



249 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](http://www.mdgre.com)

## PROPERTY DETAILS

<b>Address:</b>	249 E Caldwell Ave   Visalia, CA
<b>APN:</b>	126-870-031
<b>Lot Size:</b>	7,643 +/- Sq. Ft.
<b>Proposed Building Size:</b>	4,986 +/- Sq. Ft.
<b>Zoning:</b>	CSO
<b>Lease Rate:</b>	\$2.05 Per Square Foot   NNN
<b>Sales Price</b>	\$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. The building pad is 5,000 Sq. Ft. allowing for a stand alone building up to 5,000 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.



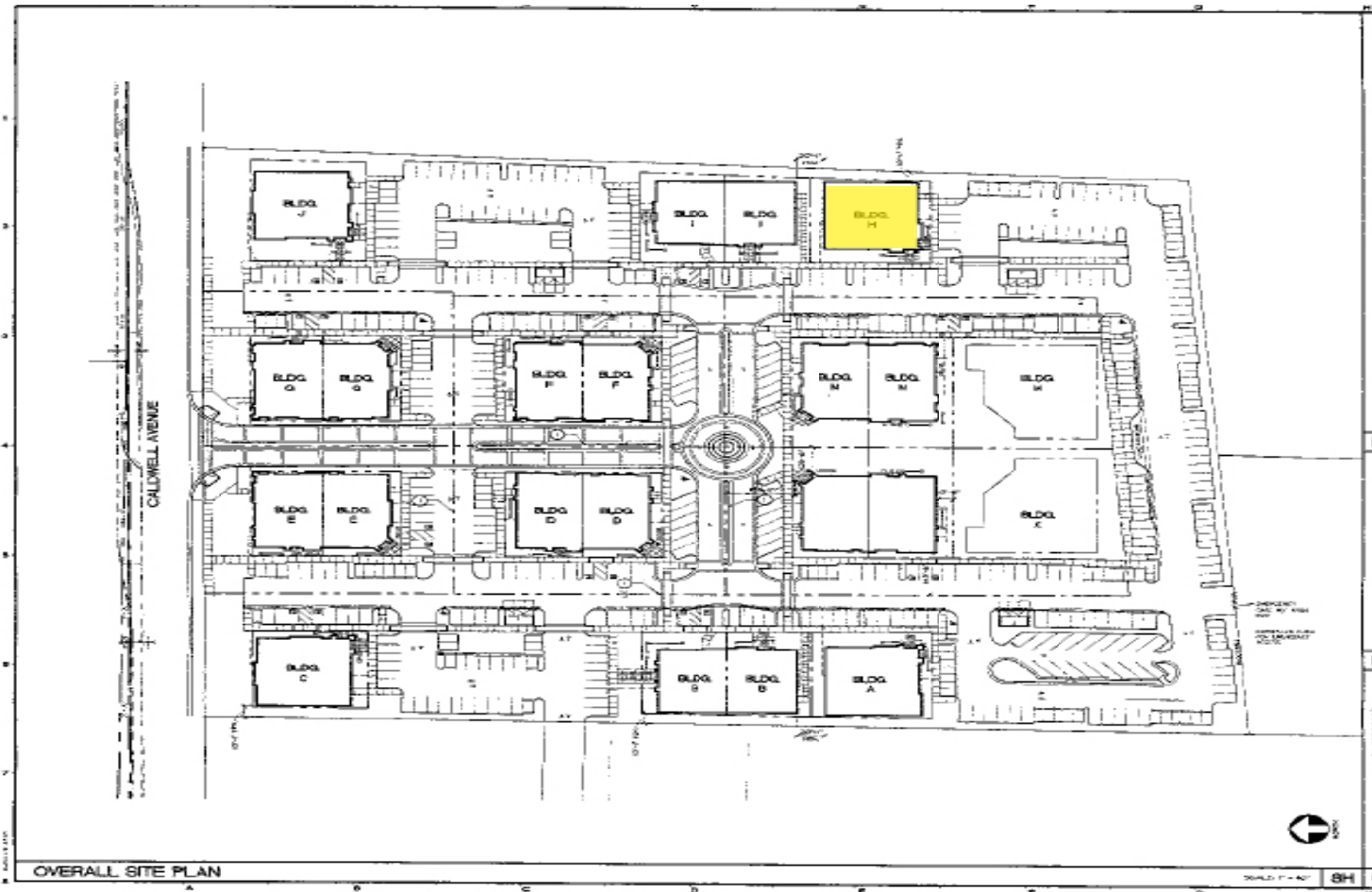
**Contact Broker:**  
Matt Graham  
Lic# 01804235

