

FOR LEASE | INDUSTRIAL  
753 N. Gateway Avenue | Visalia, California



# NEW INDUSTRIAL PROPERTY FOR LEASE

- > **±7,284 SF ON ±.65 ACRES**
- > **ADDITIONAL LAND AVAILABLE**



**HASSLE-FREE LEASING AT ONLY**  
**\$4,225/MO., NNN**  
(NNN'S: \$0.10 PSF/MO.)



- New Construction
- Large Secured Yard
- Additional Land Available
- 1,544 SF New Office

## Contact Us:

### BUK WAGNER

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BRE #01296746

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BRE #01992259

### COLLIERS INTERNATIONAL

7485 N. Palm Avenue, Suite 110

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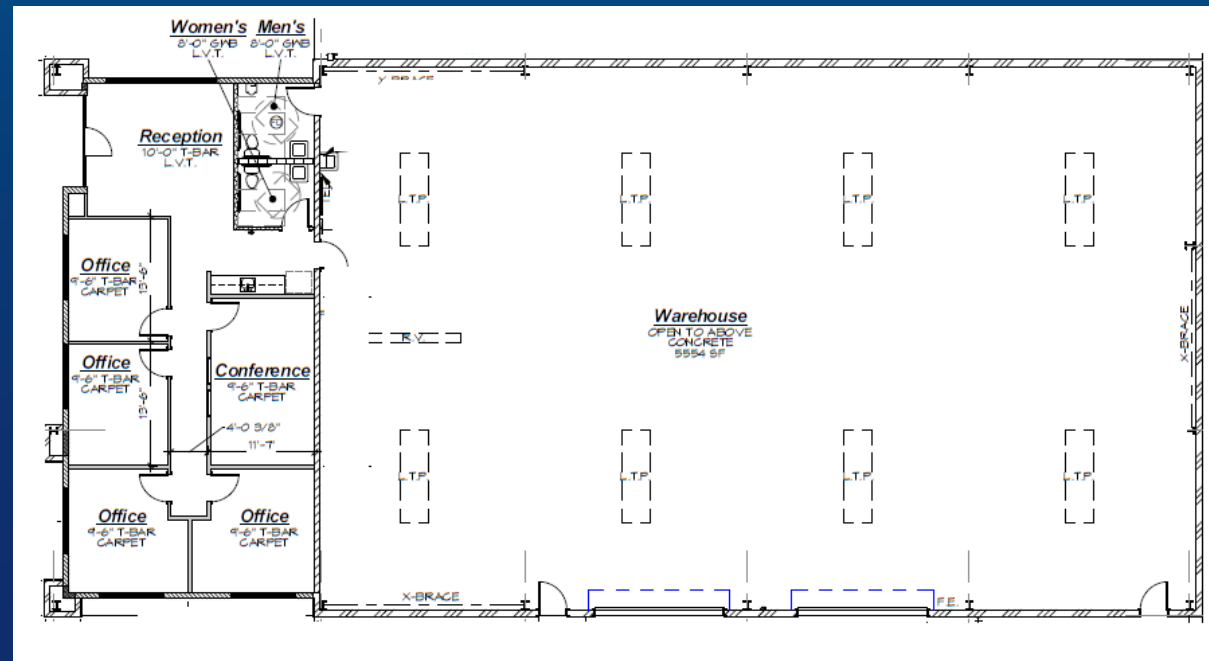
[www.colliers.com/fresno](http://www.colliers.com/fresno)

