



Ritchie Industrial Land | 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:	Ritchie Industrial Land Visalia, CA
APN:	077-200-044, 041, 045
Lot Size:	Parcel 2 - 18.49 +/- Acres Parcel 3 - 7.08 +/- Acres Parcel 4 - 38.68 +/- Acres Total - 64.97 +/- Acres 2,830,093.2 +/- Sq. Ft.
Zoning	IH (Heavy Industrial)
Sales Price	\$7,075,233.00 \$2.50 Per Sq. Ft.

Additional Comments:

Three separate parcels or a total of acres of 64.97 +/- Acres of industrial land located in the desirable Visalia Industrial Park. Riggin Avenue provides access to both 99 FWY and HYW 198. The City of Visalia offers several incentive programs that can be viewed at www.visaliaedc.com/incentive/. Please call for further details.



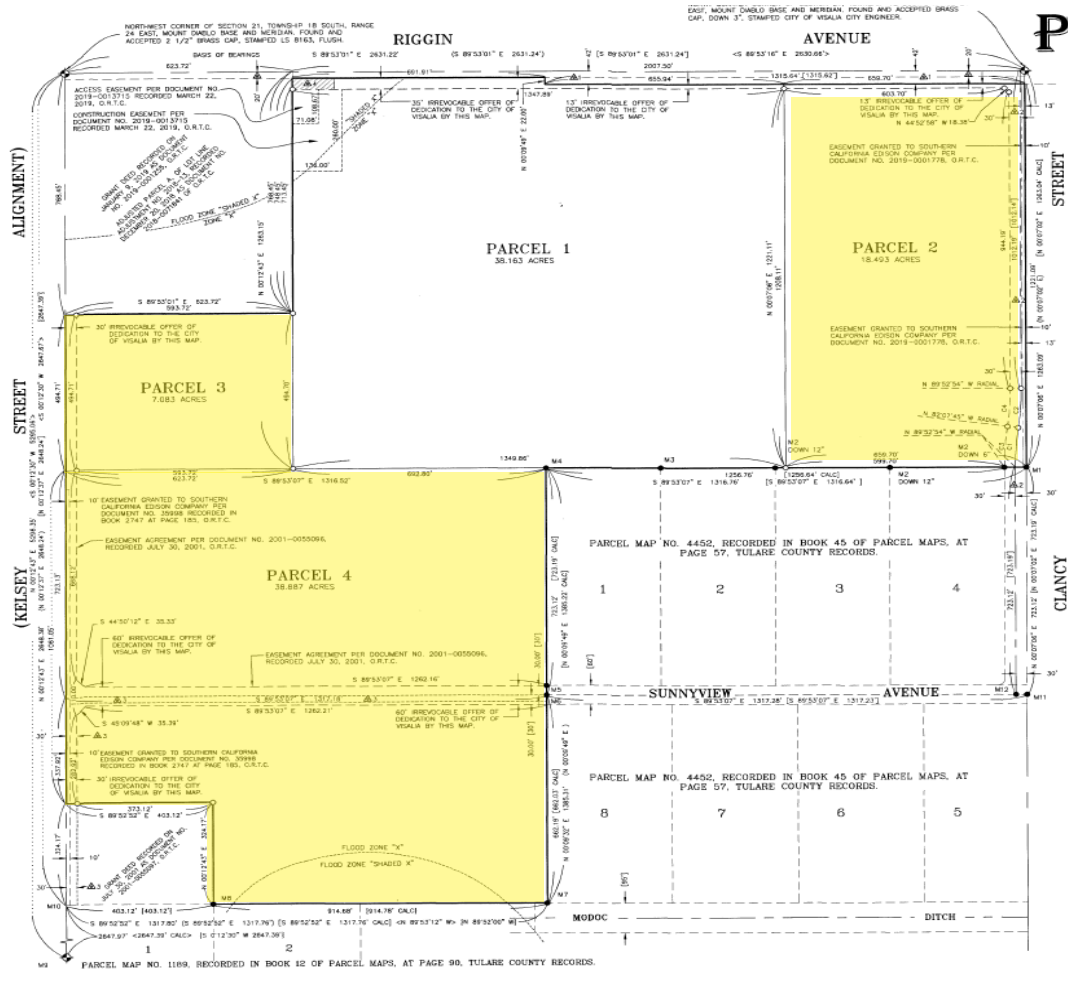
Contact Broker:
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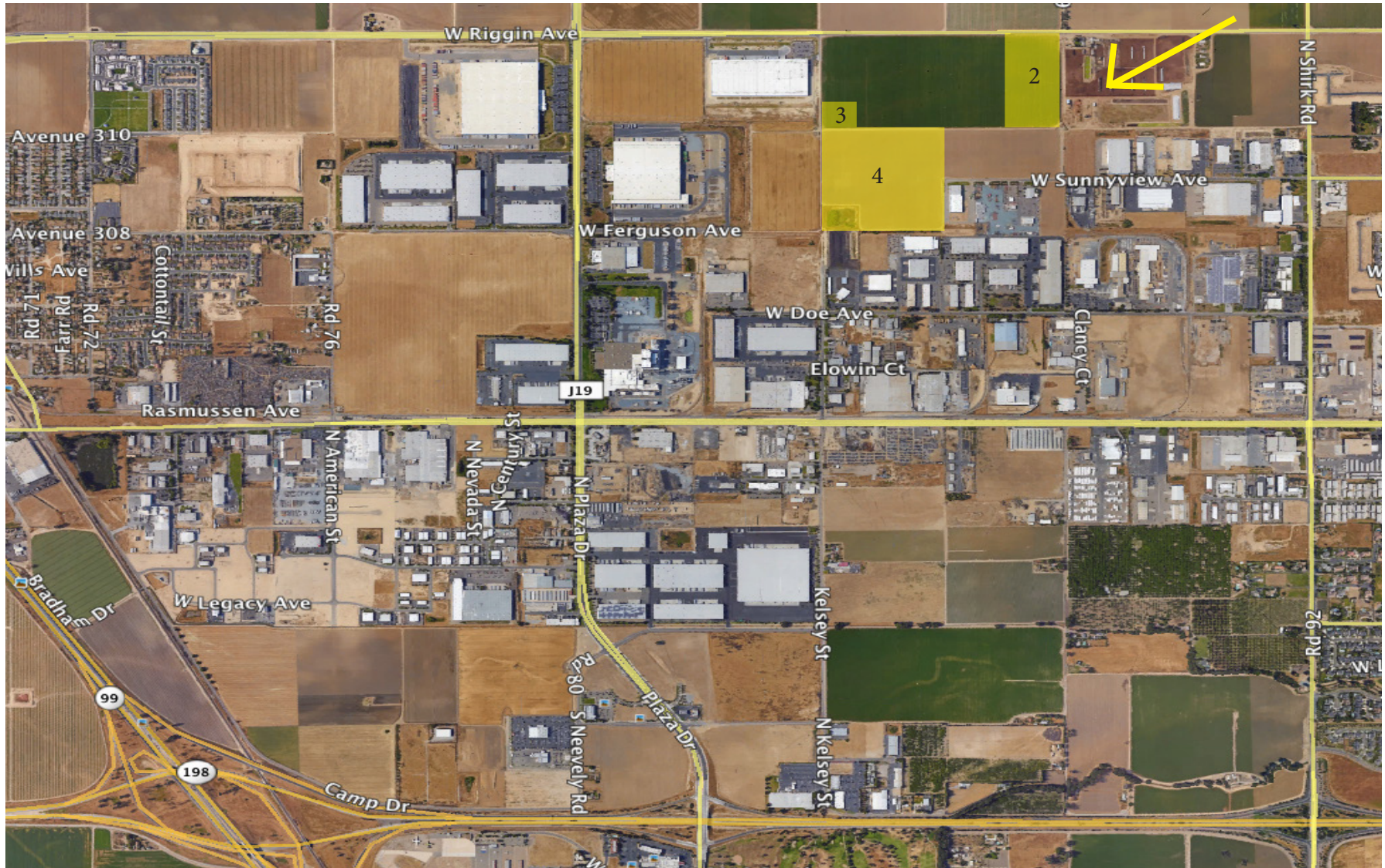
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PARCEL MAP



