

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**

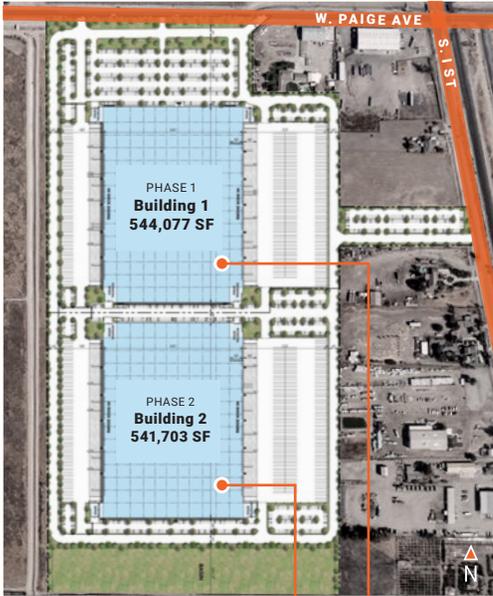
MASTER PLAN

ALL BUILDINGS EXPANDABLE



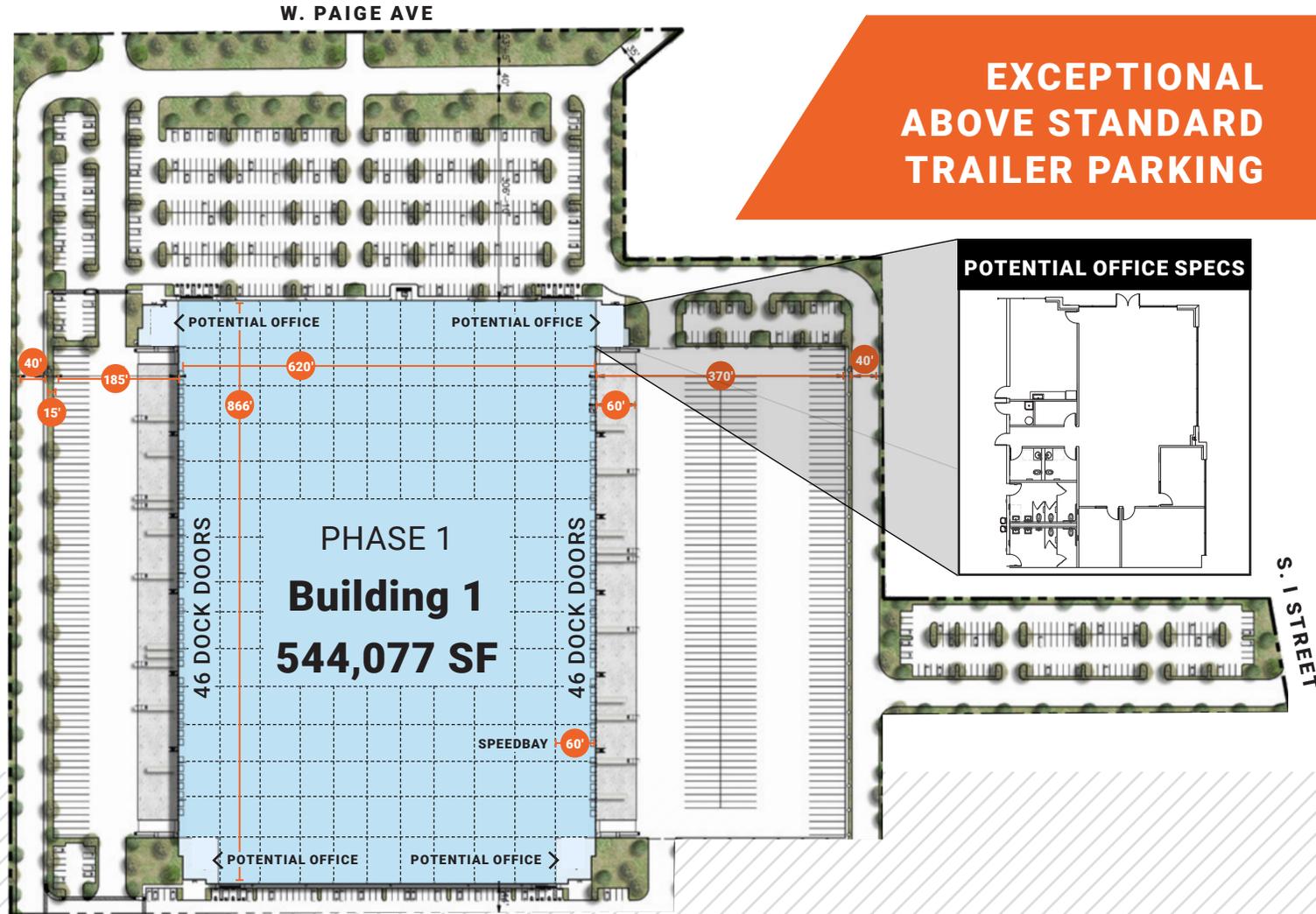
PHASE 1 - ±544,077 SF

EXPANDABLE



PHASE 1

PHASE 2



EXCEPTIONAL ABOVE STANDARD TRAILER PARKING

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

