



Sunnyview Project - 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**

Michelle Felsted  
Lic#01197216  
[www.mdgre.com](http://www.mdgre.com)

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

## PROPERTY DETAILS

<b>Address</b>	7435 W Sunnyview Ave - Suite A   Visalia, CA
<b>Square Feet Available</b>	12,250 - 26,290 +/- Sq. Ft. Space
<b>Zoning</b>	IH
<b>Clear Heights</b>	24'
<b>Loading</b>	1 Truck Dock
<b>Lease Rate</b>	\$0.85 - NNN



### Additional Comments:

Newly Constructed, multi-suite industrial building on Sunnyview Ave in the Visalia Industrial Park. This brand new building offers multiple suites with dock high doors, ground level doors and office portion available upon request. Well located on Sunnyview off of Shirk Road - minutes away from both Highway 198 and 99 Freeway. Also within close proximity to Burlington Northern Santa Fe and Union Pacific interstate railways via the San Joaquin Rail System. Please call for further details.



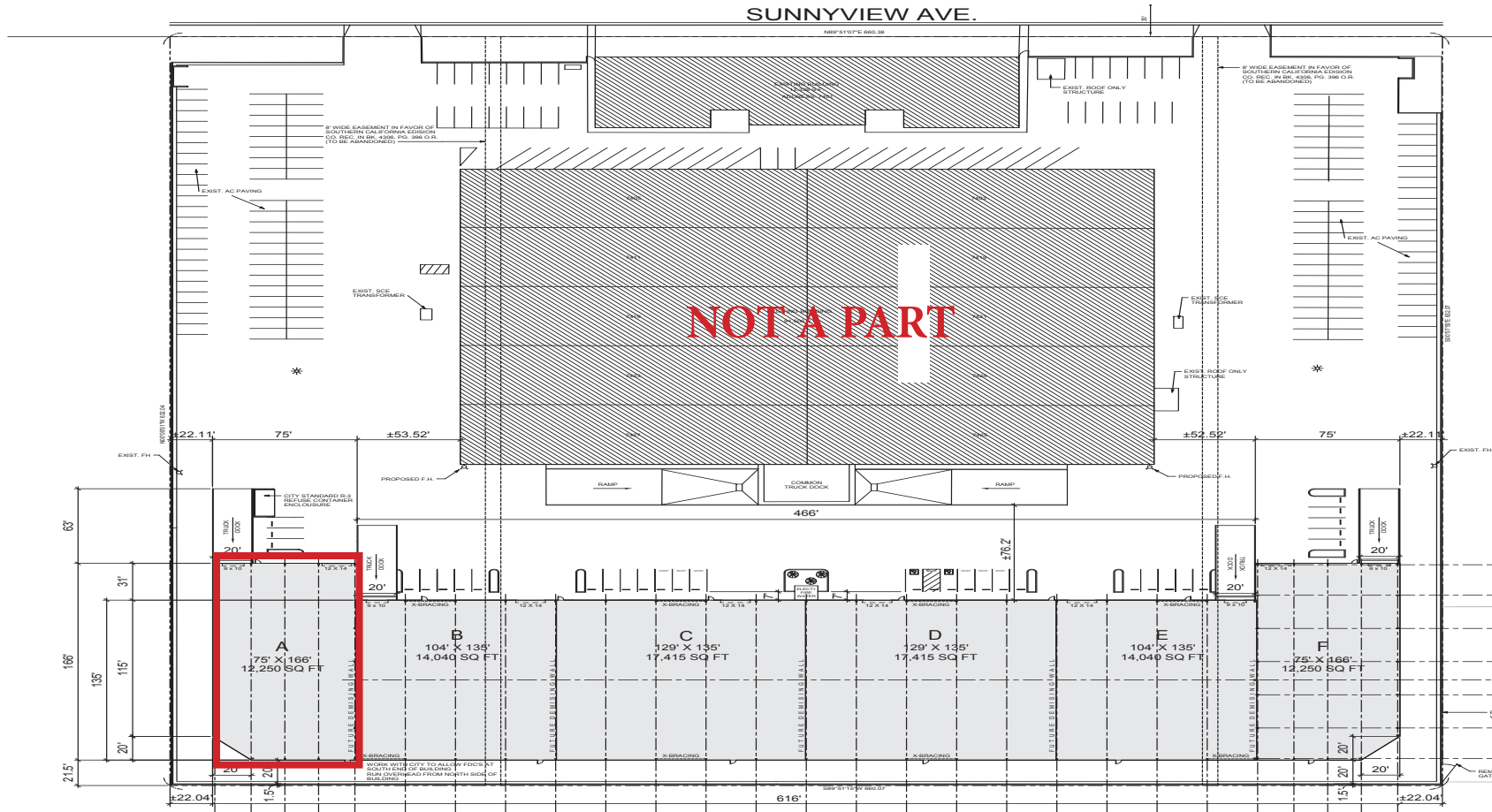
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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# SITE PLAN

