



YS Industrial Project - Building 1 | Visalia, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Location:	8115 W Riggin Ave Visalia CA SW Corner of W. Riggin Road & Clancy Street Visalia, CA		
Square Feet Available:	150,800 +/- Sq. Ft. 324 +/- Sq. Ft. Building Fire Pump and Electrical Rooms		
Zoning:	IH	Parking Stalls:	354 Per Building
Clear Heights:	40 ft.	Loading Docks:	40 Per Building
Column Spacing:	60' x 56'	Grade Level Doors:	2 Per Building
Power:	4000 Amp 277/480 Volt	Lease Rate:	\$0.85 Per Sq. Ft. - NNN \$10.20 Per Year Annual Rent Op. Exp. ~ \$0.14 PSF



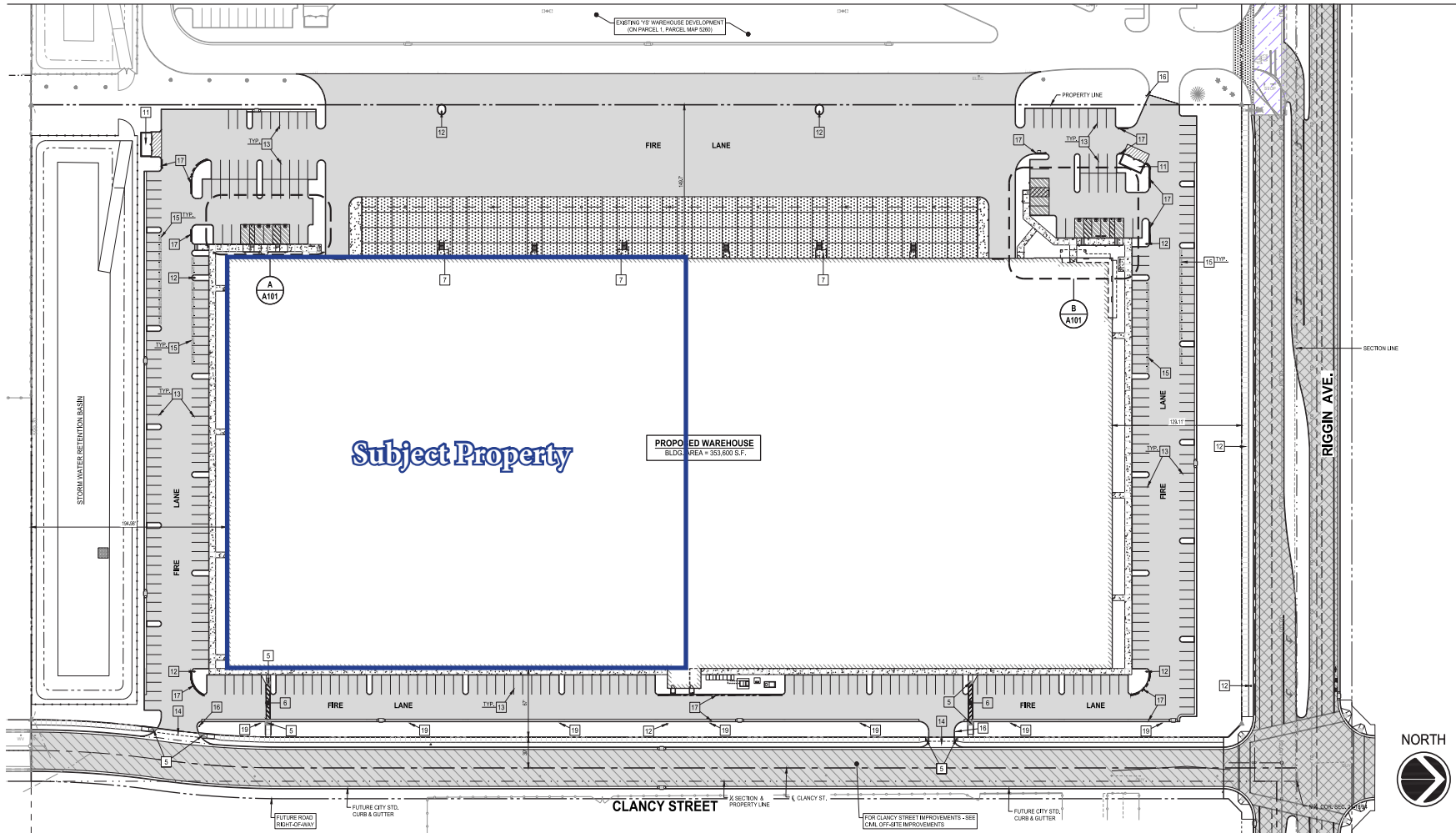
Contact Broker:
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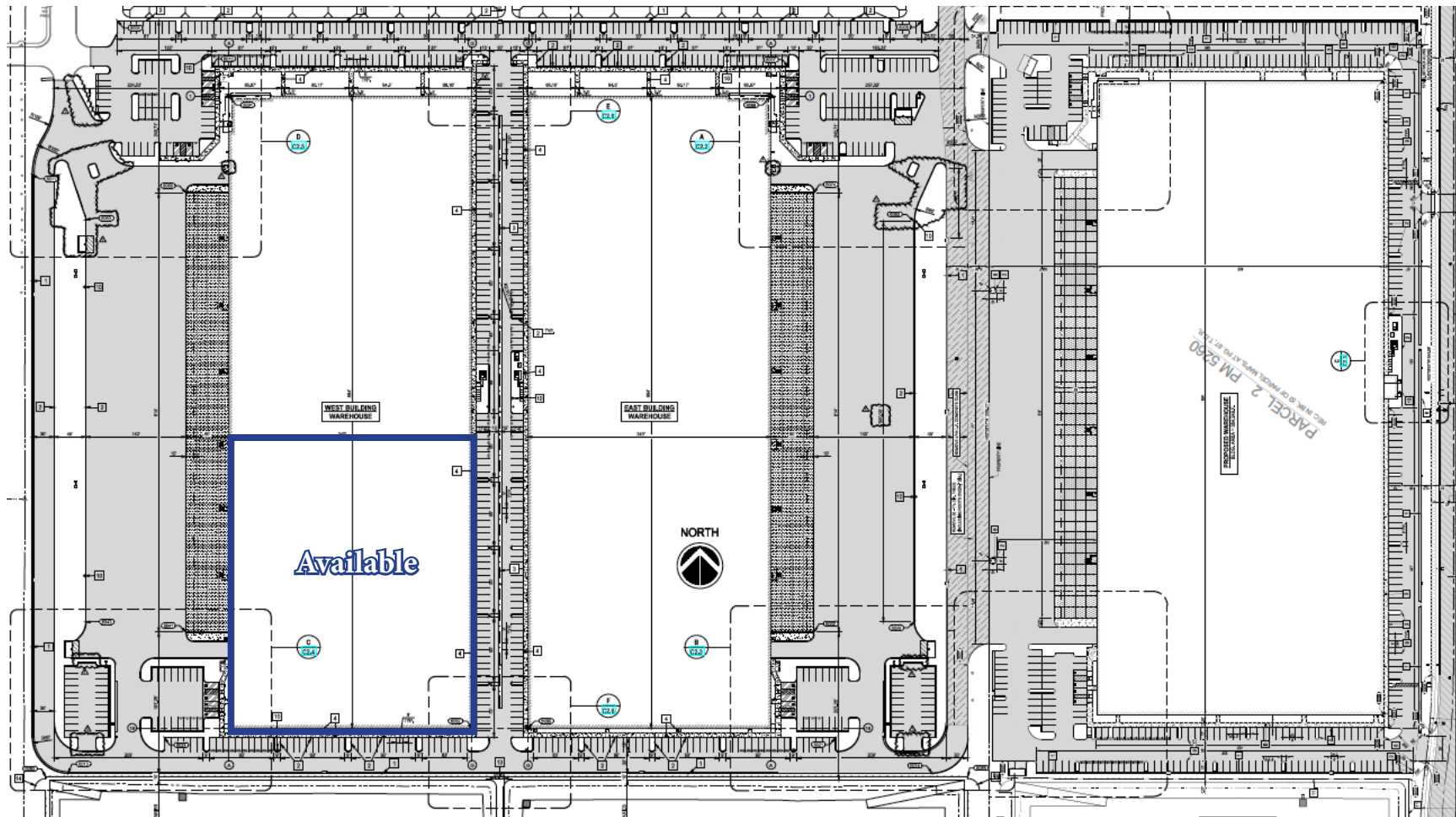
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SITE PLAN



