



YS Industrial Project - Building 3 | 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>Location:</b>	7825 W Riggin Ave   Visalia CA SW Corner of W. Riggin Road & Clancy Street   Visalia, CA		
<b>Square Feet Available:</b>	177,124 +/- Sq. Ft. Warehouse with Office 324 +/- Sq. Ft. Building Fire Pump and Electrical Rooms		
<b>Zoning:</b>	IH	<b>Parking Stalls:</b>	177 Per Space
<b>Clear Heights:</b>	40 ft.	<b>Loading Docks:</b>	20 Per Space
<b>Column Spacing:</b>	60' x 56'	<b>Grade Level Doors:</b>	1 Per Space
<b>Power:</b>	4000 Amp   277/480 Volt	<b>Lease Rate:</b>	\$0.85 Per Sq. Ft. - NNN \$10.20/Year Annual Rent <b>Op. Ex. ~ \$0.14 PSF</b>



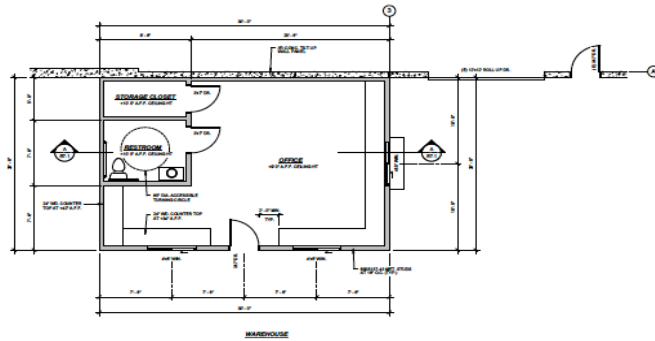
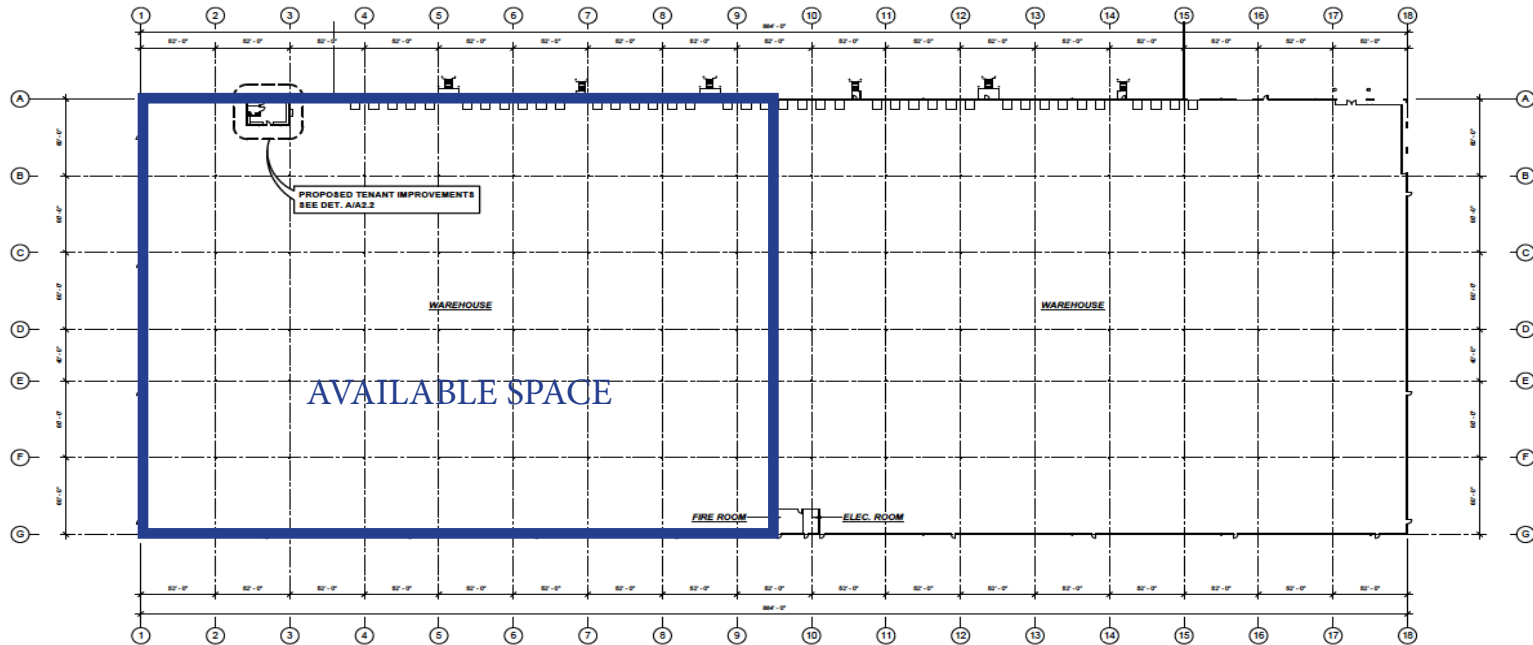
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

