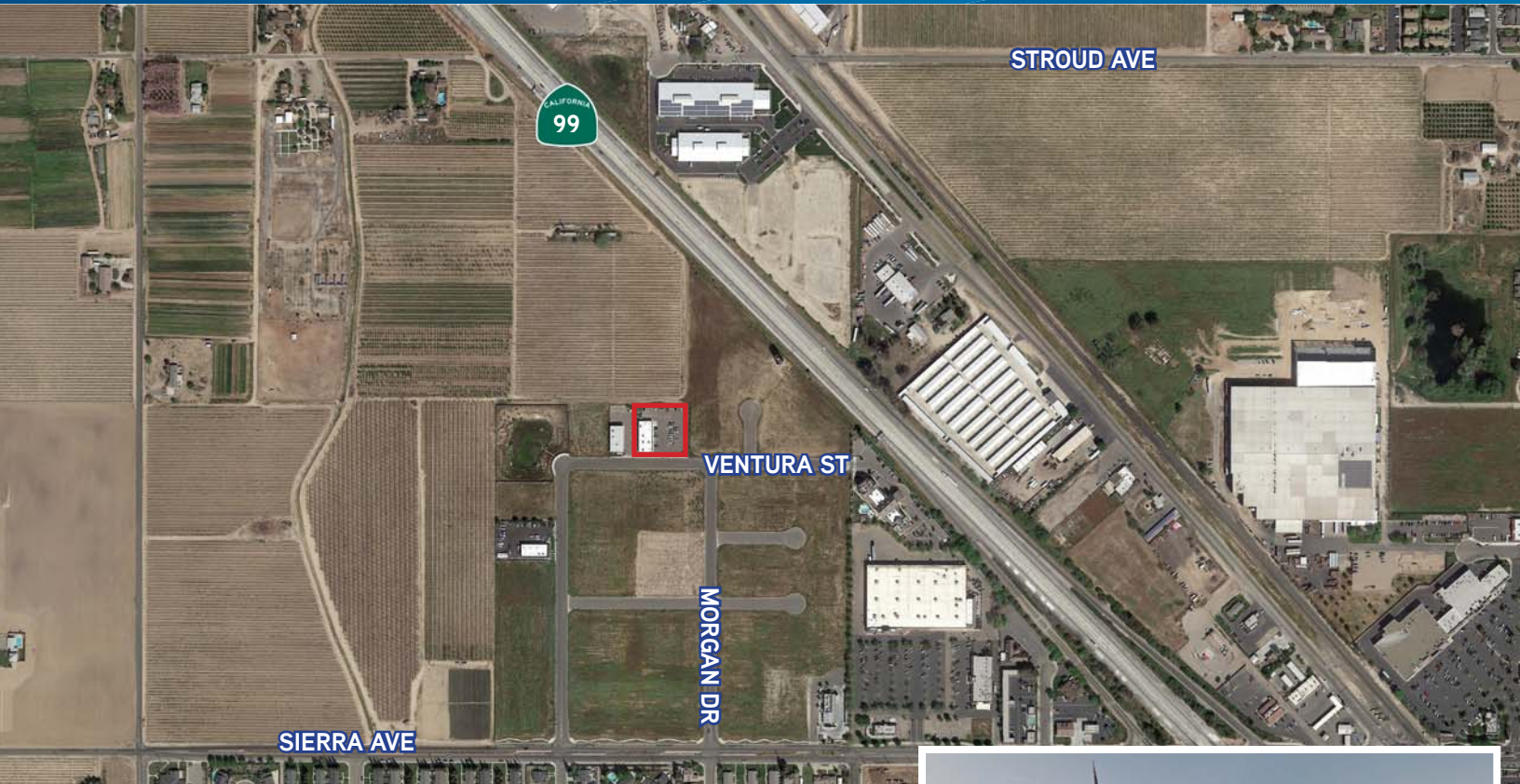


FOR LEASE > 6,000 SF BUILDING ON 37,458 SF LOT (.86 ACRE)



