



724 N Elko St. | Visalia, CA

Property For Lease

3714 West Mineral King Avenue  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

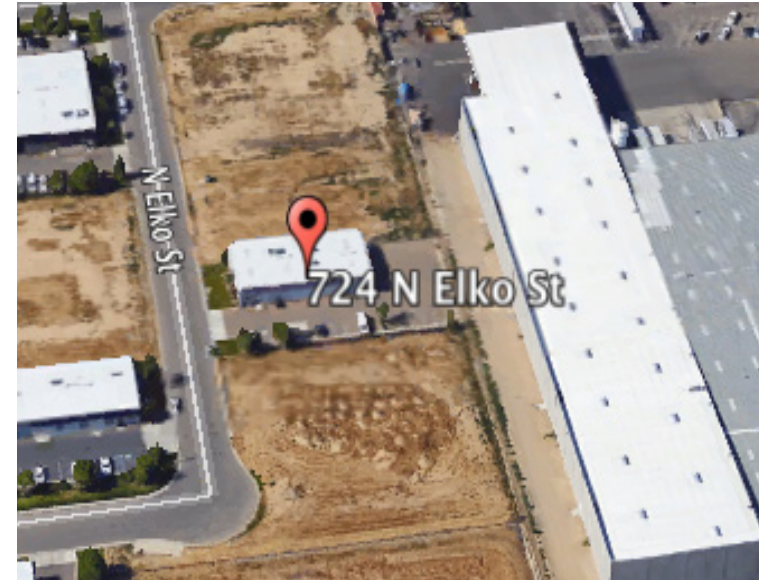
**GRAHAM** | **& ASSOCIATES**

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>	724 N Elko St.   Lot 35 Nicholas Plaza Industrial Park
<b>APN:</b>	081-130-050
<b>Square Feet:</b>	4,856 +/- Sq. Ft.
<b>Zoning:</b>	IL
<b>Lease Type:</b>	Gross
<b>Lease Rate:</b>	\$1.00 Per Sq. Ft.



### Additional Comments:

Great industrial building for lease. The building sits on an oversized lot, includes a small warehouse/storage space with roll up door, large office and fenced yard. Conveniently located in the Nicholas Plaza Industrial Park near on and off ramps to HWY 198. Please call for further details.