# SITE PLAN w/ OFFICE PLAN



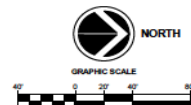
CITY OF VISALIA - BUILDING SAFETY DIVISION

**A**  
APPROVED  
NO CONSTRUCTION

The owner is to be in compliance with the City of Visalia Building Department and the Building Safety Division. The City of Visalia Building Department and the Building Safety Division are not responsible for the design or construction of the project. The City of Visalia Building Department and the Building Safety Division are not responsible for the design or construction of the project.

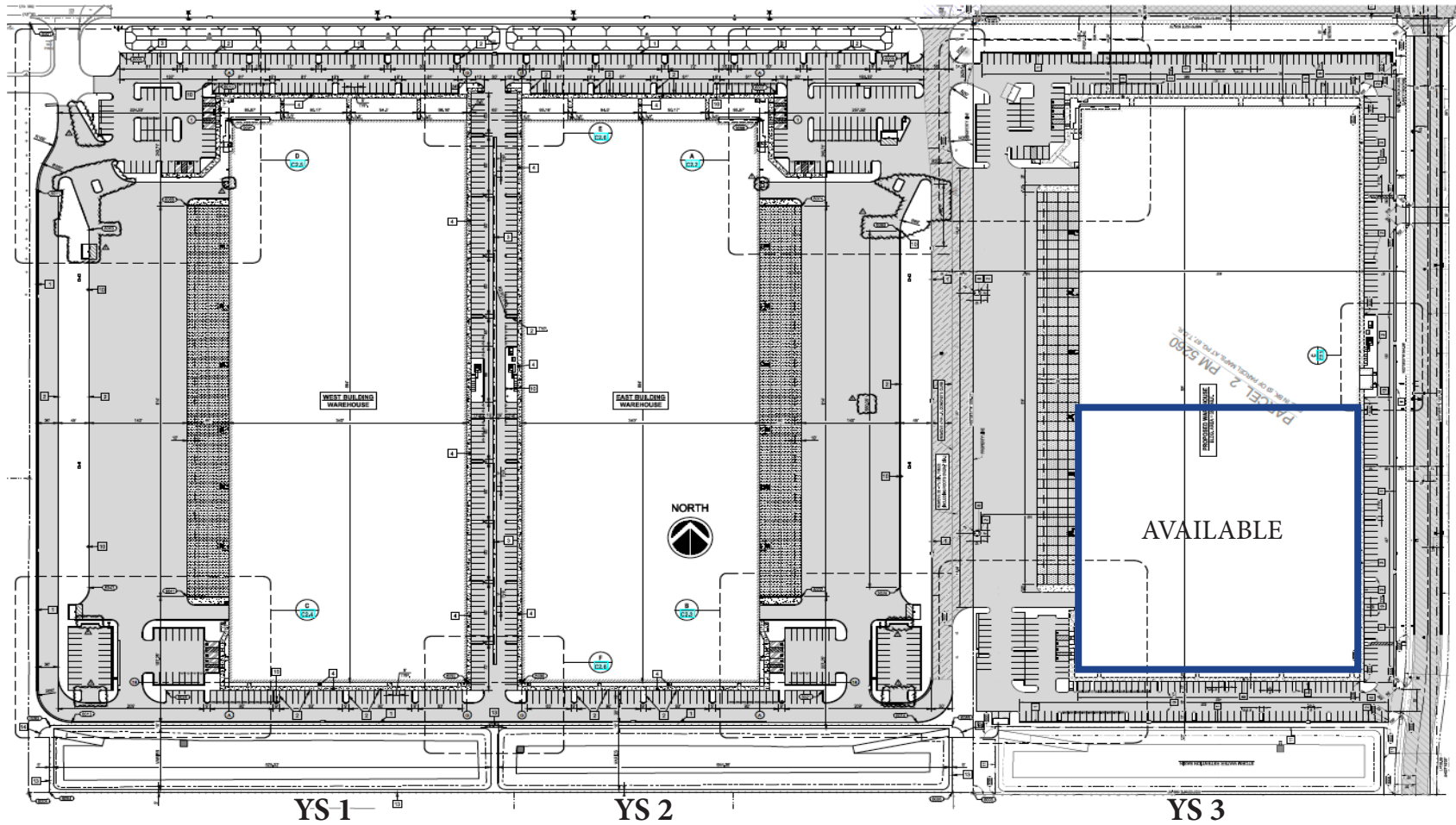
CITY OF VISALIA - BUILDING DIVISION

Plans Reviewed By: *[Signature]*  
Val Garcia, Senior Plans Examiner  
Phone: (559) 733-4426  
Email: val.garcia@visalia.city



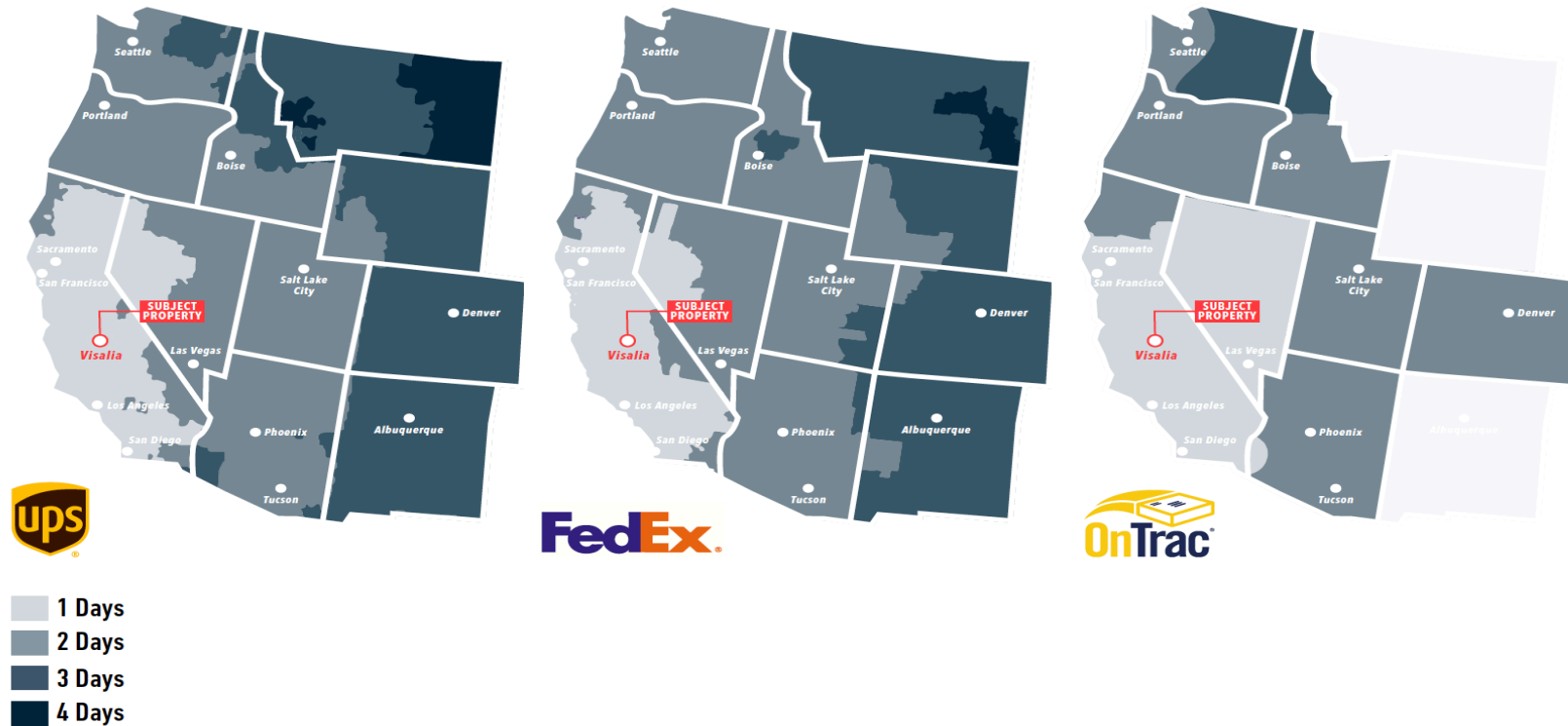
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# YS INDUSTRIAL SITE PLAN



