



7101 W Doe Ave - Suite A | Visalia CA

Property For Lease

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

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

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

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

## PROPERTY DETAILS

|                              |  |
|------------------------------|--|
| <b>Address</b>               | 7101 W. Doe Ave - Suite A   Visalia, CA  |
| <b>Square Feet Available</b> | 46,038 +/- Sq. Ft. TOTAL<br>38,572 +/- Sq. Ft. - Warehouse<br>7,466 +/- Sq. Ft. - Office |
| <b>Clear Heights</b>         | 28.6'  |
| <b>Loading Docks</b>         | 4  |
| <b>Ground Level Doors</b>    | 1  |
| <b>Zoning</b>                | IH   |
| <b>Lease Rate</b>            | \$0.75 Per Sq. Ft. - NNN   |

### Additional Comments:

Unique opportunity to occupy an industrial warehouse with a large office in the Visalia Industrial Park. The office features numerous private offices, large bullpen areas, restrooms and conference rooms. The warehouse is an open floorplan with 4 loading docks. Please call for further details.



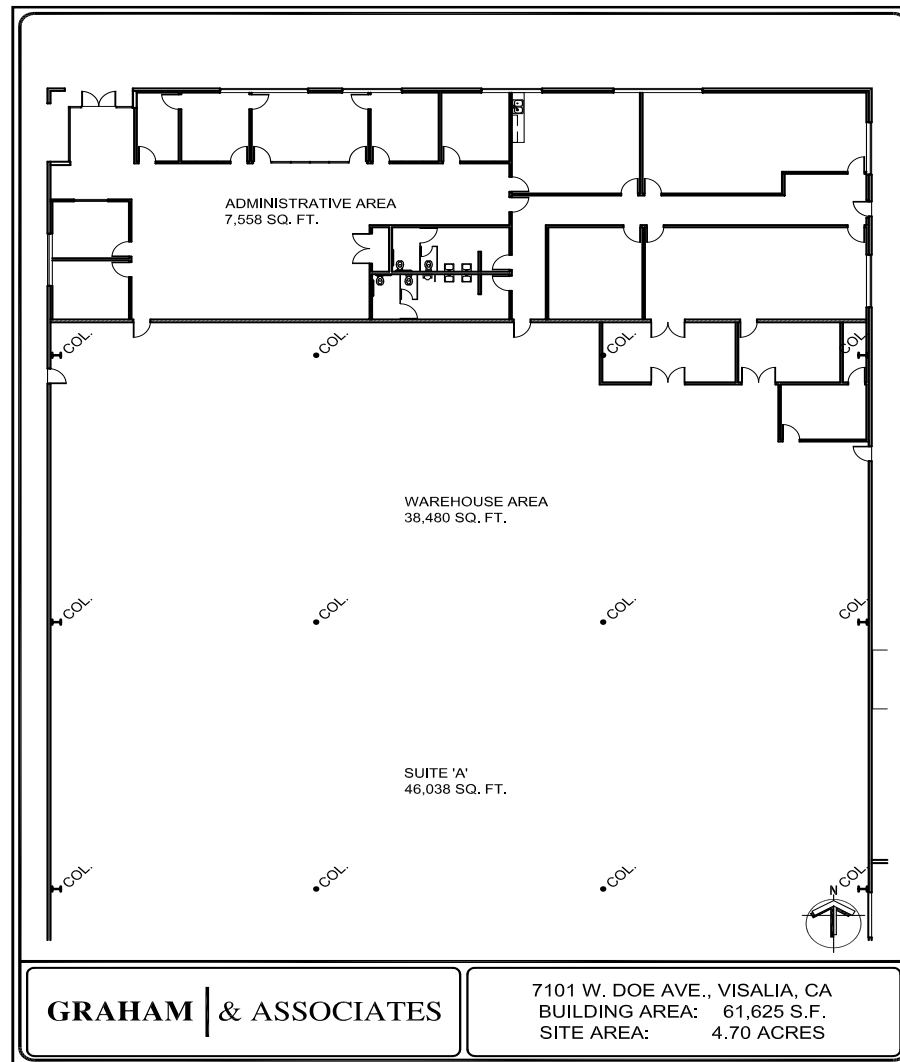
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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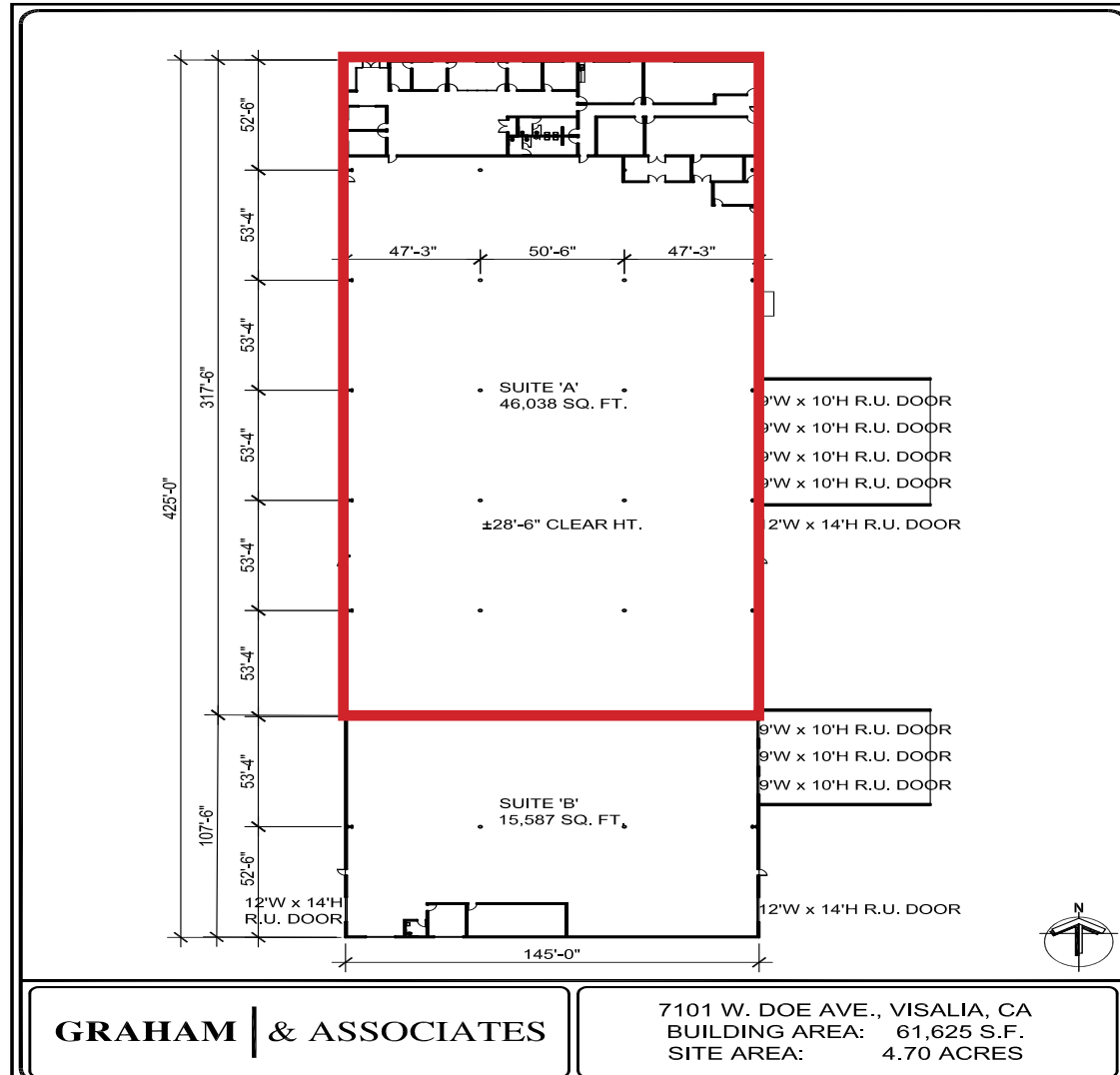
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## FLOOR PLAN