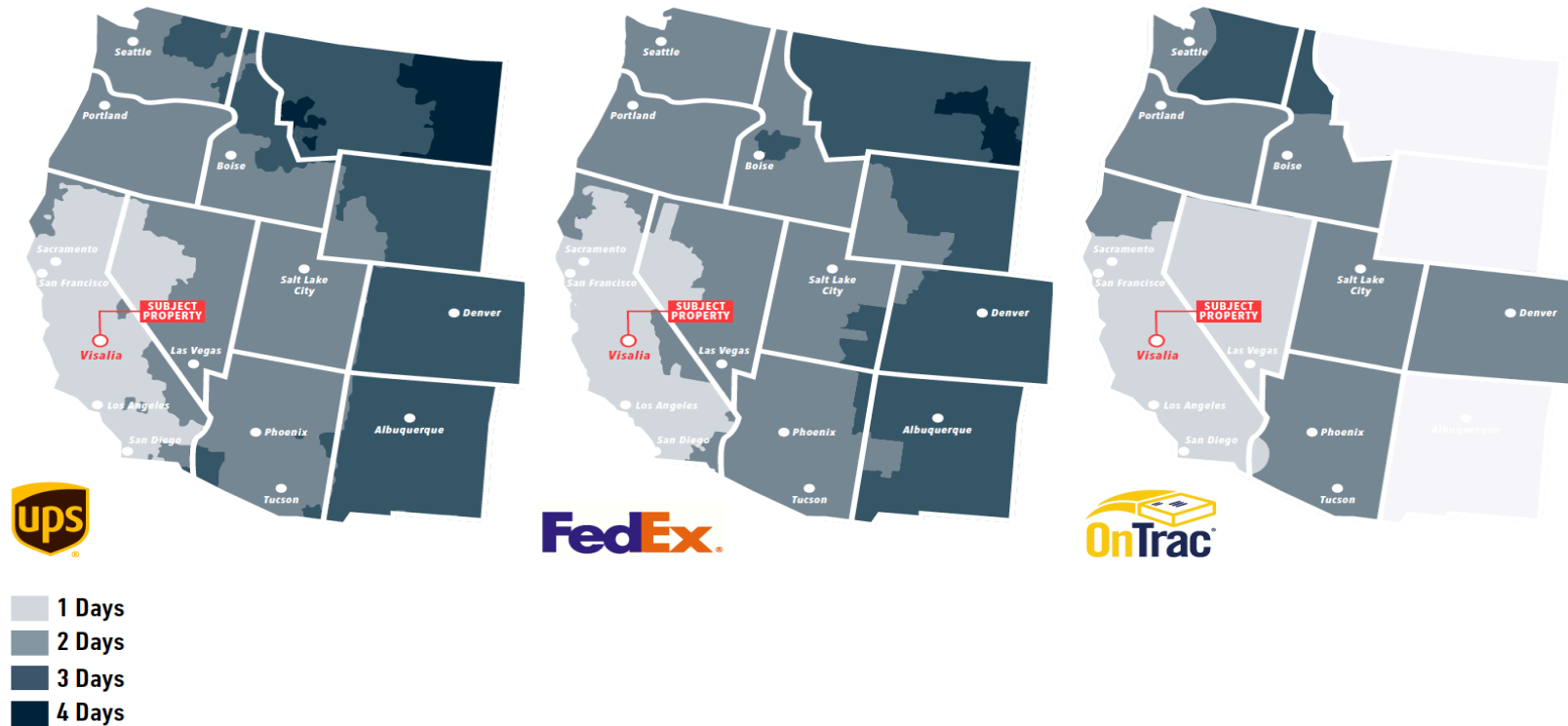
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YS INDUSTRIAL SITE PLAN



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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



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REGIONAL MARKET ACCESS



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PROPERTY PHOTOS

