



YS Industrial Project | 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 Road Visalia, CA		
Square Feet Available:	300,560 +/- Sq. Ft. Buildings Featuring 5,344 +/- Sq. Ft. Office + Remote Warehouse Break Room/Restroom Per Building 648 +/- Sq. Ft. Building Fire Pump and Electrical Rooms		
Zoning:	IH	Parking Stalls:	301 Per Building
Clear Heights:	32 ft.	Loading Docks:	40 Per Building
Column Spacing:	60' x 40'	Grade Level Doors:	2 Per Building
Power:	4000 Amp 277/480 Volt	Lease Rate:	\$0.75 Per Sq. Ft. - NNN \$9.00 Per Year Annual Rent



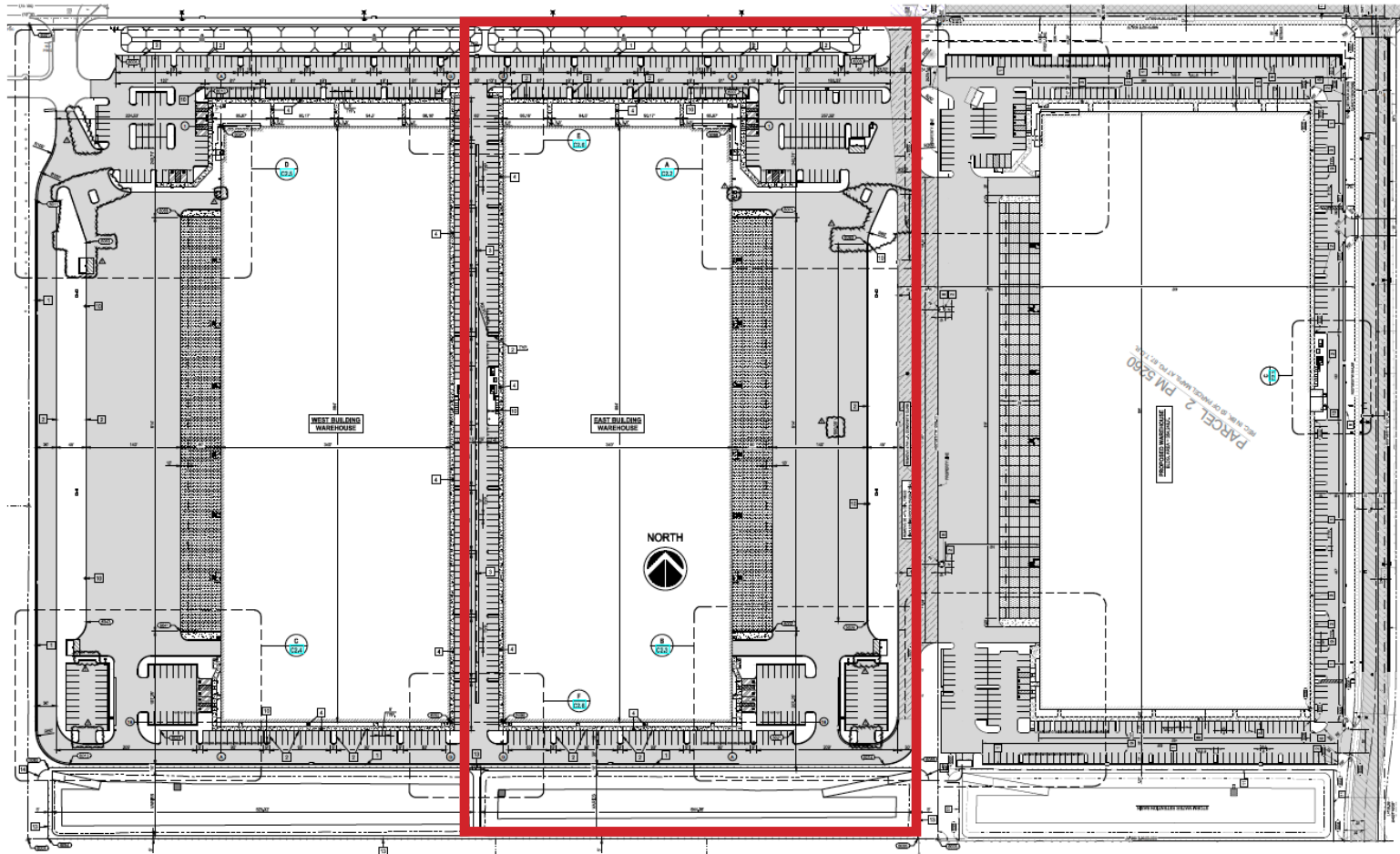
Contact Broker:
Matt Graham
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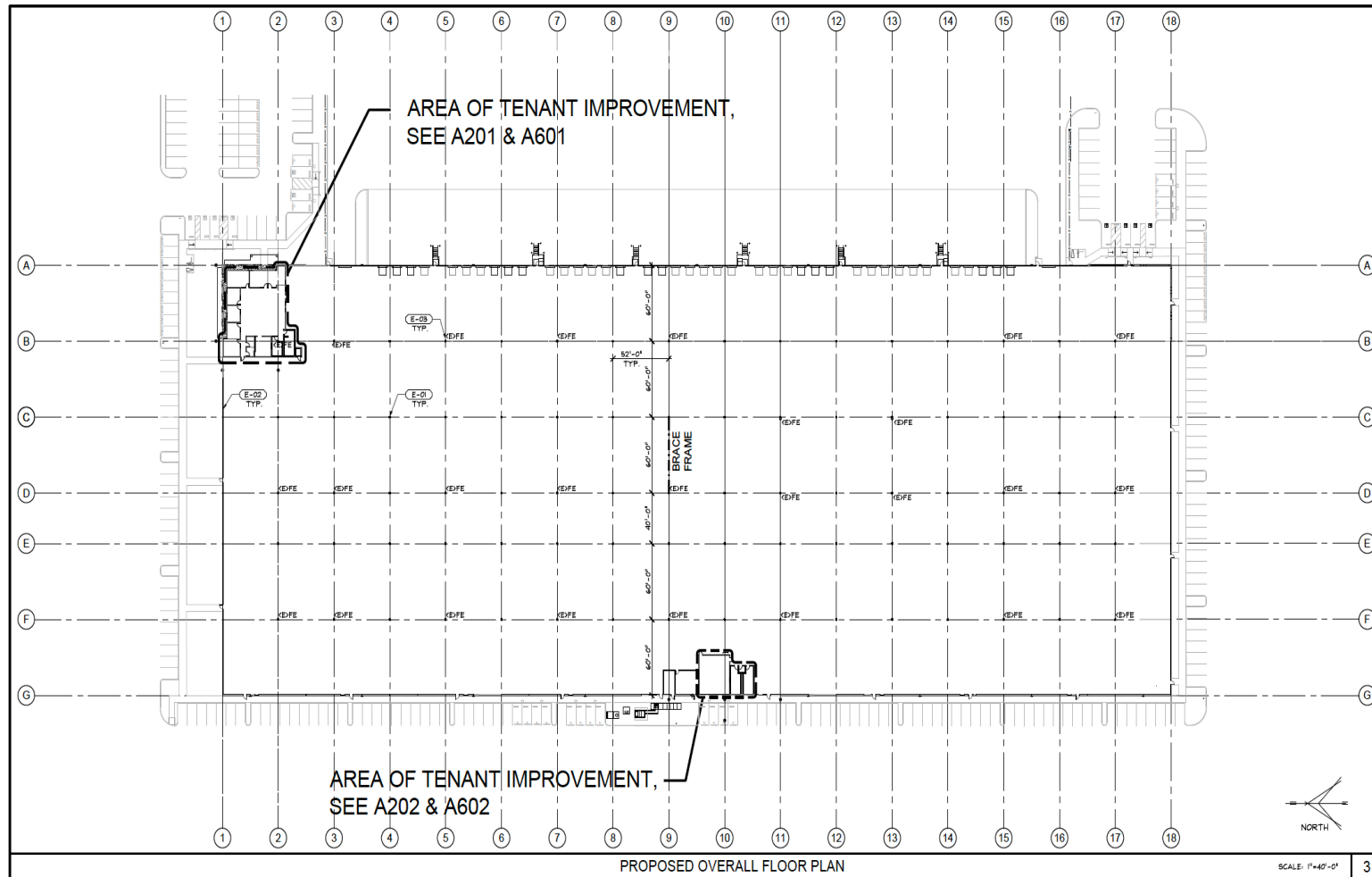
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SITE PLAN