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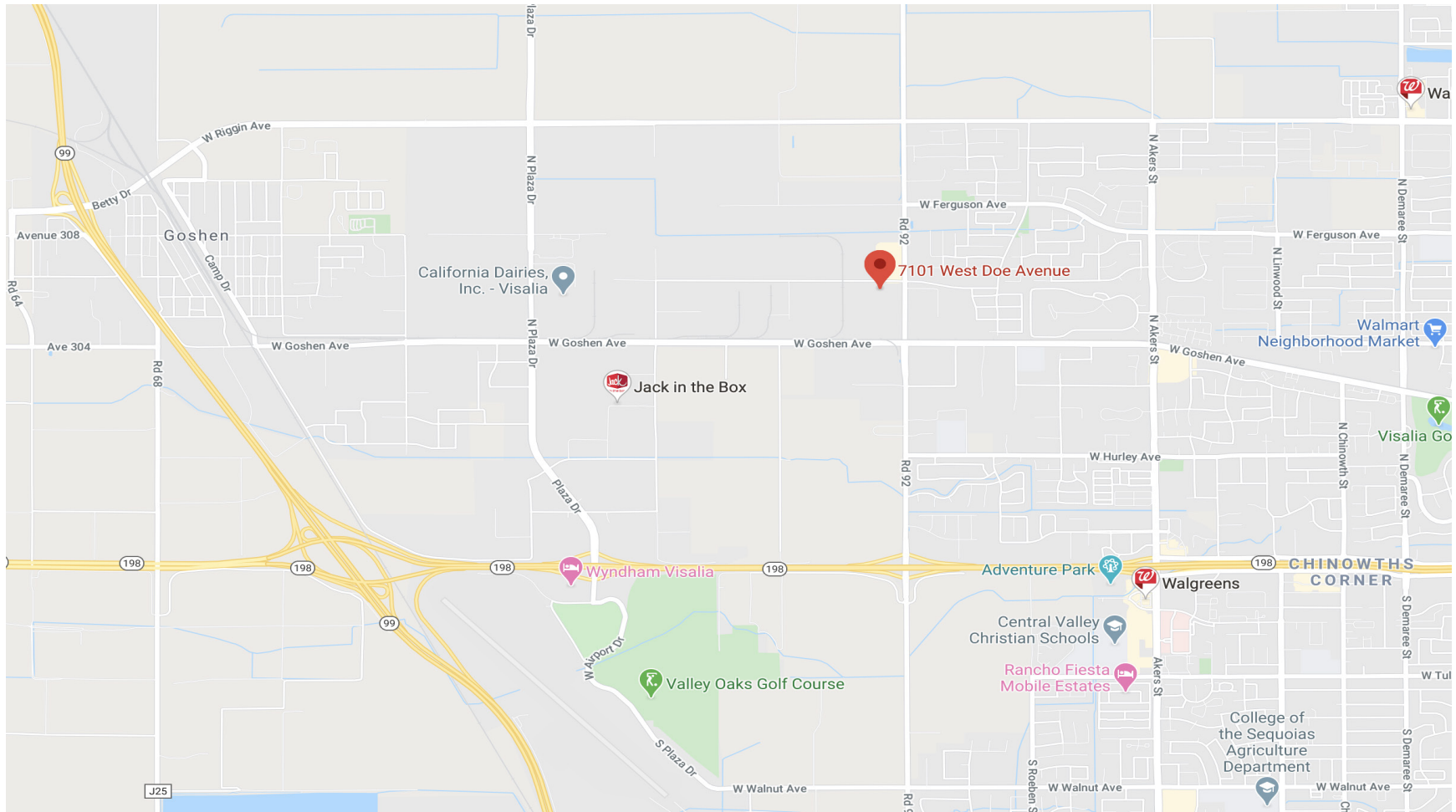
### SITE PLAN



