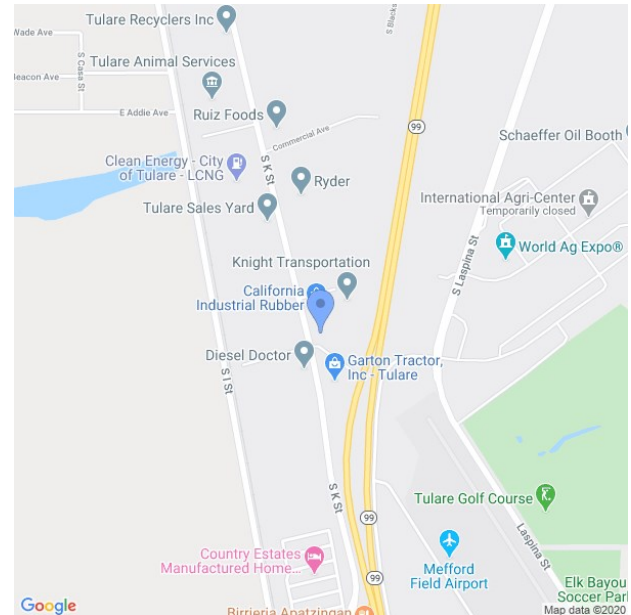


Freestanding Office Warehouse + 3.25 AC Yard Off CA-99



4600 SOUTH K ST, TULARE, CALIFORNIA 93274

COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$9.00 /SQFT MG**
ZONING **LIGHT INDUSTRIAL**
CLASS **B**
GROSS BLDG **6,315 SQFT**
TOTAL AVAIL **6,315 SQFT**

AVAIL **6,315 TO 0 SQFT**
LAND AREA **3.25 ACRES**
CEILING HEIGHT **18.0 FT**
MARKET **TULARE INDUSTRIAL**
SUB-MARKET **SOUTHWEST TULARE**

- Clean Industrial Space Located in Central CA • ±5,000 SF Shop @ \$0.55/SF + ±3.25 Acres @ \$1,200
- ±1,200 SF Office | Bonus ±5,000 SF Overhang Concrete Pad
- Fully Fenced Gravel Yard Against CA-99 (Signage/Exposure)
- Flexible Zoning | Building Equipped w/ HVAC In Office • Clean & Quite Location - Semi Access Available
- Well Maintained Building In Remodeled Condition • Turn Key Office/Warehouse Building + Office
- 480/277 Volt, 3-Phase 4-Wire 400 Amp Electric Service
- Office Consists of Reception Area, Private Office & Restroom
- Located On CA-99 w/ Easy Access from Surrounding Corridors
- Building Equipped w/ Evaporative Coolers & Heaters • Separate Freestanding Warehouse Building Included

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