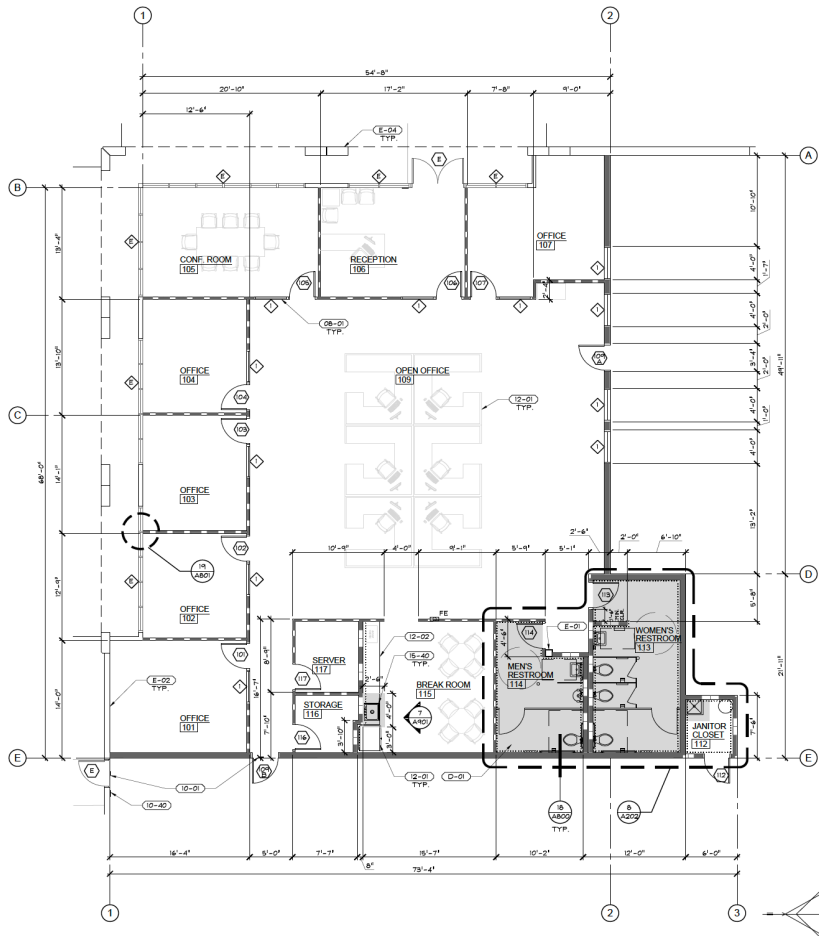
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BUILDING SITE PLAN

