

99

CENTRAL
LOGISTICS
CENTER



OUTRIGGER
INDUSTRIAL



99CENTRALLOGISTICS.COM

199 EAST PAIGE AVENUE, TULARE, CA

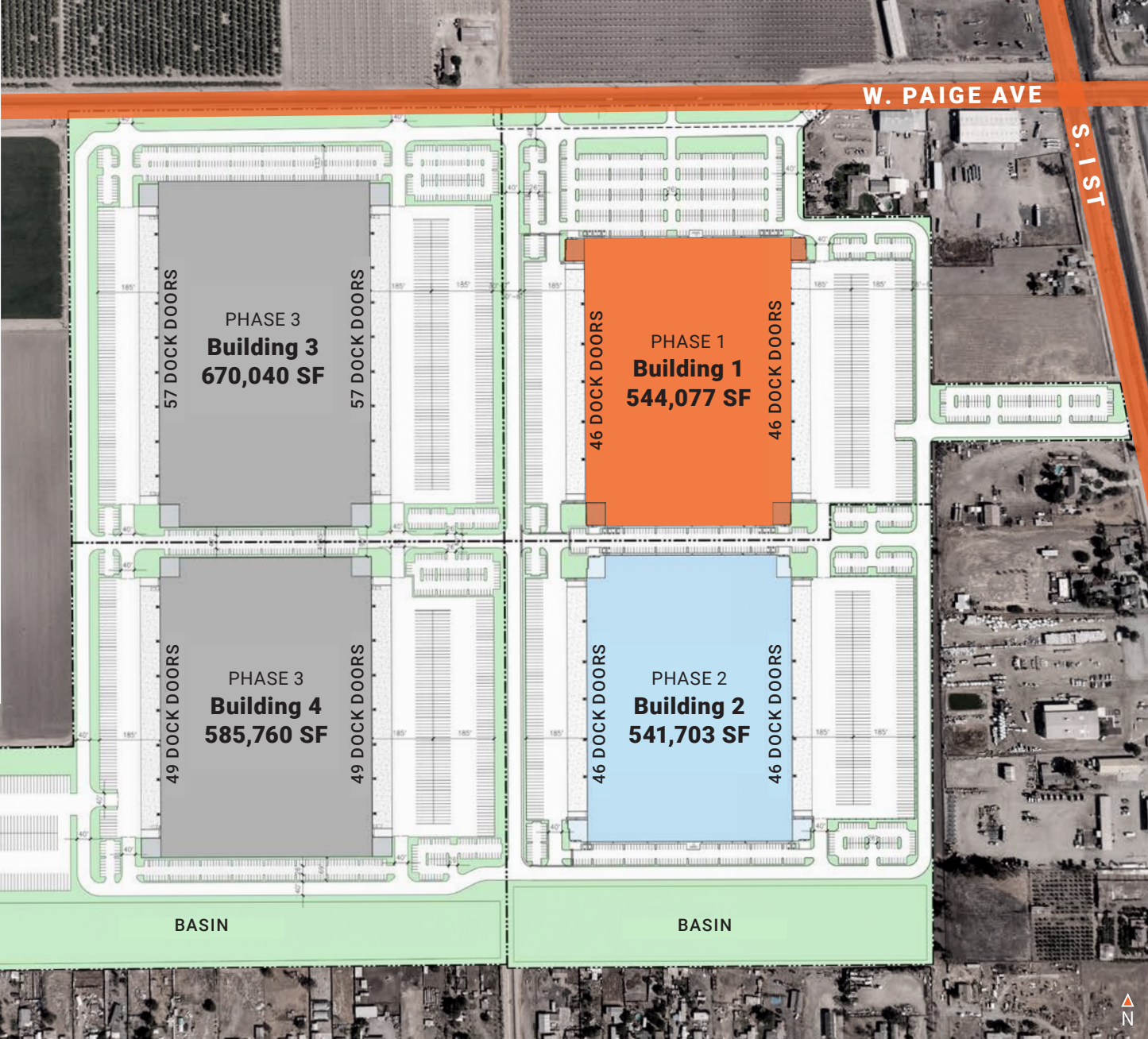
±544,077 SF // EXPANDABLE TO 1.1 MILLION SF

PHASE I CONSTRUCTION COMPLETE, READY FOR OCCUPANCY!

