

# INDUSTRIAL FOR LEASE

FREE STANDING OFFICE/WAREHOUSE W/DOCK & GROUND LEVEL DOORS

1220 N Ben Maddox Way, Visalia, CA 93292



AVAILABLE SF:	13,500 SF
SALE PRICE:	\$1,000,000
LEASE RATE:	\$0.55 SF/Month (MG)
LOT SIZE:	0.94 Acres
BUILDING SIZE:	13,500 SF
GRADE LEVEL DOORS	2
DOCK HIGH DOORS:	1
YEAR BUILT:	1986
ZONING:	CSO
MARKET:	Ben Maddox Commercial Service
SUB MARKET:	North Visalia Sub Market
CROSS STREETS:	Ben Maddox & Houston

## PROPERTY FEATURES

- ±13,500 SF Available
- Dock High and Ground Level Loading Doors
- Large Paved Open Area
- Heavy Power Available
- High Exposure Off of Ben Maddox
- Floor Drains in Warehouse
- Office/Warehouse Space
- Fully Insulated
- 400 Amps, 120/208 V, 3-Phase Power
- Quick Highway 198 Access

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## PROPERTY OVERVIEW

Existing freestanding ±13,500 SF Commercial Service Office/Warehouse building on ±0.94 Acre lot with a rear yard area. ±2,500 SF of office featuring a front showroom area and side/office area, and ±11,000 SF of warehouse area. High exposure off of Ben Maddox Way. Property has excellent access to Hwy 198 via Ben Maddox Way and access to Hwy. 99 via interchanges to the west. Features 400 Amps, 120/208 V, 3-Phase Power, semi pull-through capability, side load with dock loading potential, roll-up doors, 16 foot clear height, and office/showroom build out with HVAC. Clean warehouse that is fully insulated, skylights throughout, fire sprinklers, two floor drains, shop cooler and heaters, and plenty of parking. Easy and convenient access with multiple entrances/exits.

## LOCATION OVERVIEW

Property is located off of the high traffic street of Ben Maddox Way just South of Houston Avenue, East of Santa Fe Street, North of Douglas Avenue and West of Lovers Lane.



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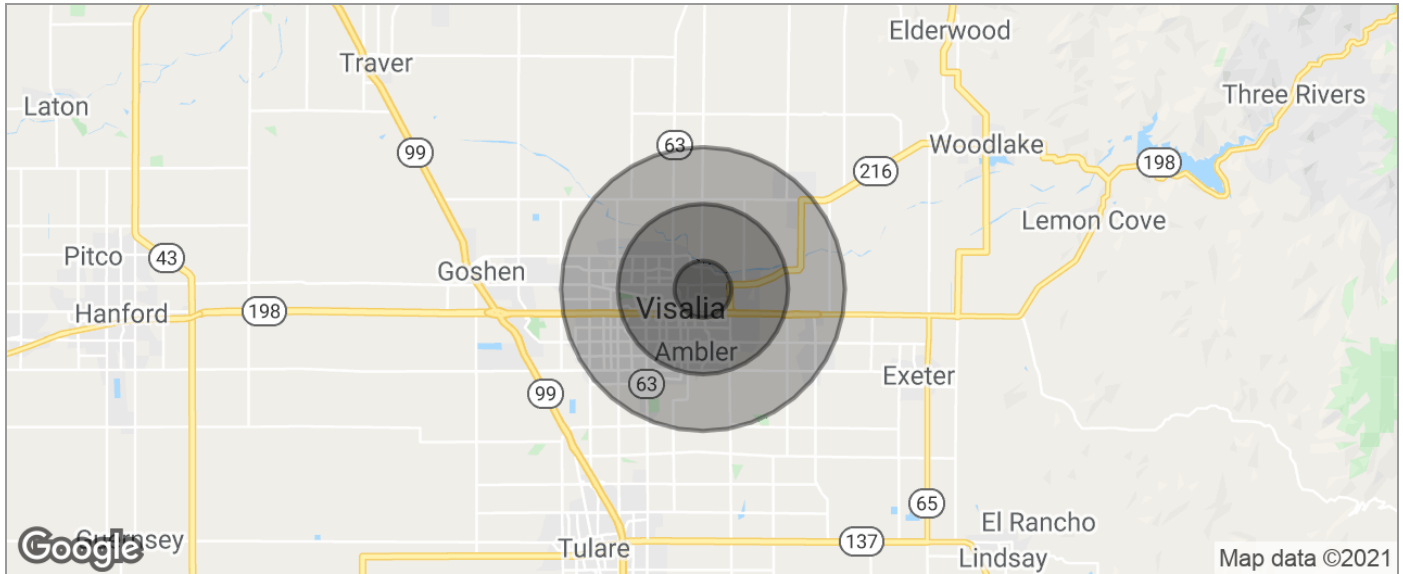
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,342	67,961	123,166
MEDIAN AGE	26.8	30.1	31.6
MEDIAN AGE (MALE)	26.4	29.4	30.9
MEDIAN AGE (FEMALE)	28.0	32.0	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,781	21,194	40,384
# OF PERSONS PER HH	3.6	3.2	3.0
AVERAGE HH INCOME	\$57,924	\$63,080	\$66,271
AVERAGE HOUSE VALUE	\$176,294	\$253,133	\$276,607
RACE	1 MILE	3 MILES	5 MILES
% WHITE	79.5%	80.5%	80.8%
% BLACK	1.4%	1.3%	1.8%
% ASIAN	6.0%	5.2%	4.9%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.1%	1.0%	1.0%
% OTHER	9.0%	8.9%	8.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	58.1%	51.3%	45.9%

\* Demographic data derived from 2010 US Census

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