



245 E Caldwell Ave | Visalia, CA

Property For Sale or Lease

3714 West Mineral King Avenue
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address:	245 E Caldwell Ave Visalia, CA
APN:	126-870-033
Lot Size:	5,848 +/- Sq. Ft.
Proposed Building Size:	3,400 +/- Sq. Ft.
Zoning:	CSO
Lease Rate:	\$2.05 Per Square Foot NNN
Sales Price	\$225.00 Per Square Foot



Additional Comments:

Build to suit, warm shell building for sale or lease in beautiful Tuscan Plaza Complex. This brand new building is perfect for office or medical use and it offers ample parking. This space is 3,400 Sq. Ft. however, can be combined with the potential building to the South, which is 3,400 Sq. Ft. also for a total of 6,800 Sq. Ft. Located conveniently off of E Caldwell Ave in South East Visalia, near Packwood Creek and Mooney Blvd amenities. Please call for further details.



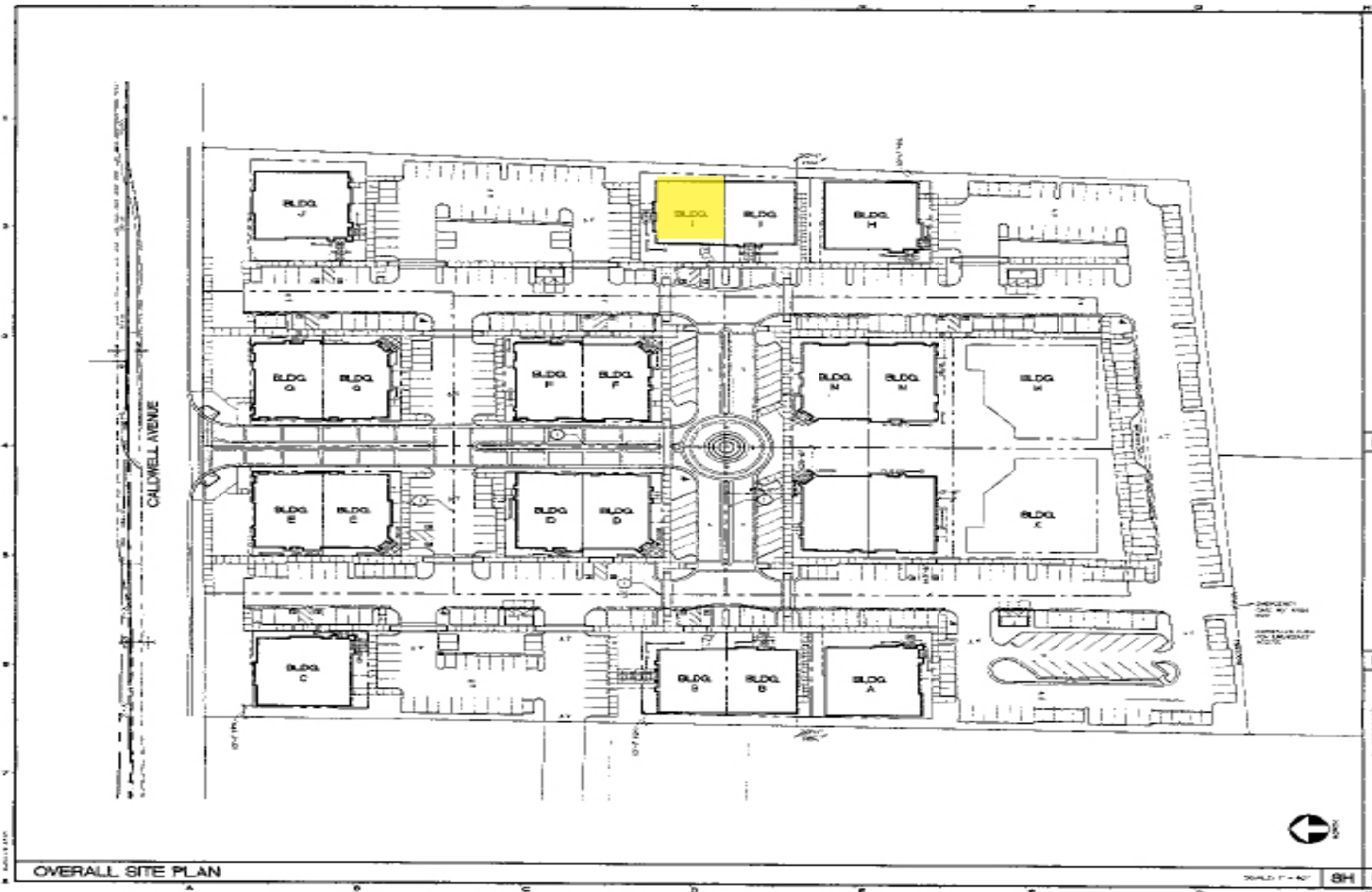
Contact Broker:
Matt Graham
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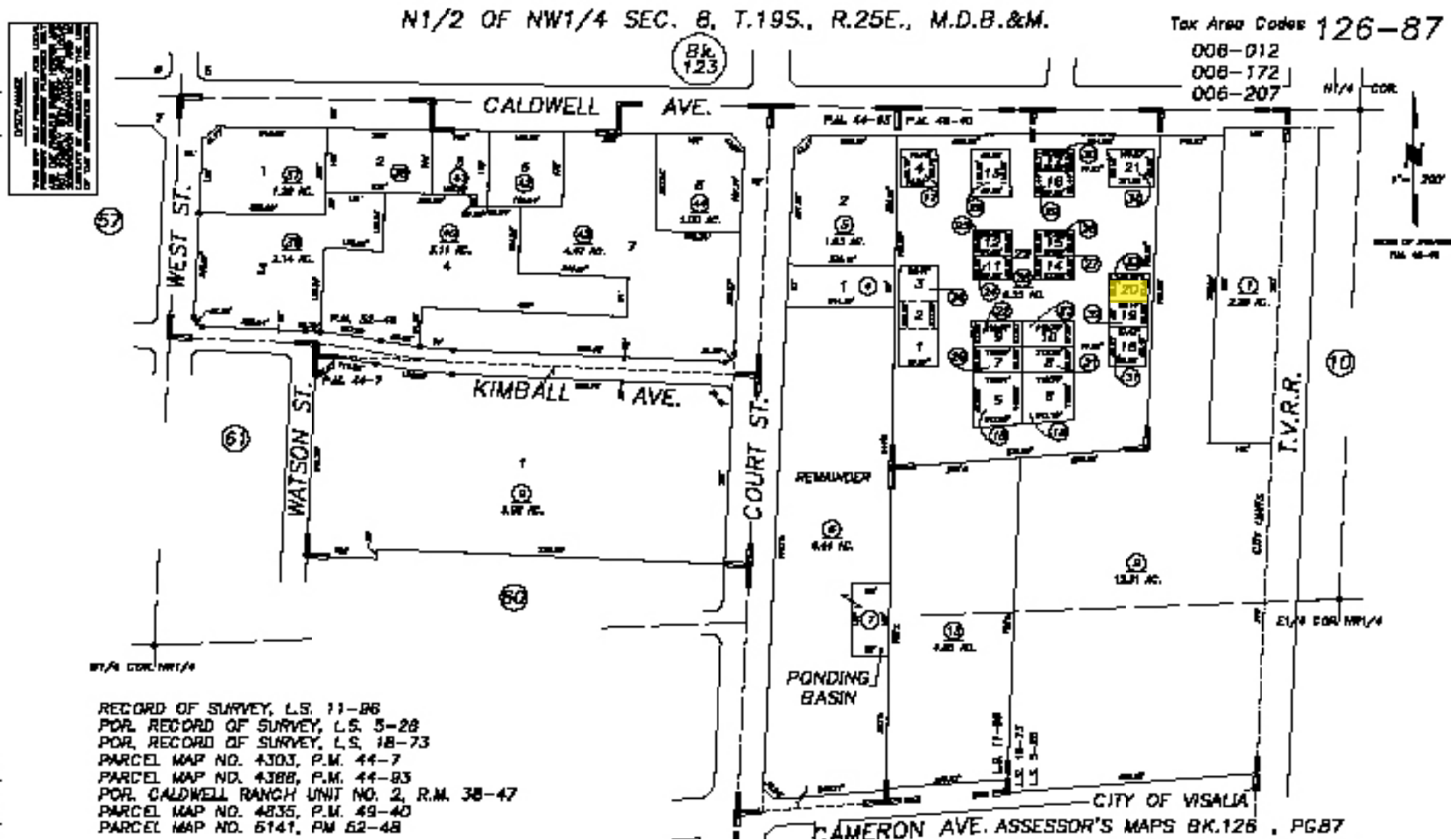
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SITE PLAN