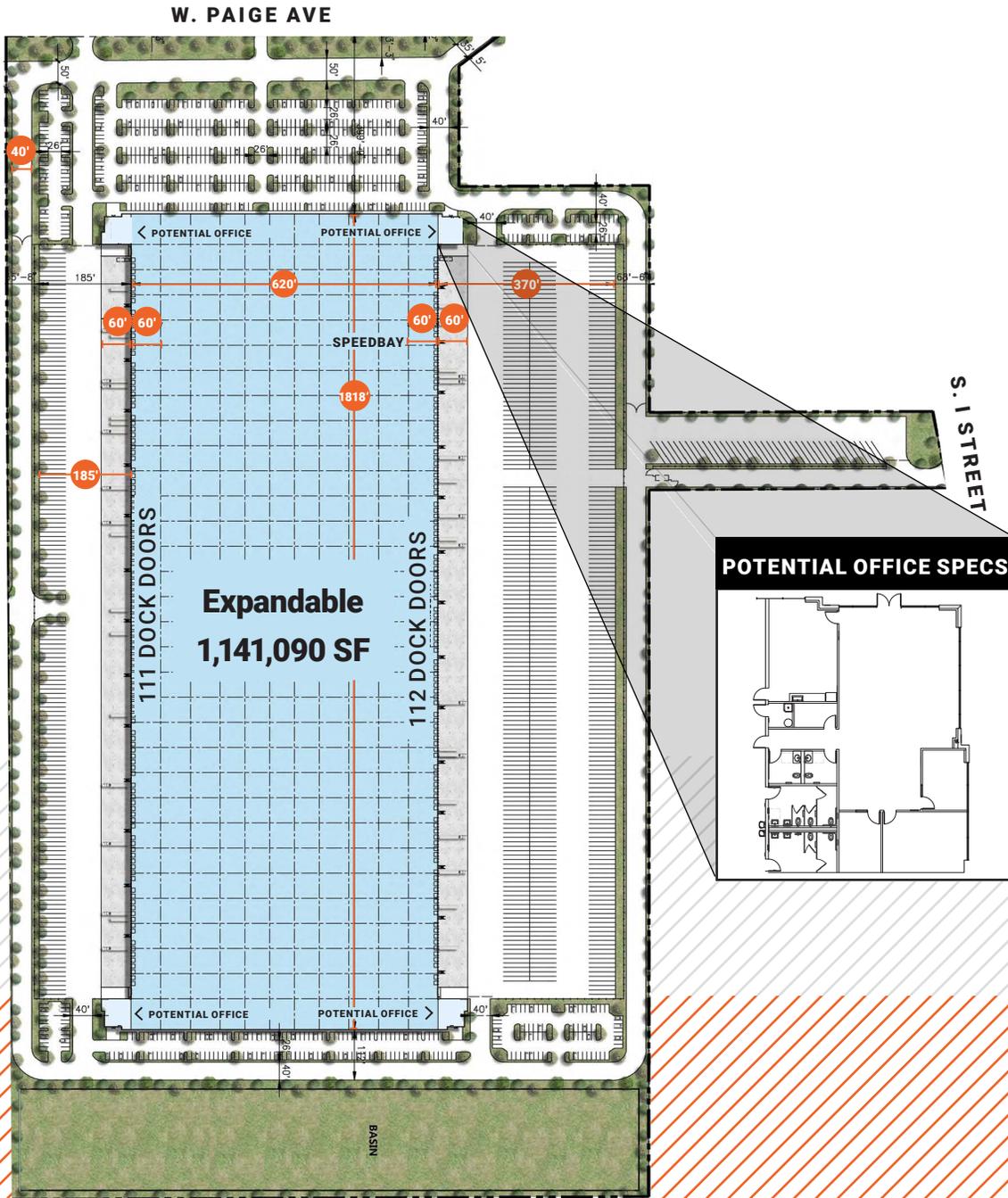
COLUMN SPACING 56' x 50'

SPEED BAY 60'

LEASE RATE Contact Agent

PHASE 1- ±1.1 MILLION SF

EXPANDED SITE PLAN



**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' x14')
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
--------------------------	---	---	---	---