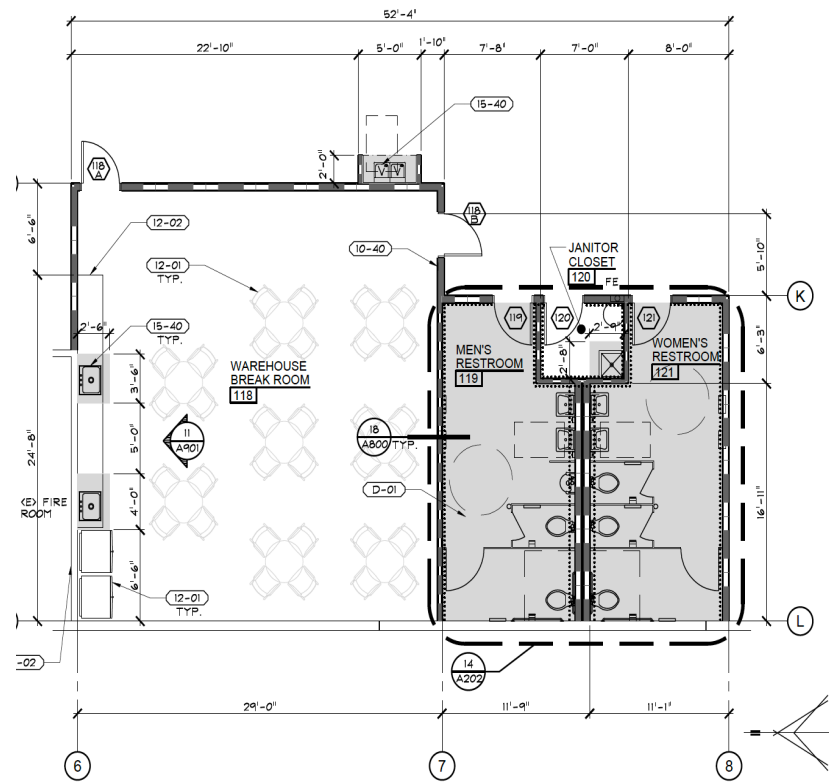


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FLOOR PLAN -



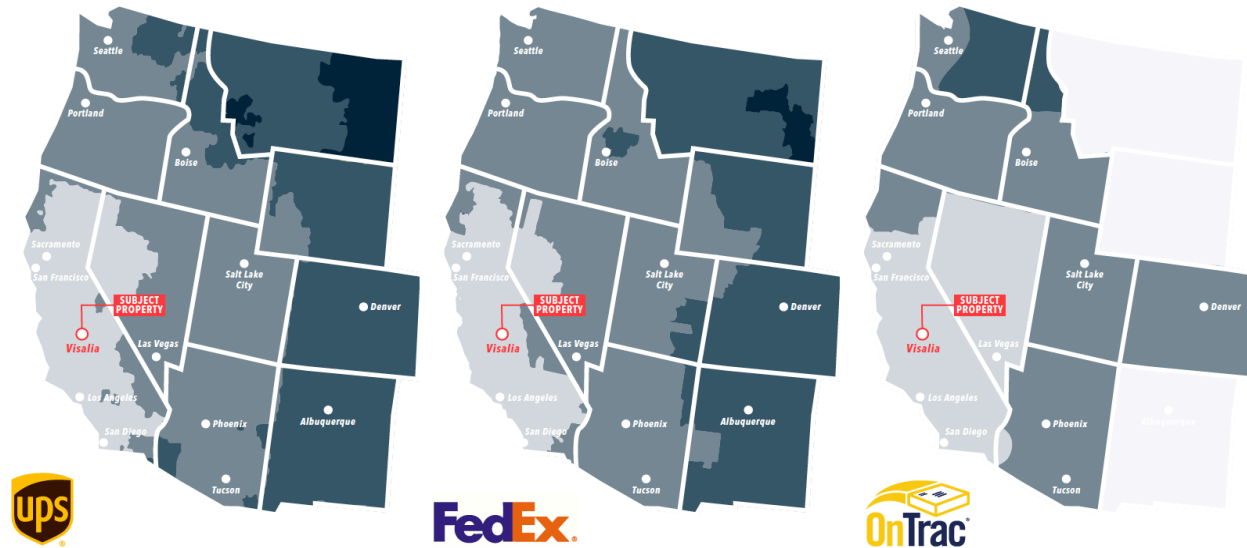
Office Area



Breakroom

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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