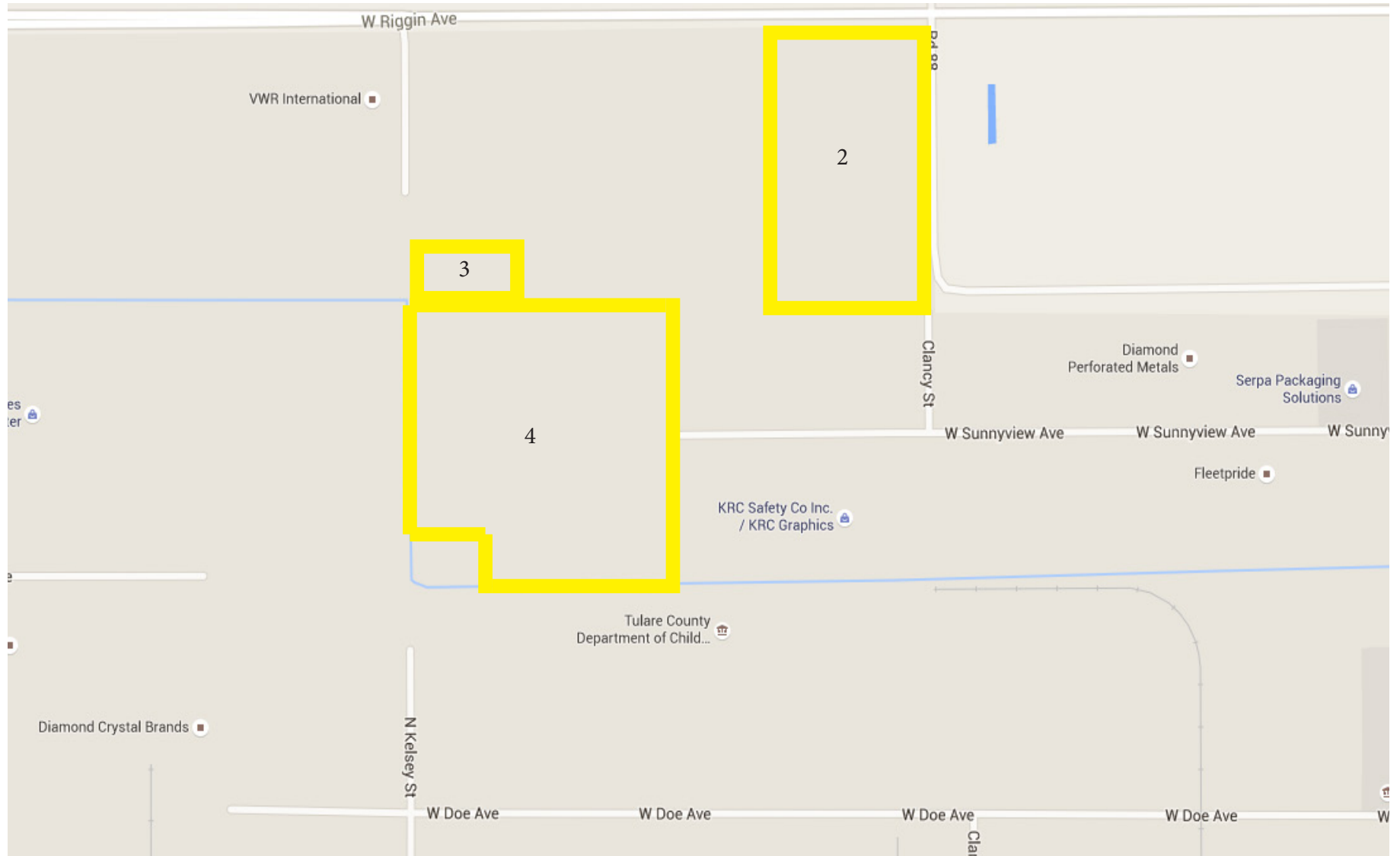
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PROPERTY LAYOUT



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LOCATION MAP



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