**±2,341,580 SF
Master Planned
Business Park**

MASTER PLAN

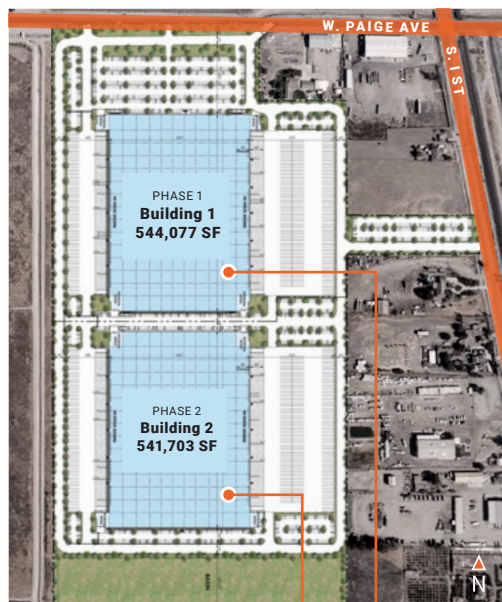
ALL BUILDINGS EXPANDABLE



PHASE 1 - ±544,077 SF

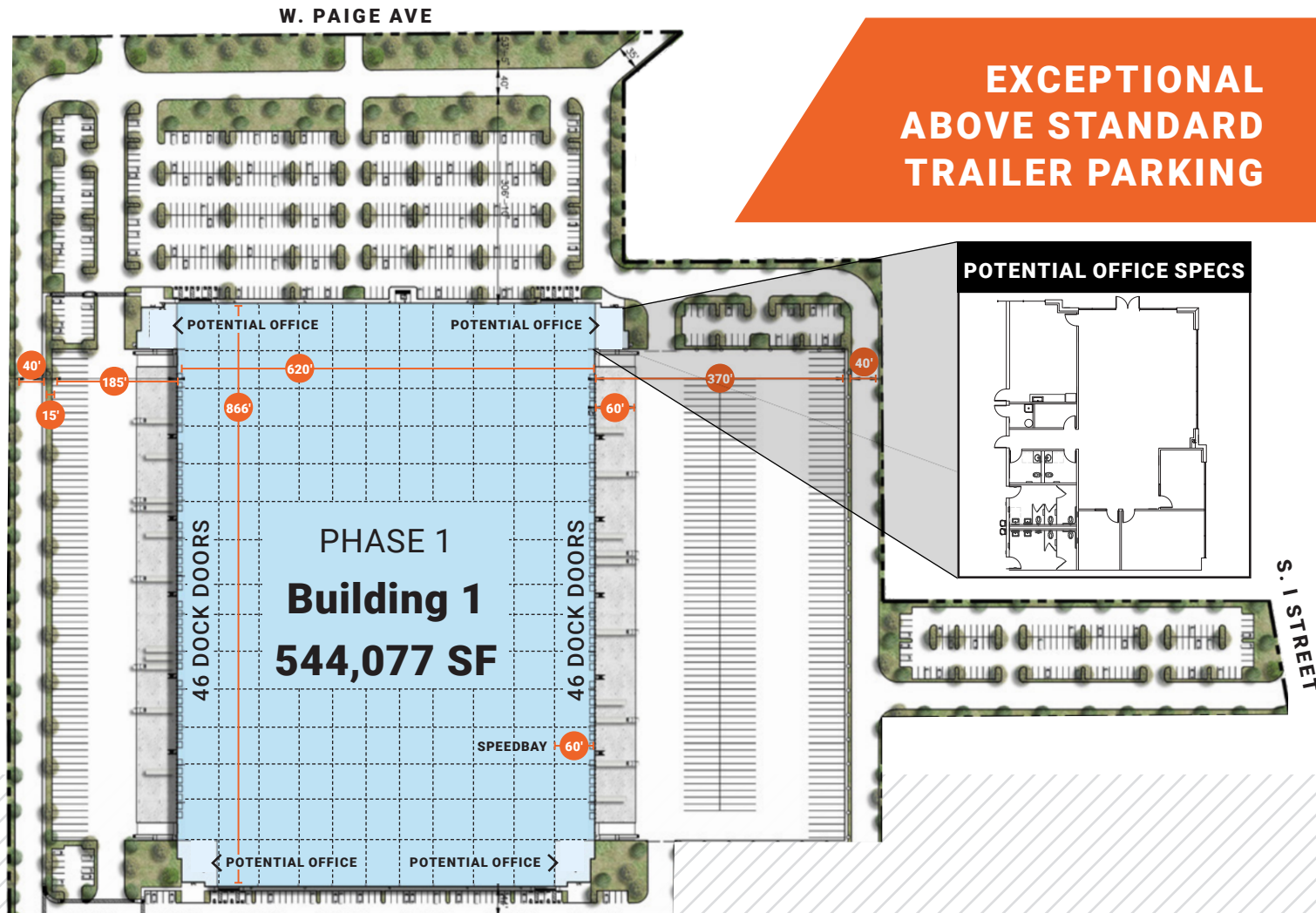
EXPANDABLE

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PHASE 1

PHASE 2



BUILDING SF ±544,077 SF

EXPANDABLE 1,085,780 SF

SPEC OFFICE Approx 3,450 SF

DOCK DOORS 92 Dock Doors (9' x 10')

GRADE-LEVEL DOORS 4 Grade-Level Doors (12' x 14')

TRAILER PARKING 266 (fenced)

TRUCK COURT 185'

AUTO PARKING 772

CLEAR HEIGHT ±36'

FIRE SUPPRESSION ESFR

POWER (BUILDING) 4,000 amp, 277/480-volt

LIGHTING Existing LED

COLUMN SPACING 56' x 50'

SPEED BAY 60'

