



751 N Elko Street | Visalia, CA

Property For Sale

1005 N Demaree Street
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:	751 N Elko Street Visalia, CA
APN:	081-130-087
Building Square Feet:	14,850 +/- Sq. Ft.
Lot Size:	0.86 +/- Acres
Zoning:	IL
Lease:	Leased to Compac Sorting Lease in place until July 31, 2019 at \$11,183.25 Per Month
Sales Price:	\$1,450,000.00 \$97.64 PSF

Additional Comments:

Beautiful industrial building for sale in Visalia. The building is located in the Nicholas Industrial Park providing easy access to Highway 198 and the 99 Freeway. Approximately 3,573+/- Sq. Ft. of the building is built out as office space, with the remainder being open warehouse. This building has incredible leased investment potential or could be ideal for an owner user. Please call for further details.



Contact Broker:
Matt Graham
Lic# 01804235

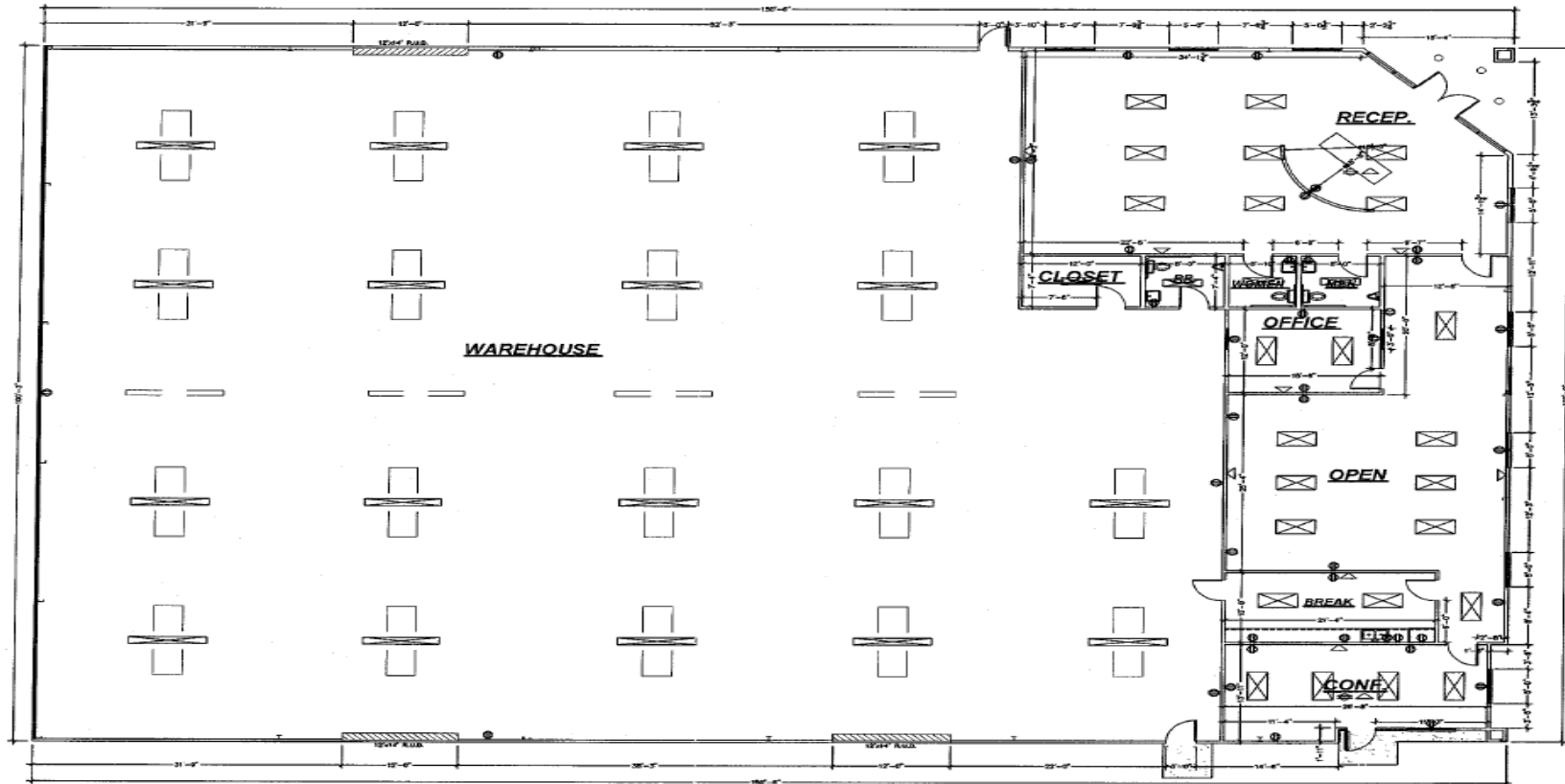
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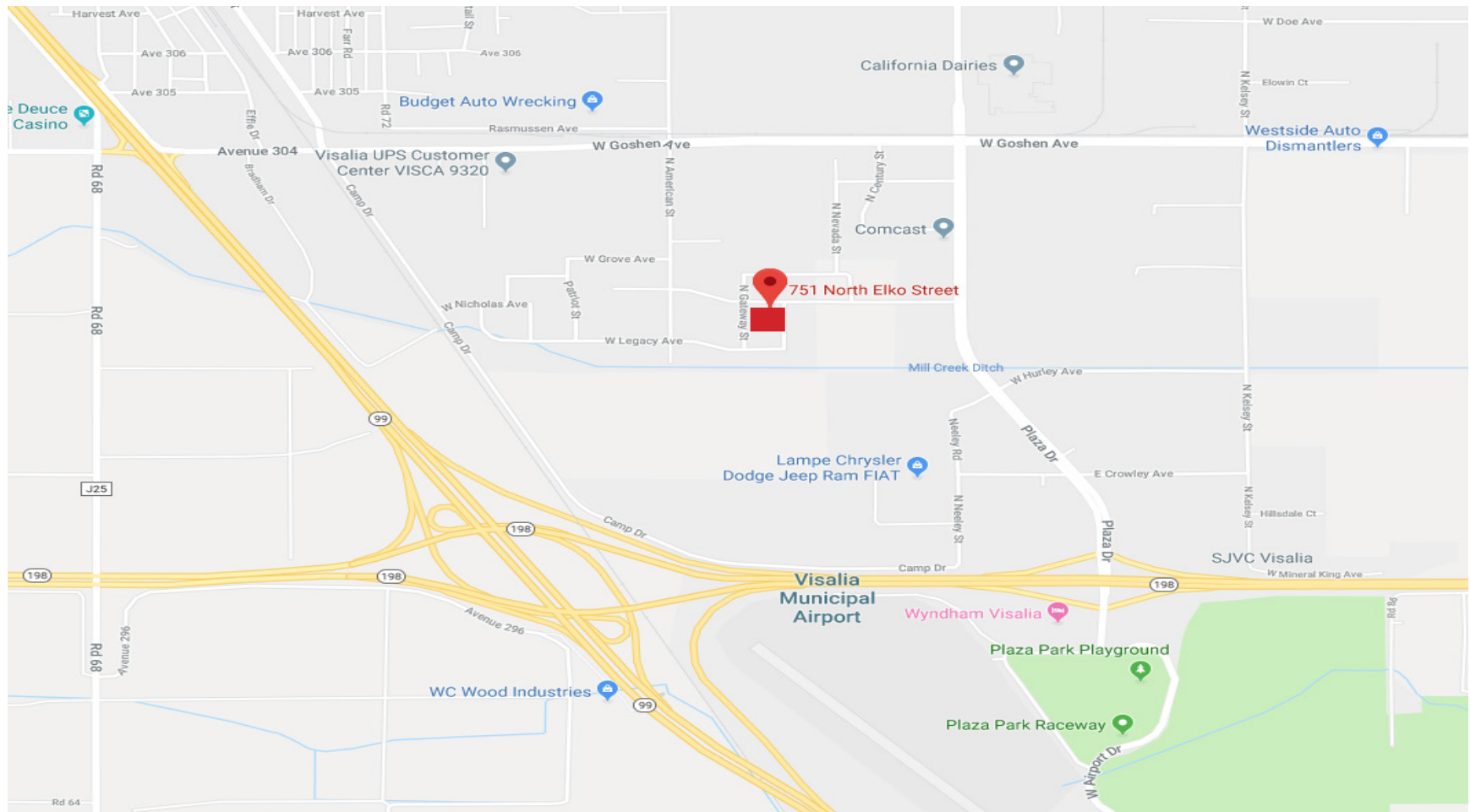
FLOOR PLAN

EXHIBIT B
BUILDING PLAN WITH +/- 3,573 SF OFFICE



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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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