GRAHAM & ASSOCIATES

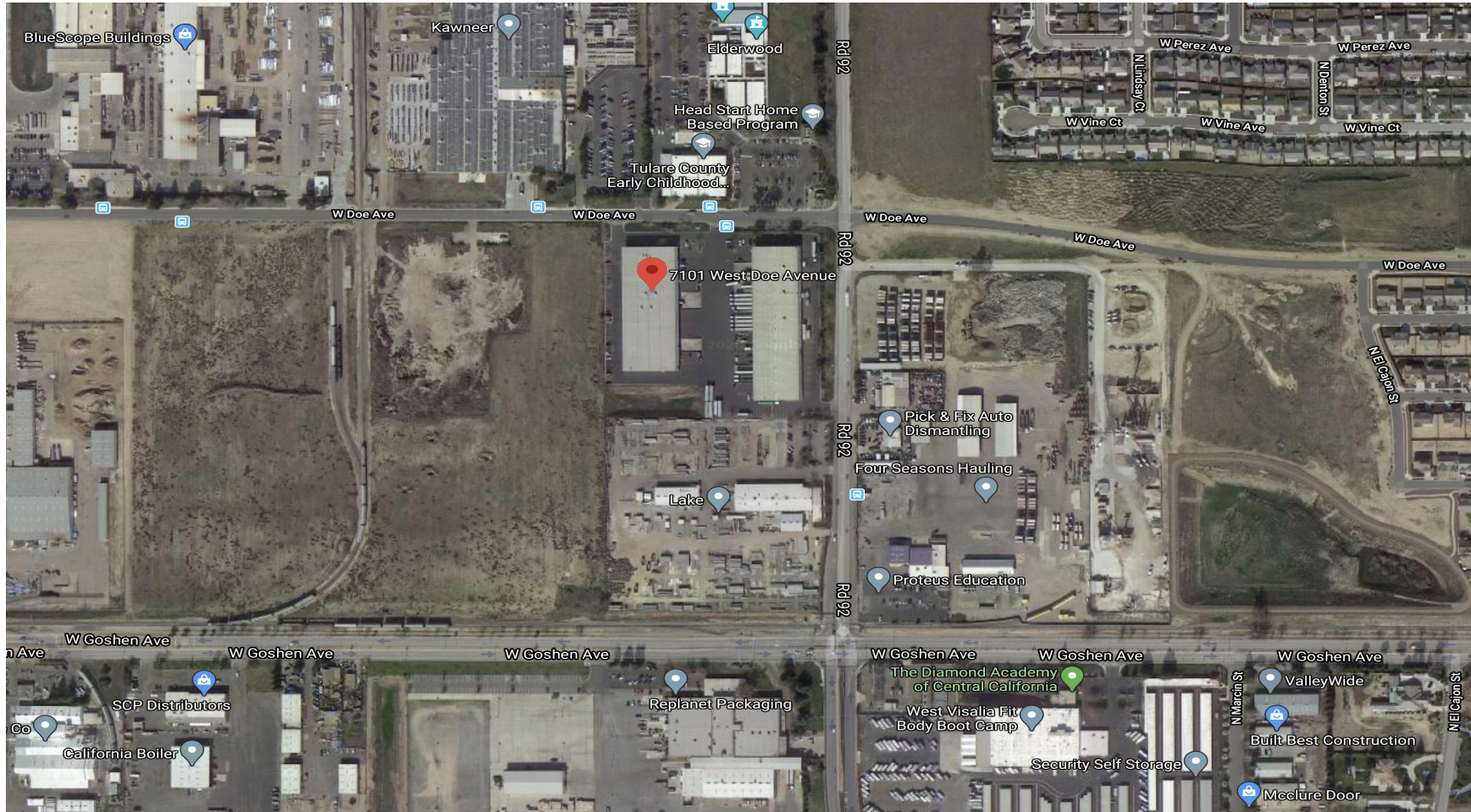
7101 W. DOE AVE., VISALIA, CA  
BUILDING AREA: 61,625 S.F.  
SITE AREA: 4.70 ACRES

## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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