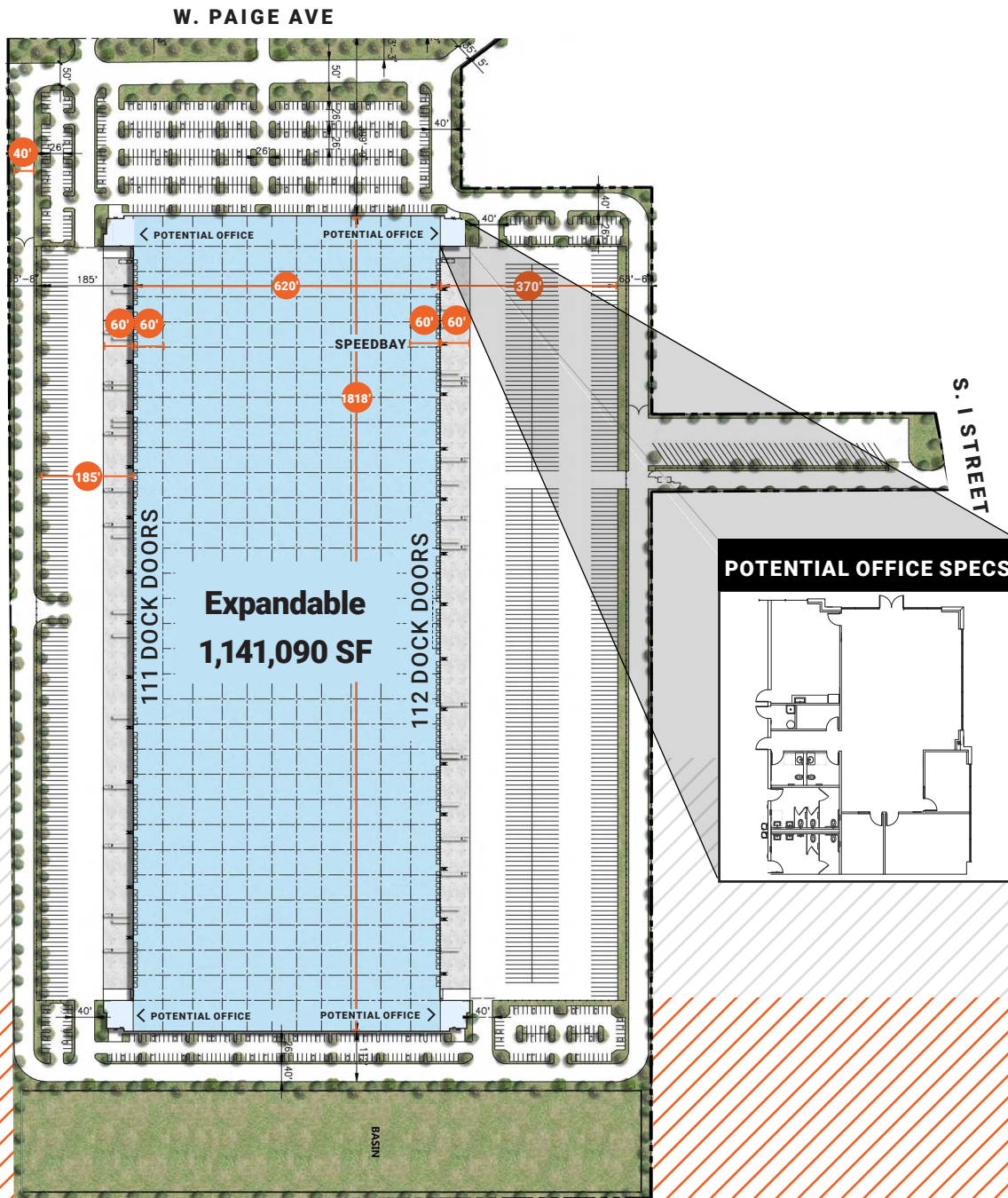
LEASE RATE Contact Agent

PHASE 1- ±1.1 MILLION SF

EXPANDED SITE PLAN

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**EXCEPTIONAL
ABOVE STANDARD
TRAILER PARKING**



BUILDING SF	1,141,090 SF
SPEC OFFICE	Approx 3,450 SF
DOCK DOORS	223 Dock Doors (9' x 10')
GRADE-LEVEL DOORS	4 Grade-Level Doors (12' x 14')
TRAILER PARKING	676 stalls (fenced)
AUTO PARKING	817 stalls
TRUCK COURT	185'
CLEAR HEIGHT	±36'
FIRE SUPPRESSION	ESFR
POWER (BUILDING)	4,000 amp, 277/480-volt
LIGHTING	Existing LED
COLUMN SPACING	56' x 50'
SPEED BAY	60'
LEASE RATE	Contact Agent