# 183 W. Ventura Street

KINGSBURG, CALIFORNIA



**Office with Lab (Former Caltrans Office)  
Fully Fenced and Paved  
Visible from State Highway 99**



## Property Information

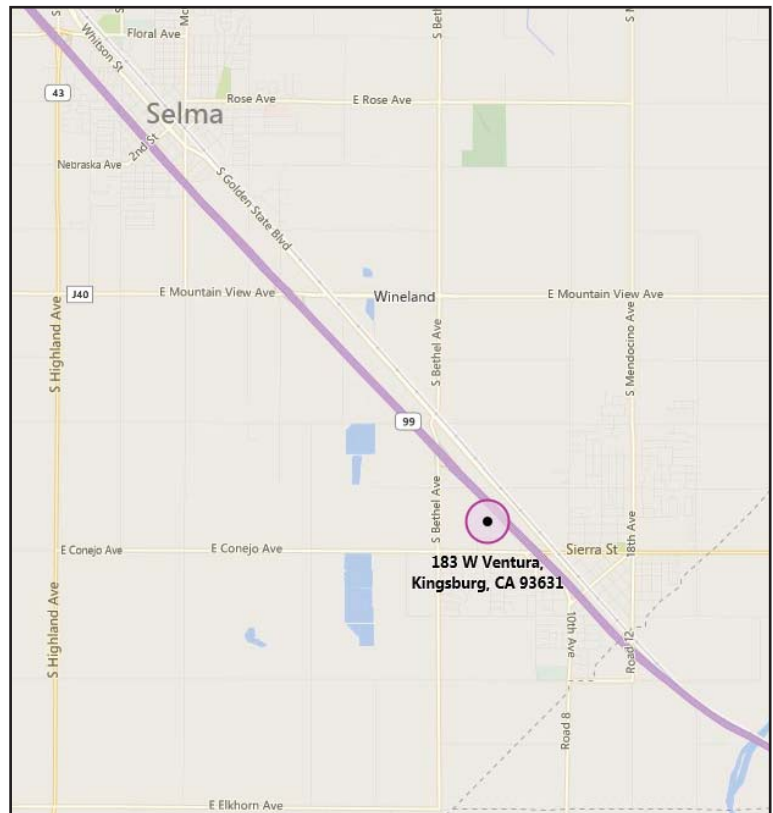
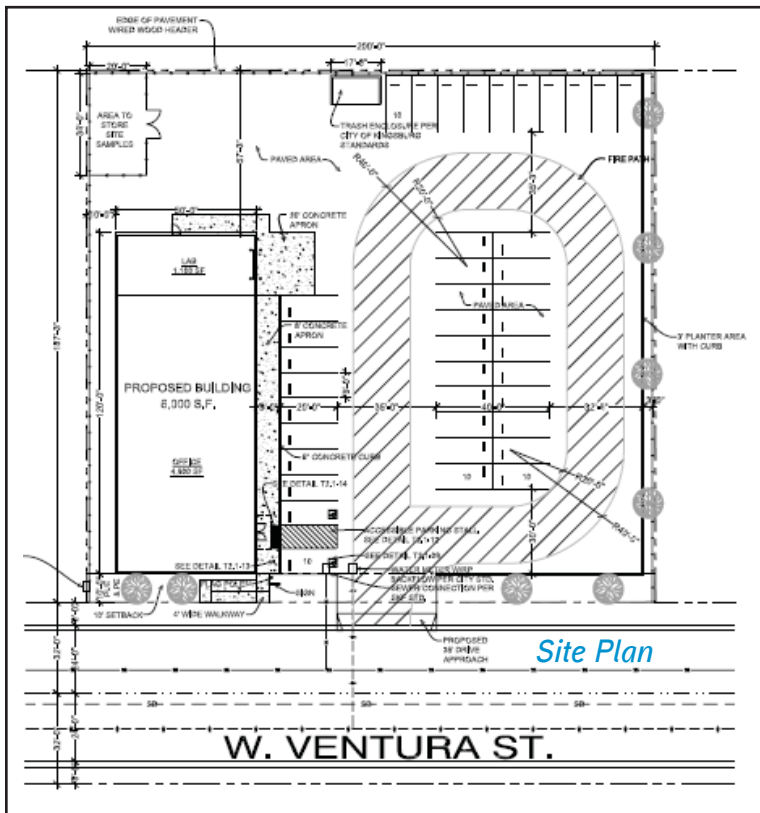
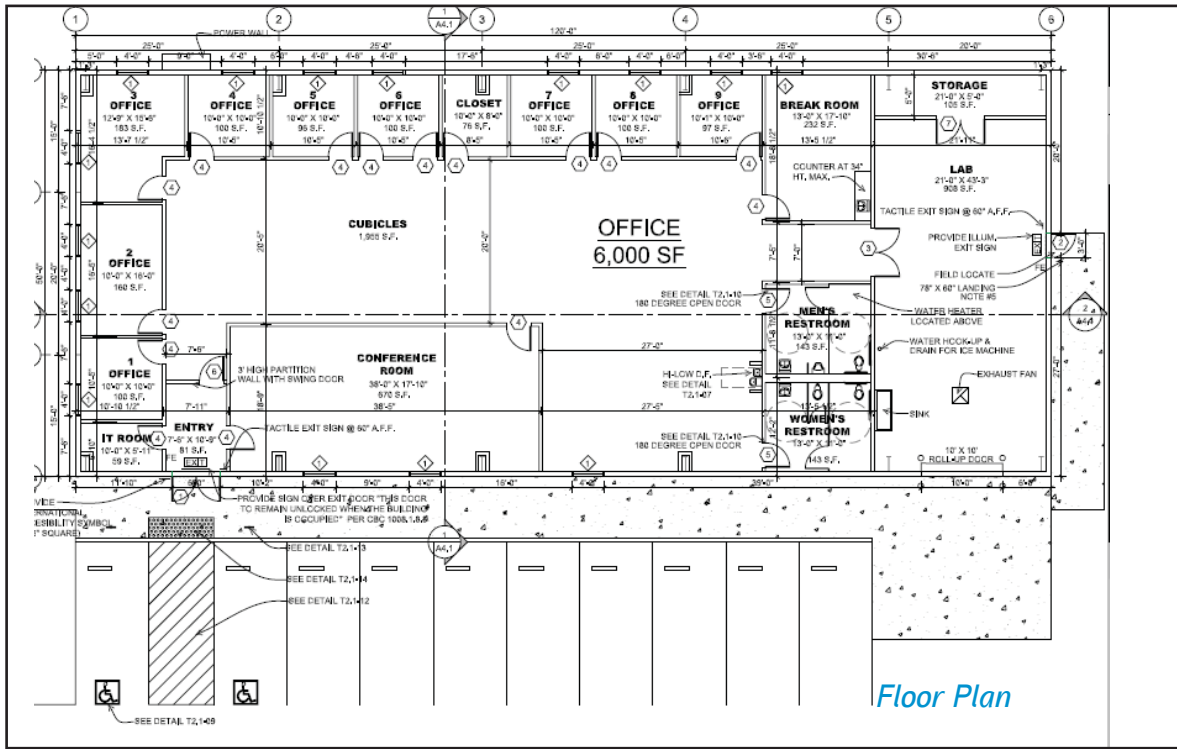
- > Lease Rate: \$5,750/mo., NNN
- > Total Building Size: 6,000 SF
- > Office Area: 4,900 SF Office area with 9 offices
- > Lot Size: 37,458 SF (.86 acre)
- > Large Conference Room (38' x 17')
- > Large Open Area
- > 1,100 SF Lab area is separated with Firewall
- > One (1) 10' x 10' Roll-Up Door
- > 7-Year Old Building
- > Available April 1, 2017

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# FOR LEASE > 183 W. Ventura Street

KINGSBURG, CALIFORNIA



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