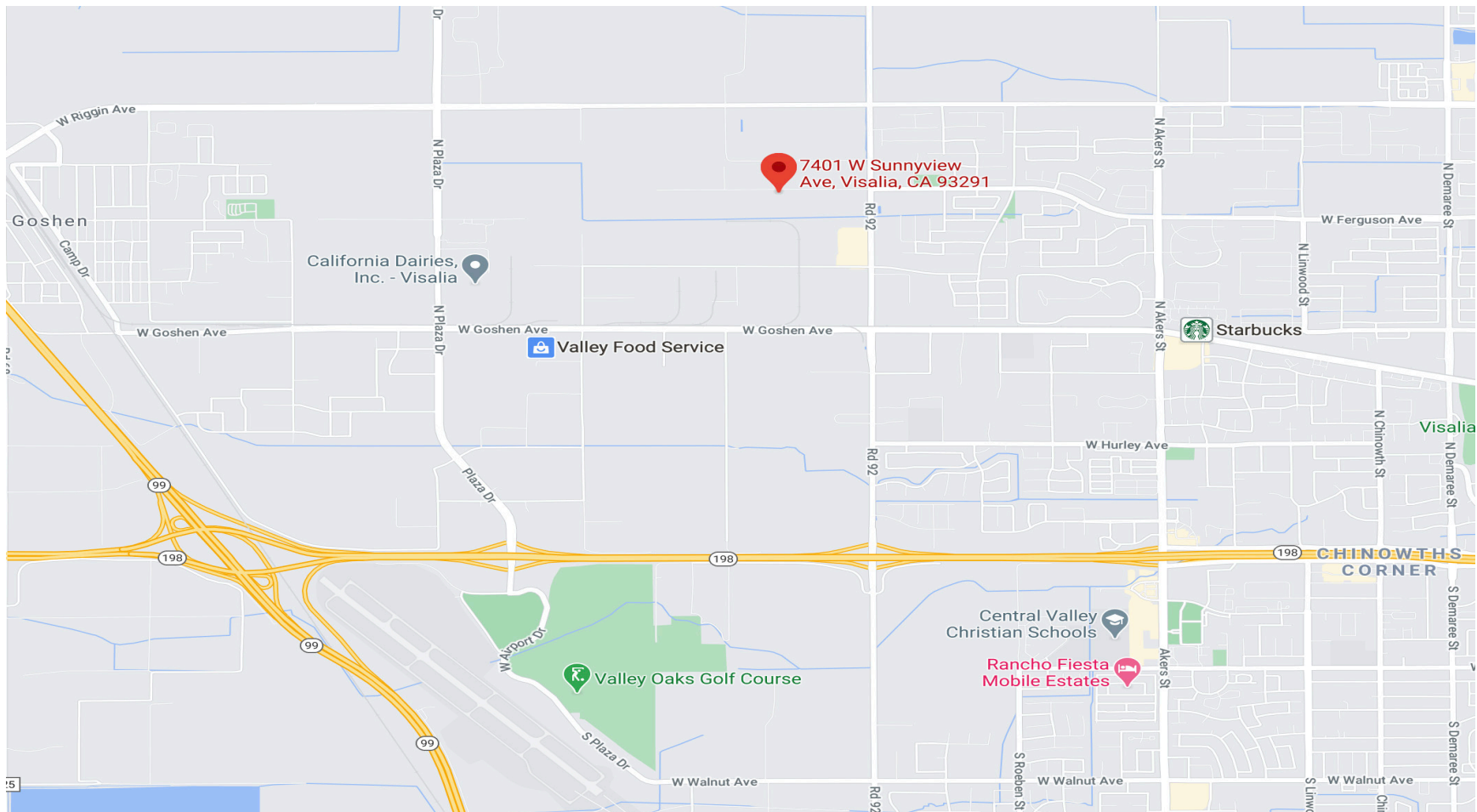


Available Suites : Suite A through Suite F

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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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