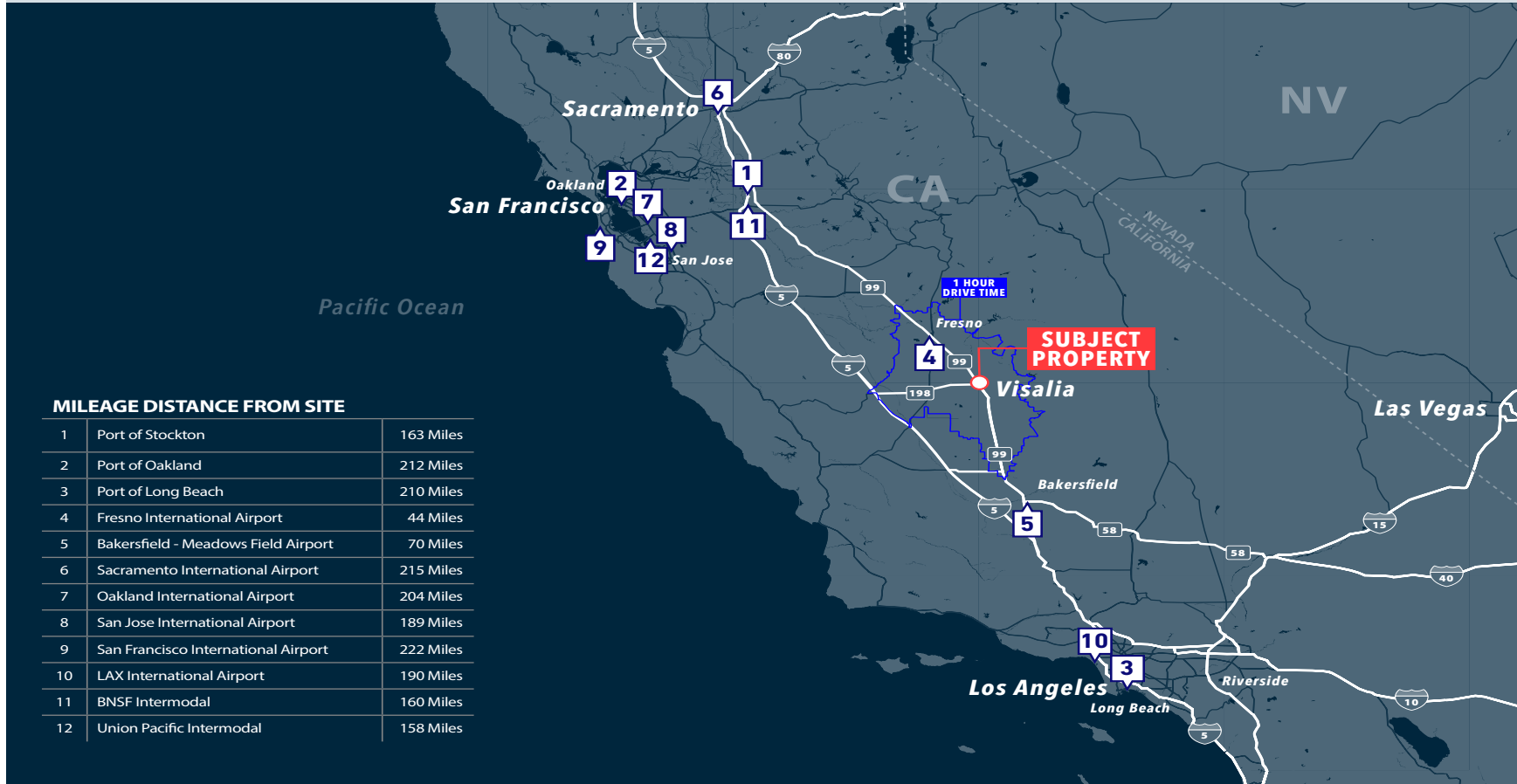
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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



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**REGIONAL MARKET ACCESS**



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## PROPERTY PHOTOS