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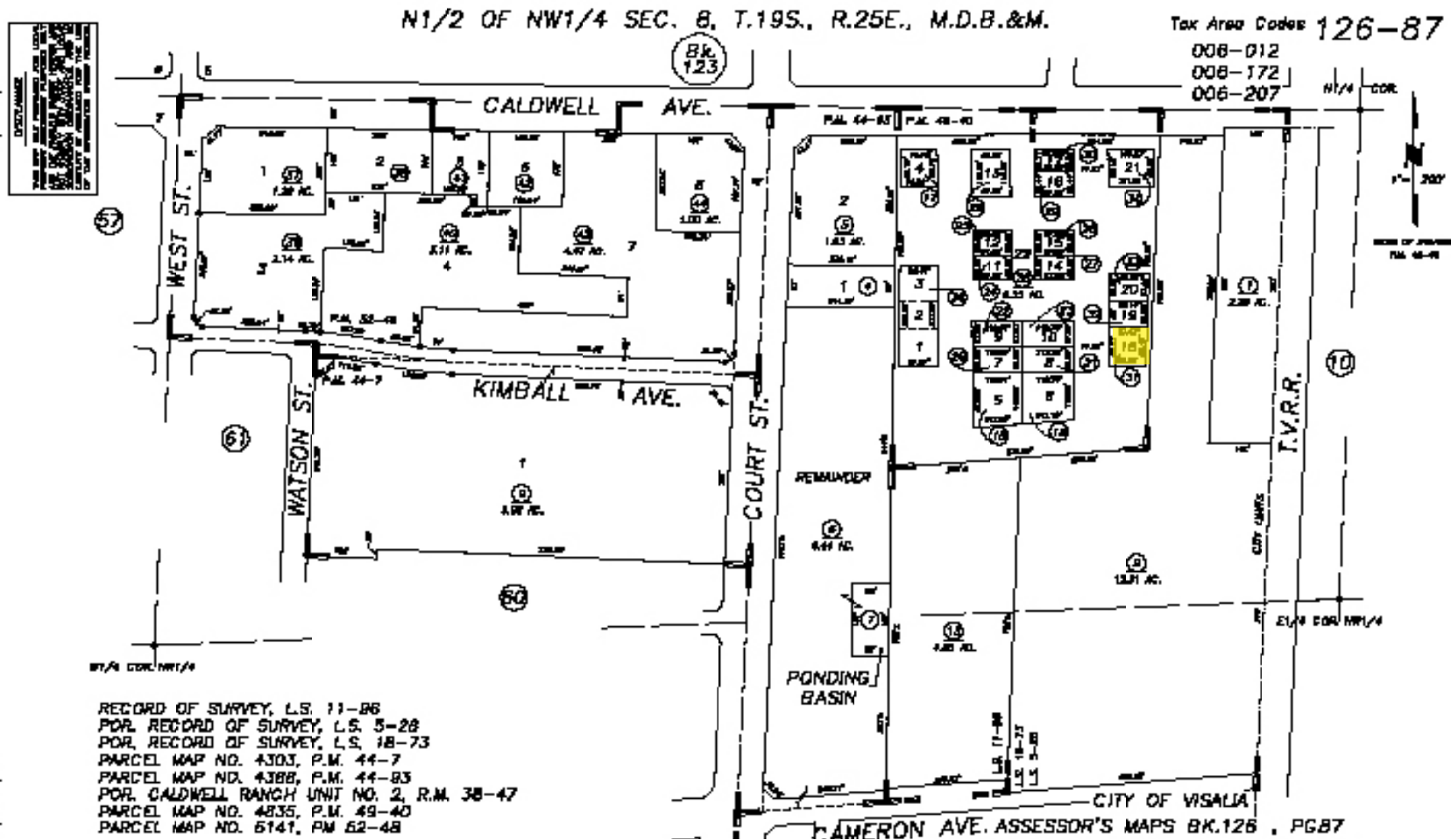
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# SITE PLAN