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

CORPORATE NEIGHBORS



99



VISALIA

198

CORPORATE NEIGHBORS



99



TULARE

137

43

AMENITIES



99 | CENTRAL LOGISTICS CENTER



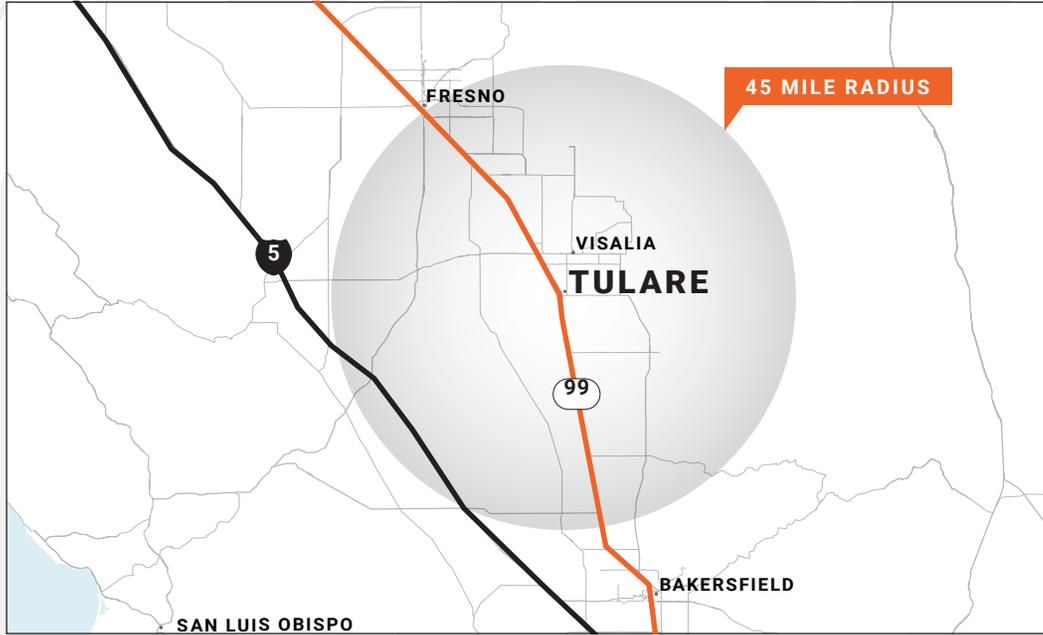
ACCESS TO THE WEST COAST



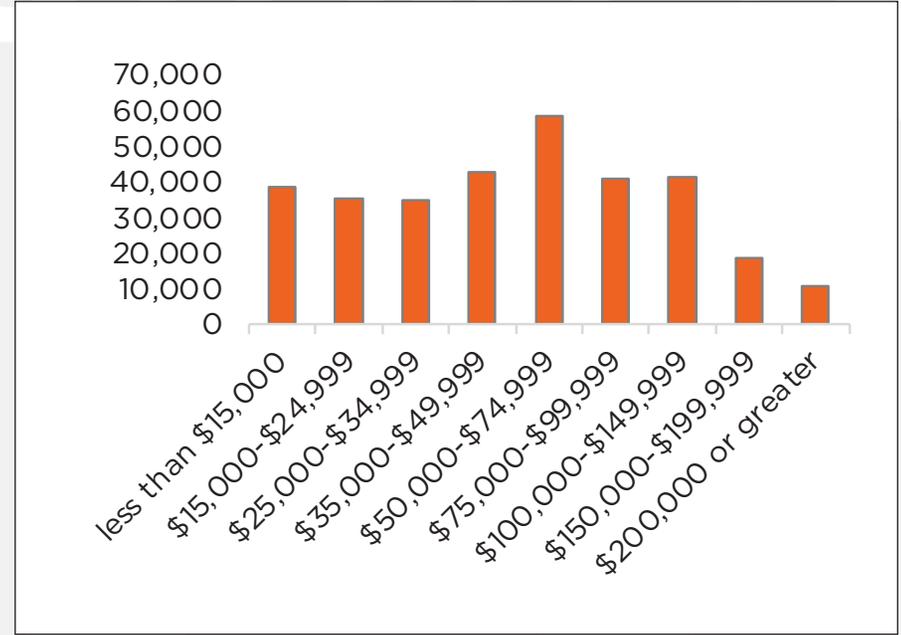
DESTINATION	MILES
Union Pacific Intermodal (Lathrop)	166
BNSF Intermodal (Stockton)	171
BNSF Intermodal (Los Angeles)	178
Port Of Stockton	176
Port Of Los Angeles	196
Port Of Long Beach	197
Port Of Oakland	223
Port Of Seattle	974
Visalia	14
Fresno	50
Bakersfield	62
Turlock	129
Modesto	143
Los Angeles	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



Jason Ovadia, SIOR
+1 510 285 5360
jason.ovadia@jll.com
RE Lic. #01742912

John Fondale, SIOR
+1 209 390 1694
John.fondale@jll.com
RE Lic. #01017415

Mac Hewett
+1 909 467 6902
mac.hewett@jll.com
RE Lic. #01920070

Michael Matter
+ 1 209 390 1702
michael.matter@jll.com
RE Lic. # 01435801

Tim Mustin
+1 209 390 1687
tim.mustin@jll.com
RE Lic. #01857876

Greg Matter, SIOR
+ 1 650 480 2220
greg.matter@jll.com
RE Lic. #01380731

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.



99CENTRALLOGISTICS.COM