PROPERTY PHOTOS



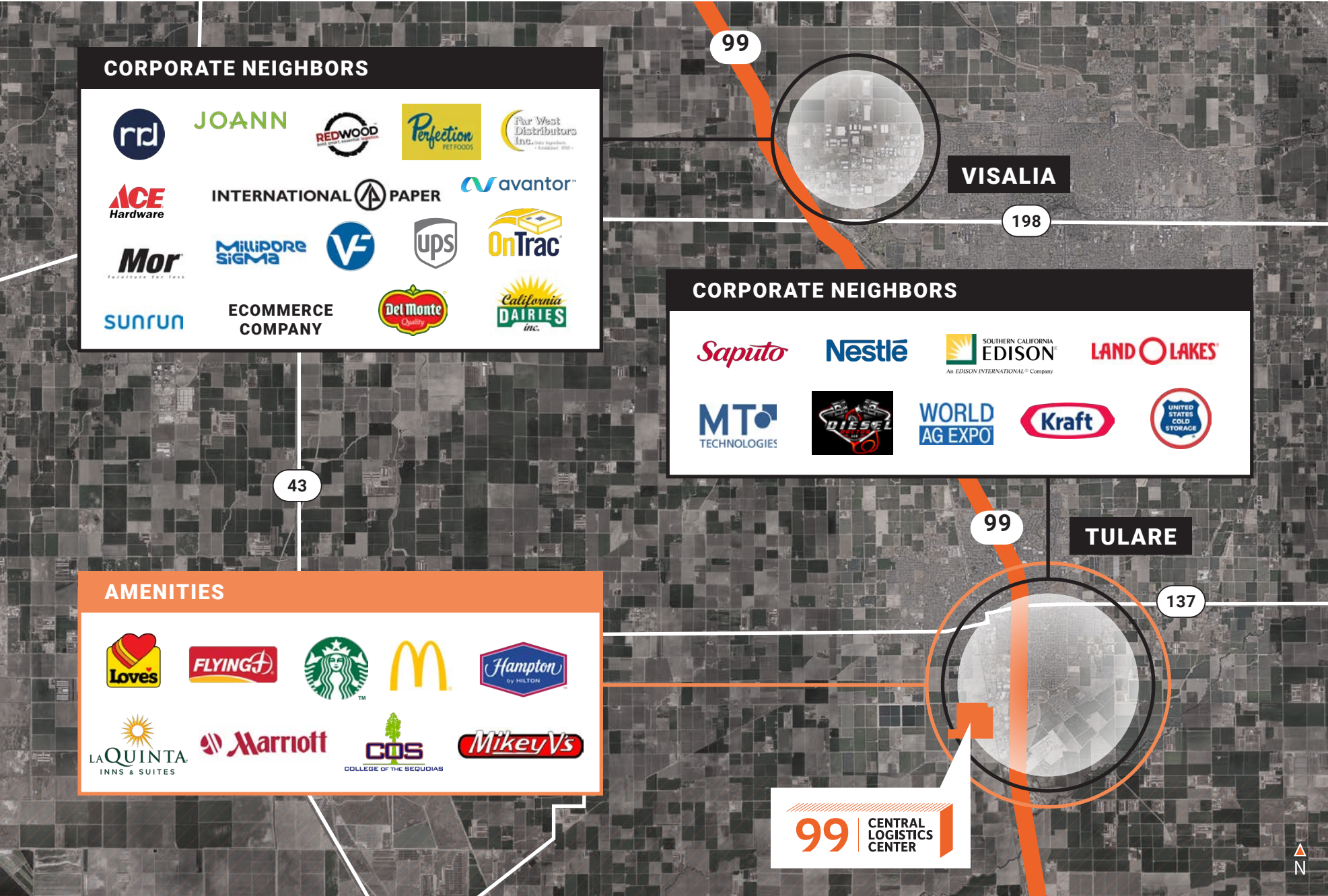
GROUND PACKAGE DELIVERY TIMES



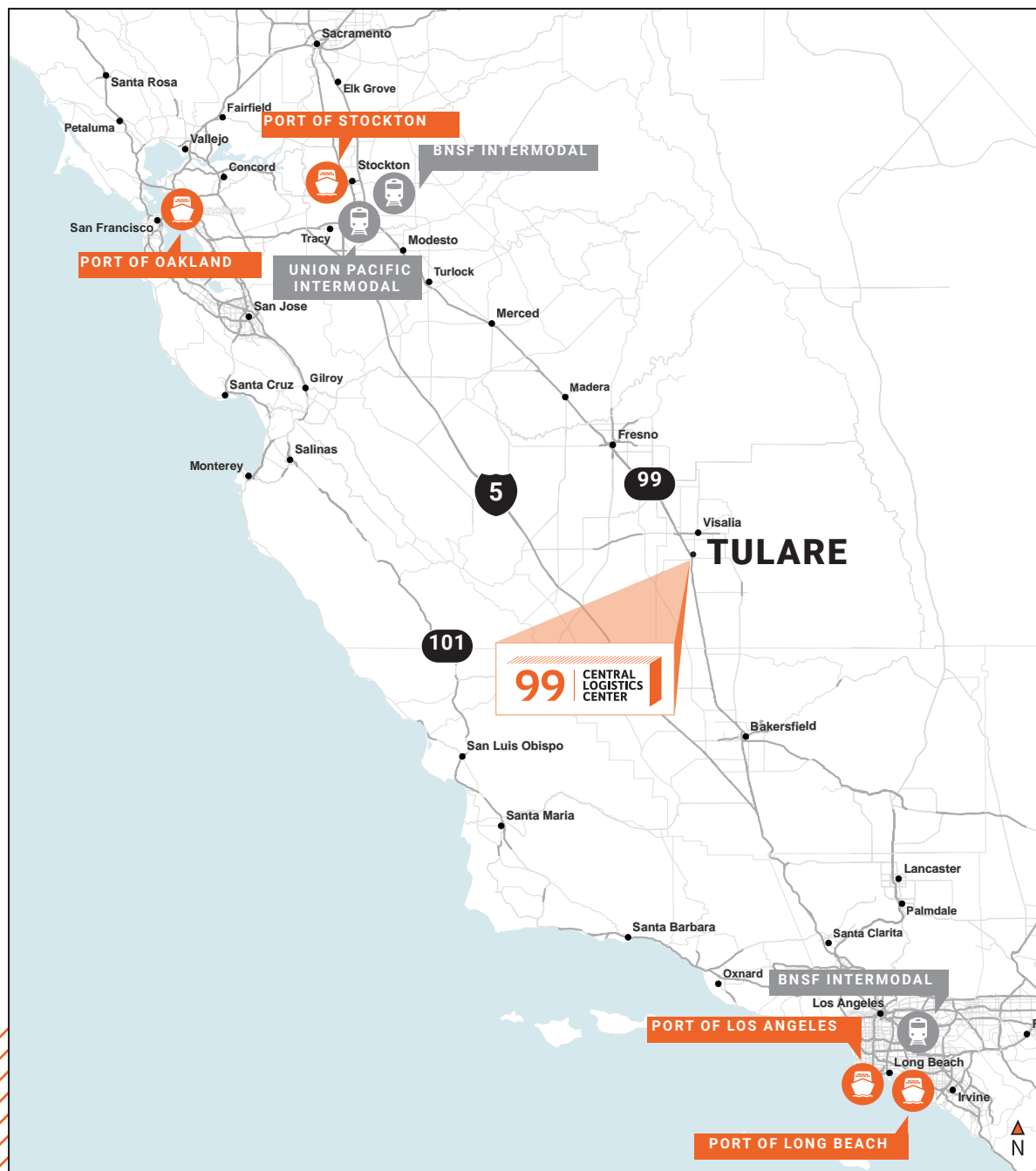
TRANSIT DAYS FROM TULARE	1	2	3	4
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99 Central Logistics Center is strategically located in Tulare, CA in the heart of the Central Valley. The location provides businesses with access to over 40 million customers with next-day ground shipping. Excellent location for a multi-market distribution center with the ability to reach most major western markets within 2-day ground shipping.

