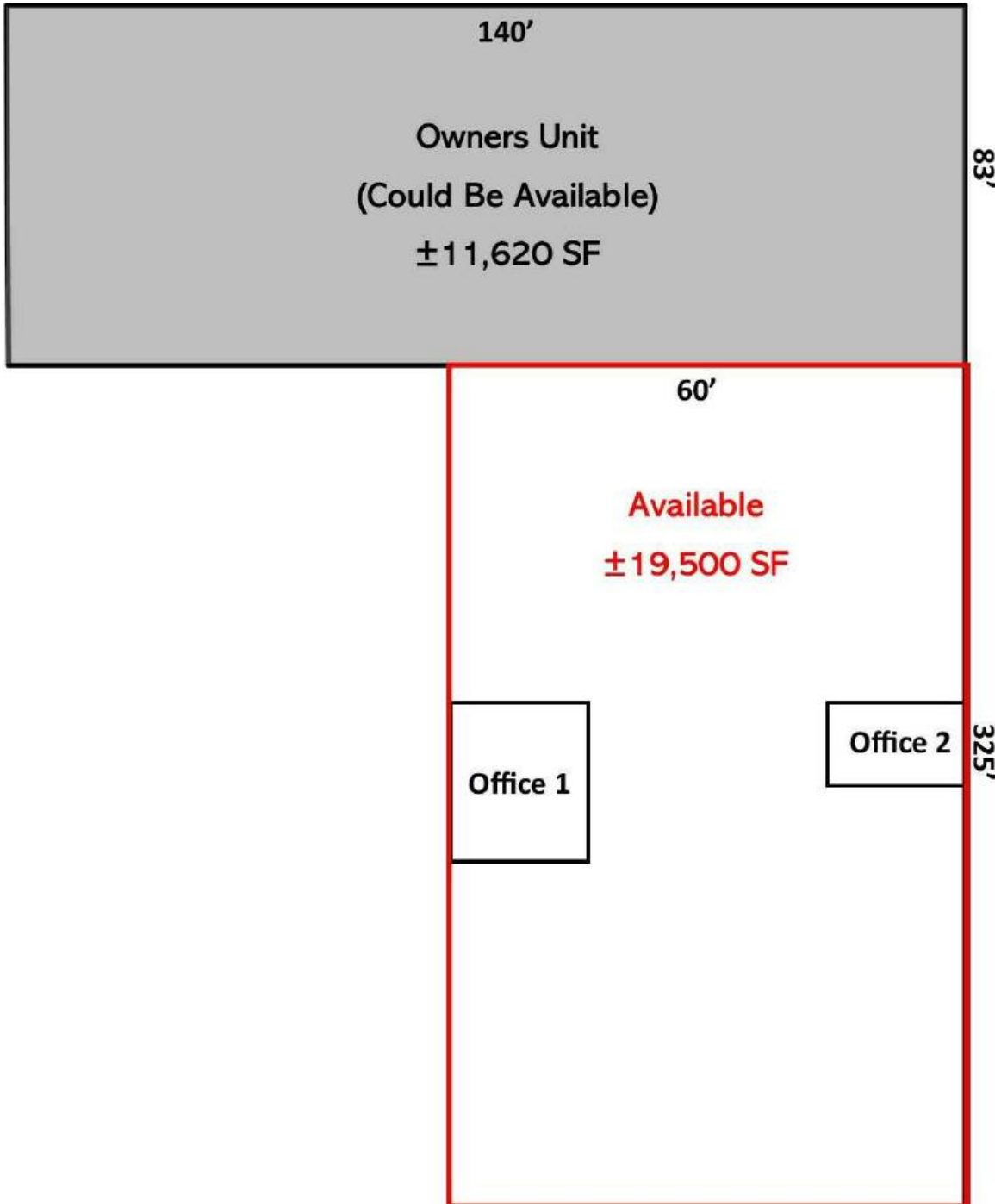
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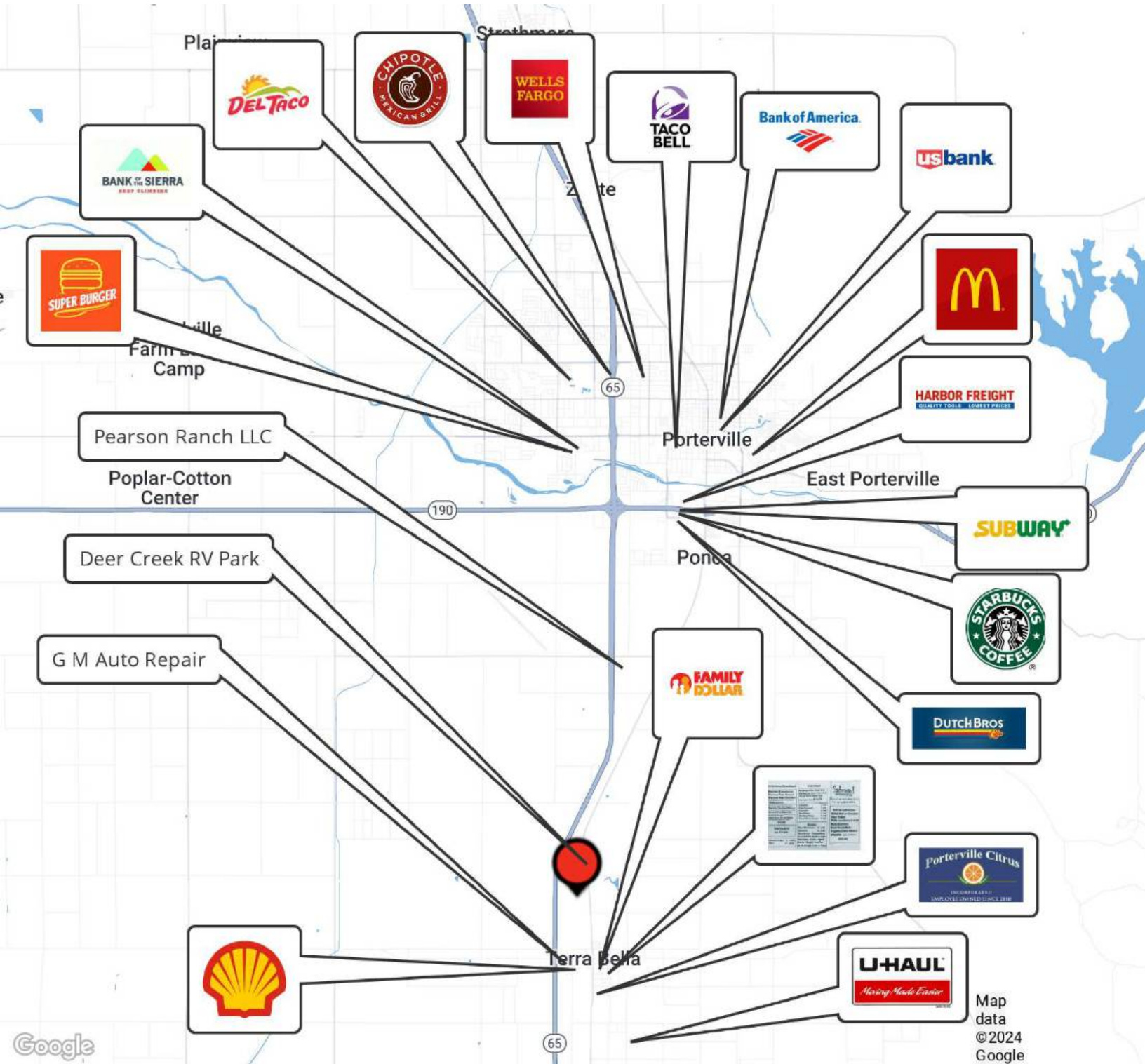
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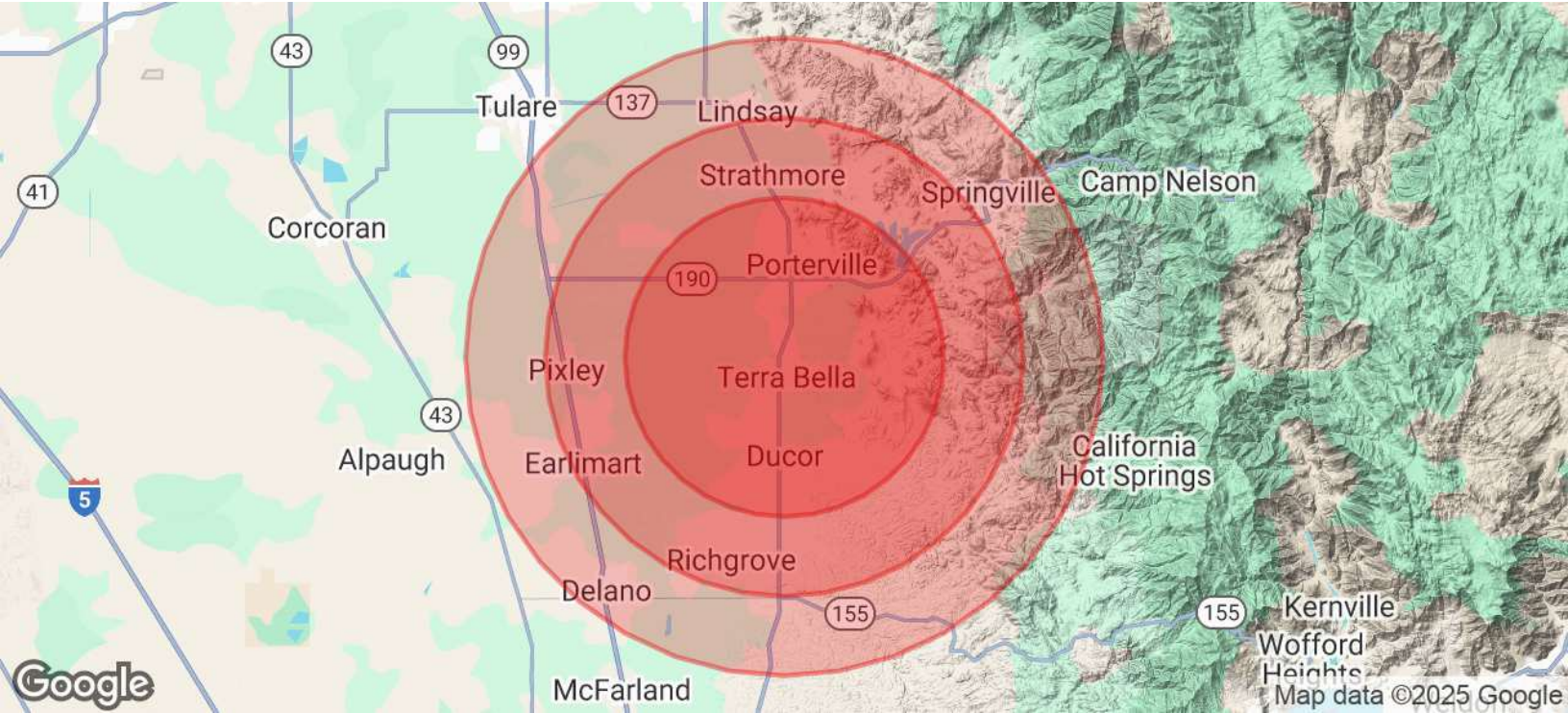
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	89,273	113,549	192,061
Average Age	35	35	34
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	25,630	32,330	51,897
# of Persons per HH	3.5	3.5	3.7
Average HH Income	\$71,797	\$71,261	\$70,669
Average House Value	\$334,577	\$337,601	\$340,404

ETHNICITY (%)	10 MILES	15 MILES	20 MILES
Hispanic	73.8%	74.4%	76.8%

Demographics data derived from AlphaMap

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