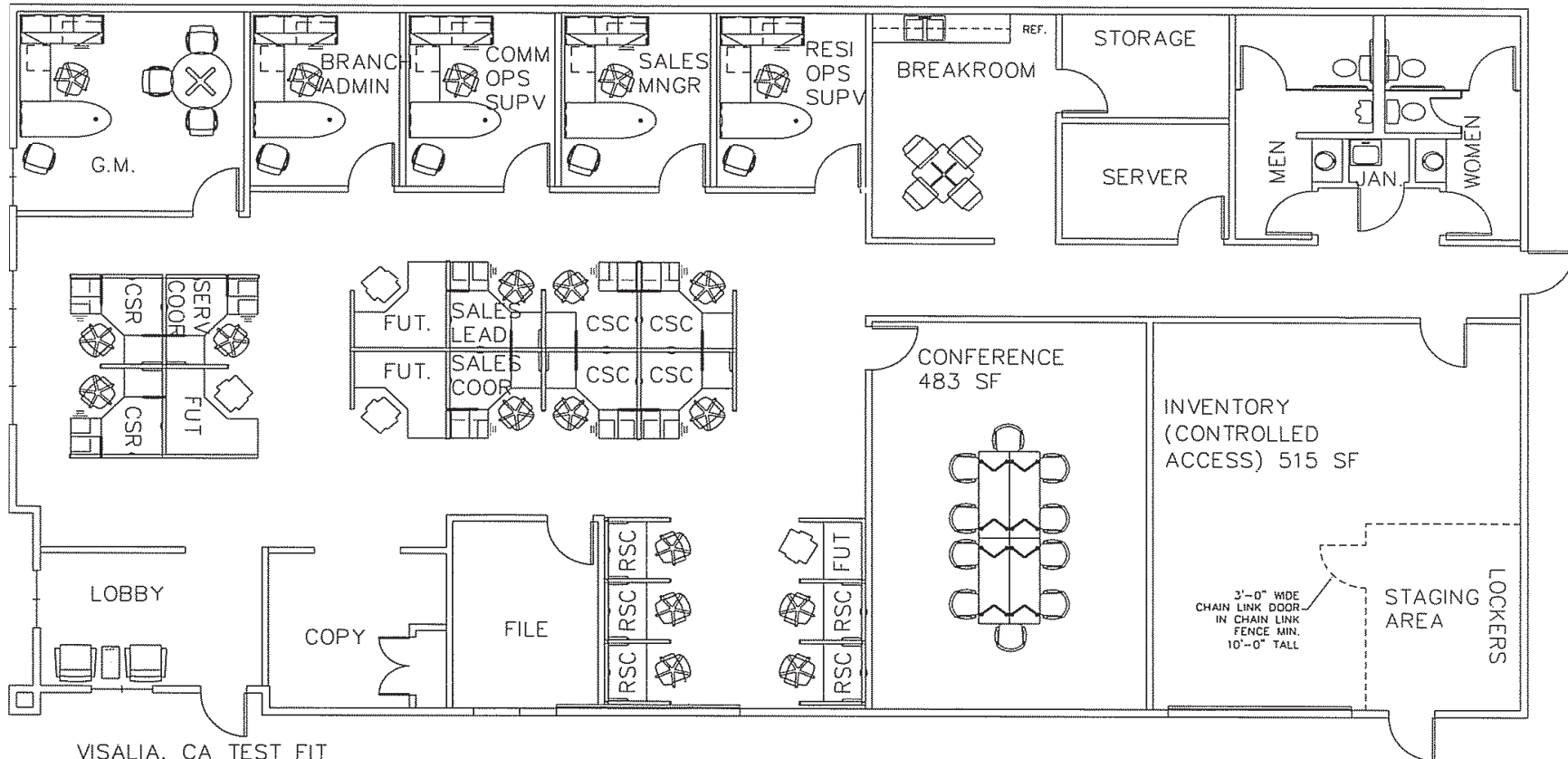
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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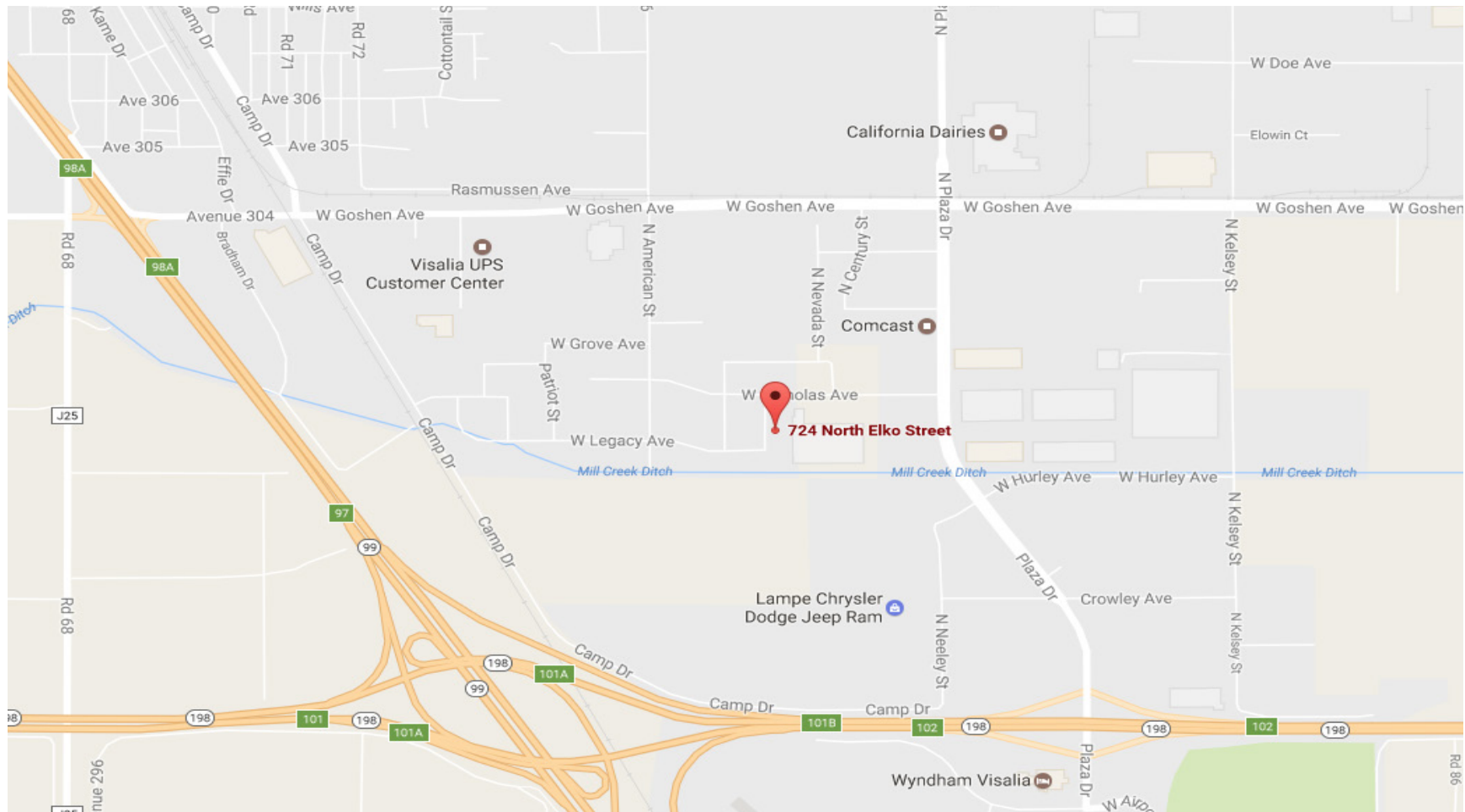
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# FLOOR PLAN



VISALIA, CA TEST FIT  
NICHOLAS PLAZA  
4,856 SF +/-

## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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