- 1 Days
- 2 Days
- 3 Days
- 4 Days

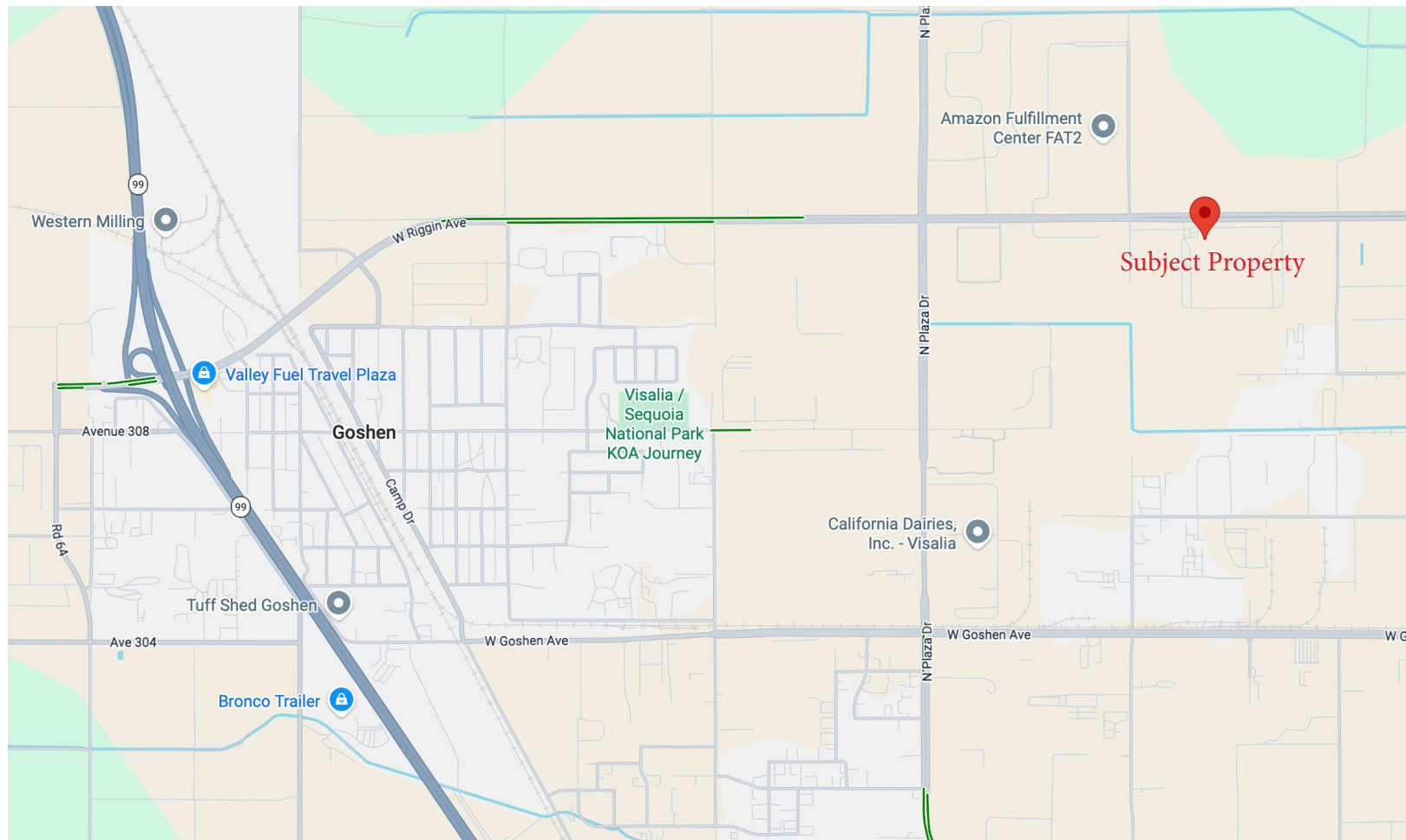
Visalia, CA



GRAHAM & ASSOCIATES