***New Construction - Available for Occupancy April 1, 2018***

# PROPERTY FEATURES

## SUMMARY

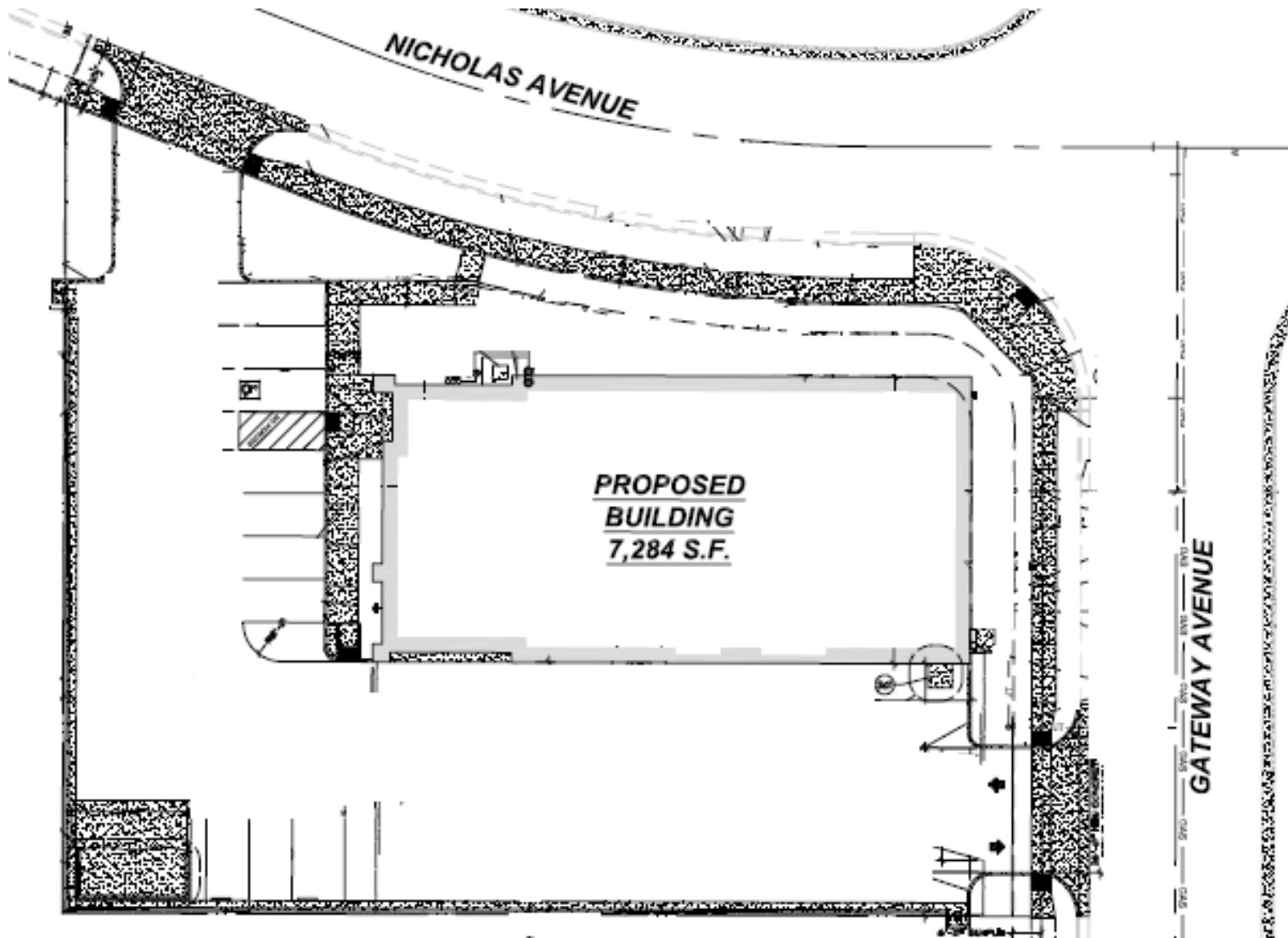
Lease Rate:	\$4,225/MO., NNN (\$0.58/SF)
Size:	±5,740 SF - Whse ±1,544 SF - Office ±7,284 SF - Total
Parcel Size:	±28,472 SF
Zoning:	Industrial Light (IL)
Power:	400 amps / 277-480v / 3 phase
Clear Height:	18' to Eve
Roll-Ups:	Ground level - 2 @ 14' x 14'
Fire Sprinkler:	Yes
Floor:	5" concrete laser screed
Yard:	Yes, fenced and secured
Construction:	4' concrete block on perimeter and balance is metal
Comments:	This property is new and has never been occupied. Warehouse is fully insulated with skylights throughout. Additional land available. Ask Broker for details.



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# SITE PLAN



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