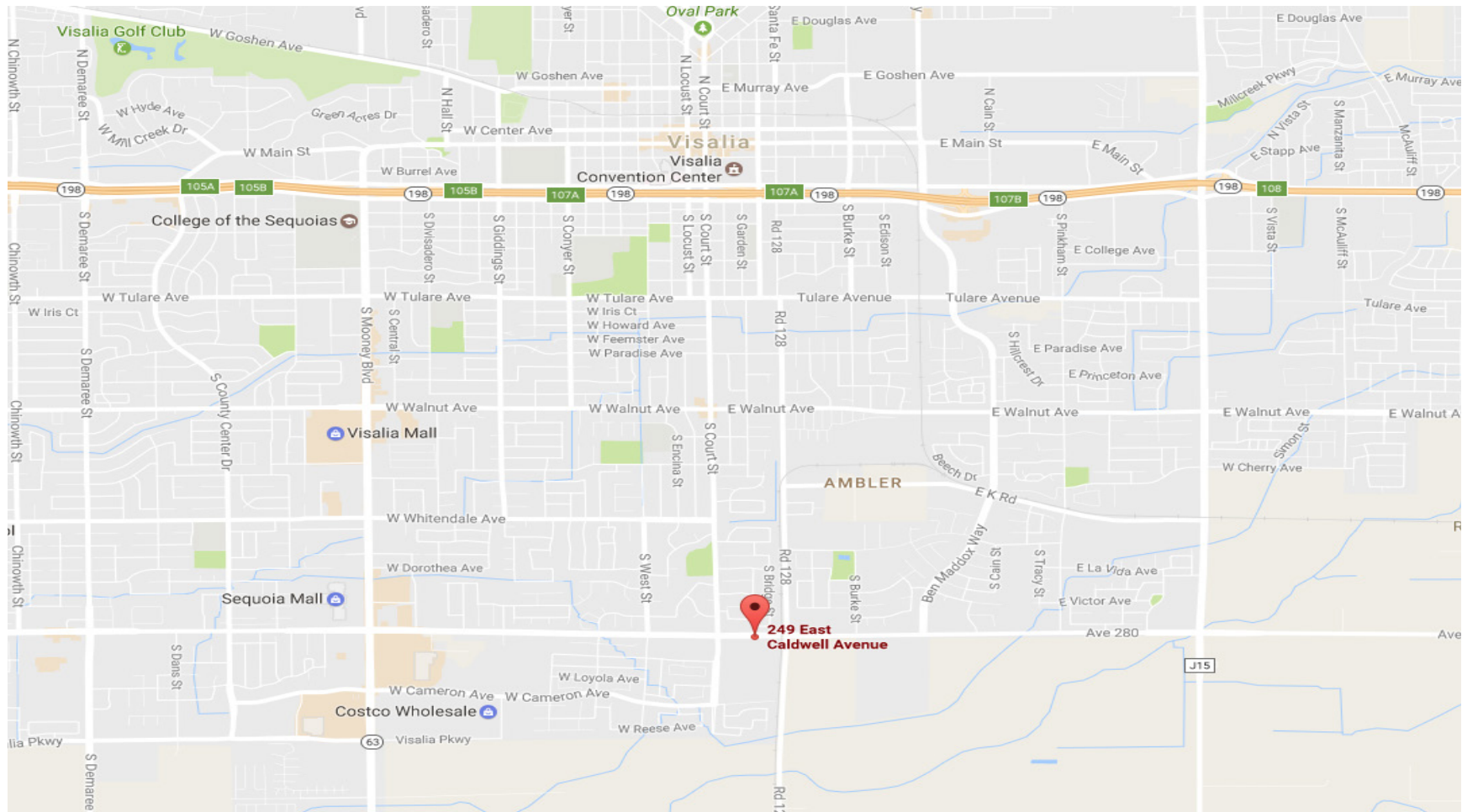
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# TAX MAP



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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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