CORPORATE NEIGHBORS & AMENITIES



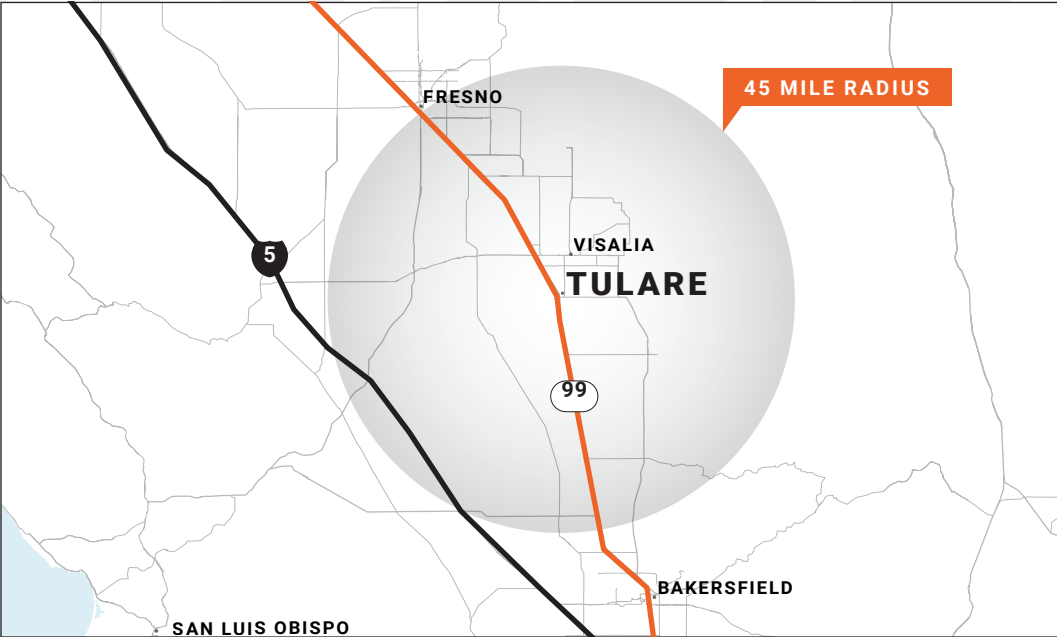
ACCESS TO THE WEST COAST



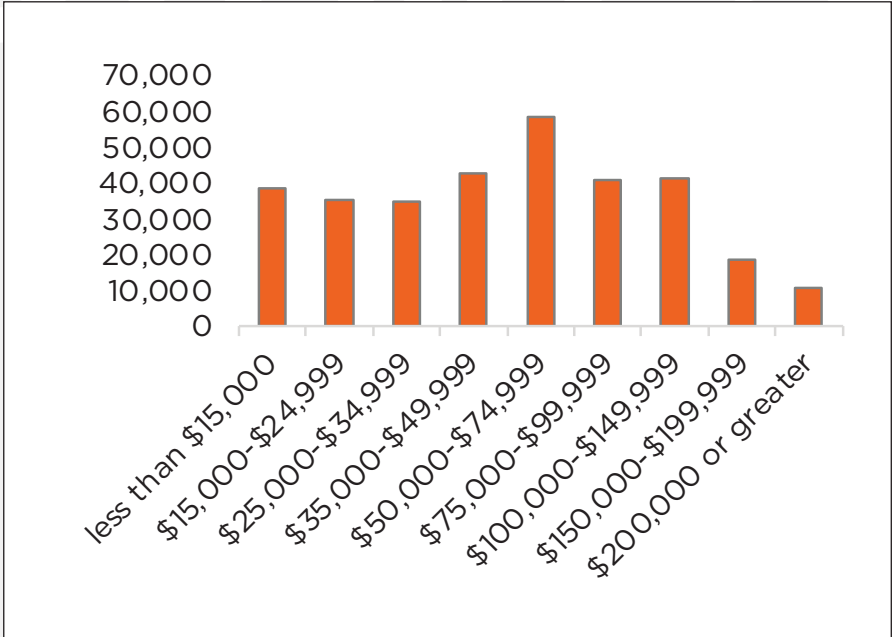
DESTINATION	MILES
 Union Pacific Intermodal (Lathrop)	166
 BNSF Intermodal (Stockton)	171
 BNSF Intermodal (Los Angeles)	178
Port Of Stockton	176
 Port Of Los Angeles	196
 Port Of Long Beach	197
Port Of Oakland	223
Port Of Seattle	974
Visalia	14
Fresno	50
Bakersfield	62
Turlock	129
Modesto	143
Los Angeles	170
Tracy	172
San Jose	202
Sacramento	217
San Francisco	244
Reno	346
Las Vegas	348
Phoenix	557
Salt Lake City	766
Portland	796

REGIONAL ADVANTAGES

Strategic Location



Household Income Distribution



Labor Demographics

 **36,075**
Transportation & Warehousing employees

 **12,788**
Agricultural employees


 **36,393**
Manufacturing employees


Consumer Demographics

 **1,149,682**
Population

 **\$281,454**
Median Home Value


 **28.2%**
Millennial:
Born 1981 to 1998

 **320,169**
Households

 **406,159**
Ordered any item
online in past
12 months

 **28.2%**
Generation Z:
Born 1999 to 2016

 **\$52,812**
Median
Household
Income

 **215,109**
Spent \$500+ on
online orders in
past 12 months

 **14.4%**
Baby Boomer:
Born 1946 to 1964

 **16.7%**
Generation X:
Born 1965 to 1980



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