



# FOR LEASE

845 N. BURKE ST, VISALIA

**Rental Rate:** \$ .26 Sq. Ft.  
**Lease Type:** GROSS  
**Land Size:** Approx. 1.87 Acres  
**Building Size:** Warehouse: 20,000+ sq. ft.  
Office Area: 2,845+ sq. ft.  
Total: 22,845+ sq. ft.  
**Yard Area:** 0.80+ Ac. Paved yard (South side of property)  
**Clear Height:** Warehouse: 16.5 ft.  
**Ground Level Doors:** 2@ 12'x12 (east and west side)  
**Zoning:** Service Commerical (C-S)

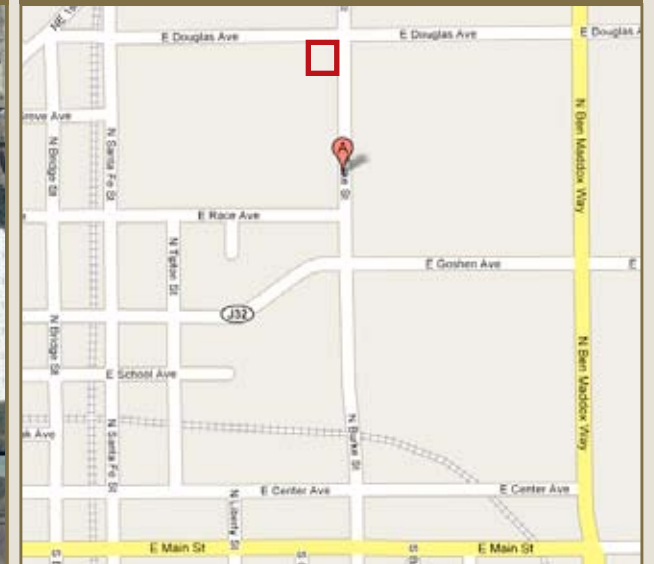
**Additional Comments:** Large corner lot located in east Visalia with paved yard. Great accessibility from Burke or Douglas Ave. Abundant power & heavy electrical service. Property could be demised as well.



AERIAL VIEW



VICINITY MAP



CONTACT BROKER

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**HYDE**  
COMMERCIAL

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845 N. BURKE ST., VISALIA

FLOOR PLAN

