

AVAILABLE FOR LEASE  
53,520± SF INDUSTRIAL BUILDING

30158 ROAD 68  
VISALIA, CA



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**30158 ROAD 68**  
VISALIA, CA

**PROPERTY**  
INFORMATION

<b>Building Size:</b> <i>Warehouse Space:</i> <i>Office Space:</i>	53,520± SF 50,000± SF 3,520± SF
<b>Lot Size:</b>	5.60± acres
<b>Tenancy:</b>	Single <i>Available September 1, 2024</i>
<b>Occupancy:</b>	100%
<b>Property Subtype:</b>	Warehouse/Distribution
<b>Add'l. Property Subtype:</b>	Manufacturing
<b>Ceiling Height:</b>	24'
<b>Grade Level Doors:</b>	6 (24' X 18')
<b>Drive in Bays:</b>	6
<b>Sprinklers:</b>	ESFR
<b>Power:</b>	800 Amp, 240/480 Volt 3 phase
<b>Parking:</b>	Open
<b>Zoning:</b>	M-1 ( <i>Light Manufacturing</i> )
<b>APN:</b>	073-090-071 ( <i>Tulare County</i> )



**\$0.55 PSF/Monthly**  
LEASE RATE

**NNN**  
LEASE TYPE

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**PROPERTY**  
FEATURES



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#### **PROPERTY DESCRIPTION**

53,520± square feet of building with 50,000± square feet of warehouse, 3,520± square feet of finished office, 3,520± square feet of unfinished mezzanine office, and 5.60± acres of fenced yard.

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#### **HIGHLIGHTS**

- Large High Ceiling Warehouse
- Existing and Full Build-Out
- Ample Power for Manufacturing
- Fenced Secured Large Yard
- High Profile Building Adjacent to Highway 99



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**AREA**  
DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
<b>POPULATION</b>	2028 Projection	3,480	6,806	40,216
	2023 Estimate	3,234	6,334	38,273
	Growth 2023-2028	7.60%	7.45%	5.08%
	Growth 2020-2023	8.83%	-26.36%	-1.90%
	Growth 2010-2020	68.41%	91.71%	26.39%
<b>HOUSEHOLD</b>	2028 Projection	872	1,757	13,294
	2023 Estimate	817	1,648	12,722
	Growth 2023-2028	6.75%	6.60%	4.50%
	Growth 2020-2023	5.71%	-33.82%	-2.33%
	Growth 2010-2020	41.43%	51.41%	17.86%
	<i>2023 Est. Average HH Income</i>	\$93,425	\$94,754	\$117,638

Source: Claritas 2024



**TRAFFIC COUNTS**  
(Within a One Mile Radius)

**3,701± ADT**

Avenue 304 at Road 68  
(North, South, East, Westbound)

Source: Kalibrate TrafficMetrix 2024