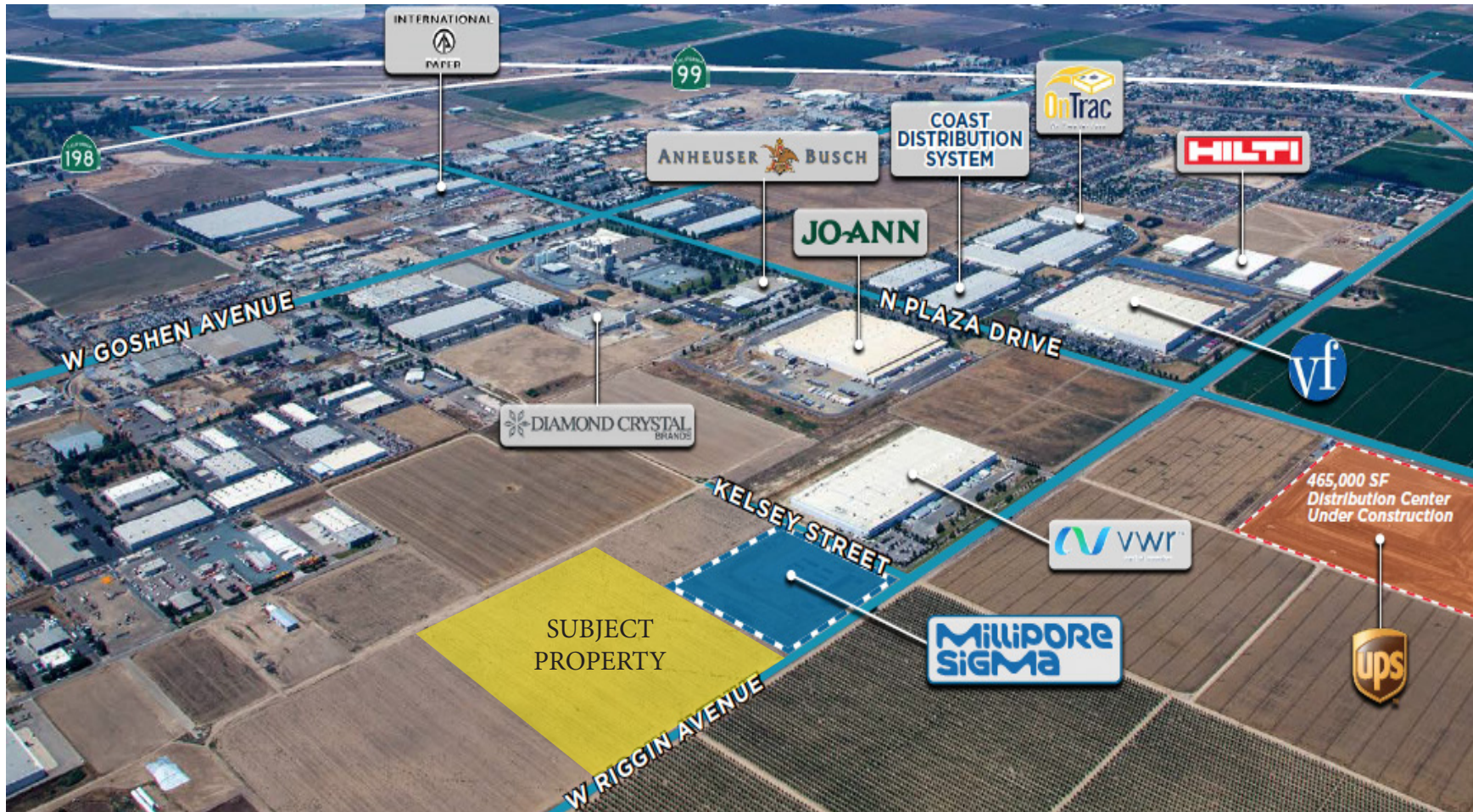
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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS