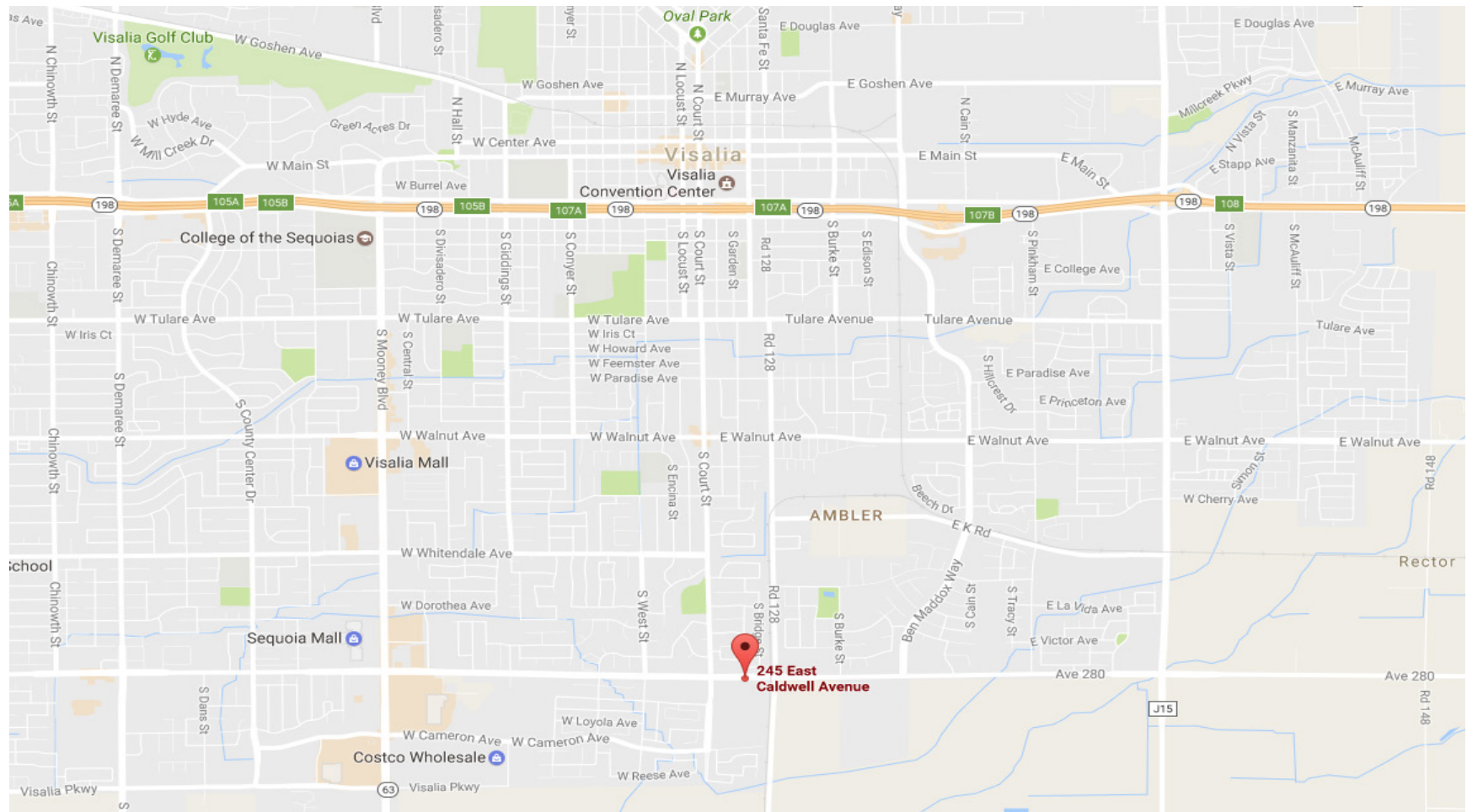
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TAX MAP



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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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