



99CENTRALLOGISTICS.COM

199 EAST PAIGE AVENUE, TULARE, CA

FOR LEASE OR SALE

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

PHASE I READY FOR IMMEDIATE OCCUPANCY!

±40-±129 ADDITIONAL ACRES FOR SALE OR BUILD TO SUIT

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



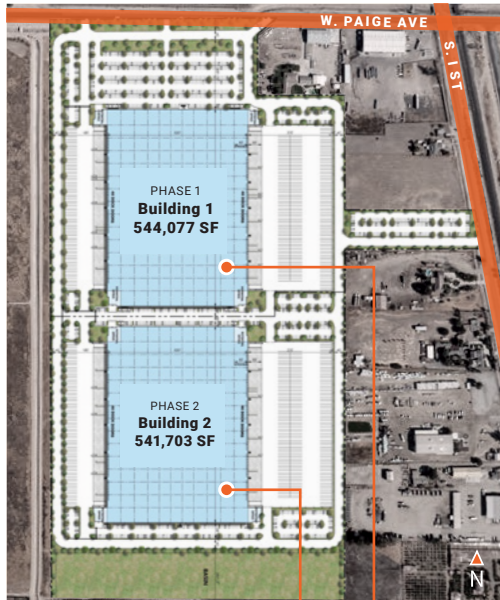
MASTER PLAN

ALL BUILDINGS EXPANDABLE



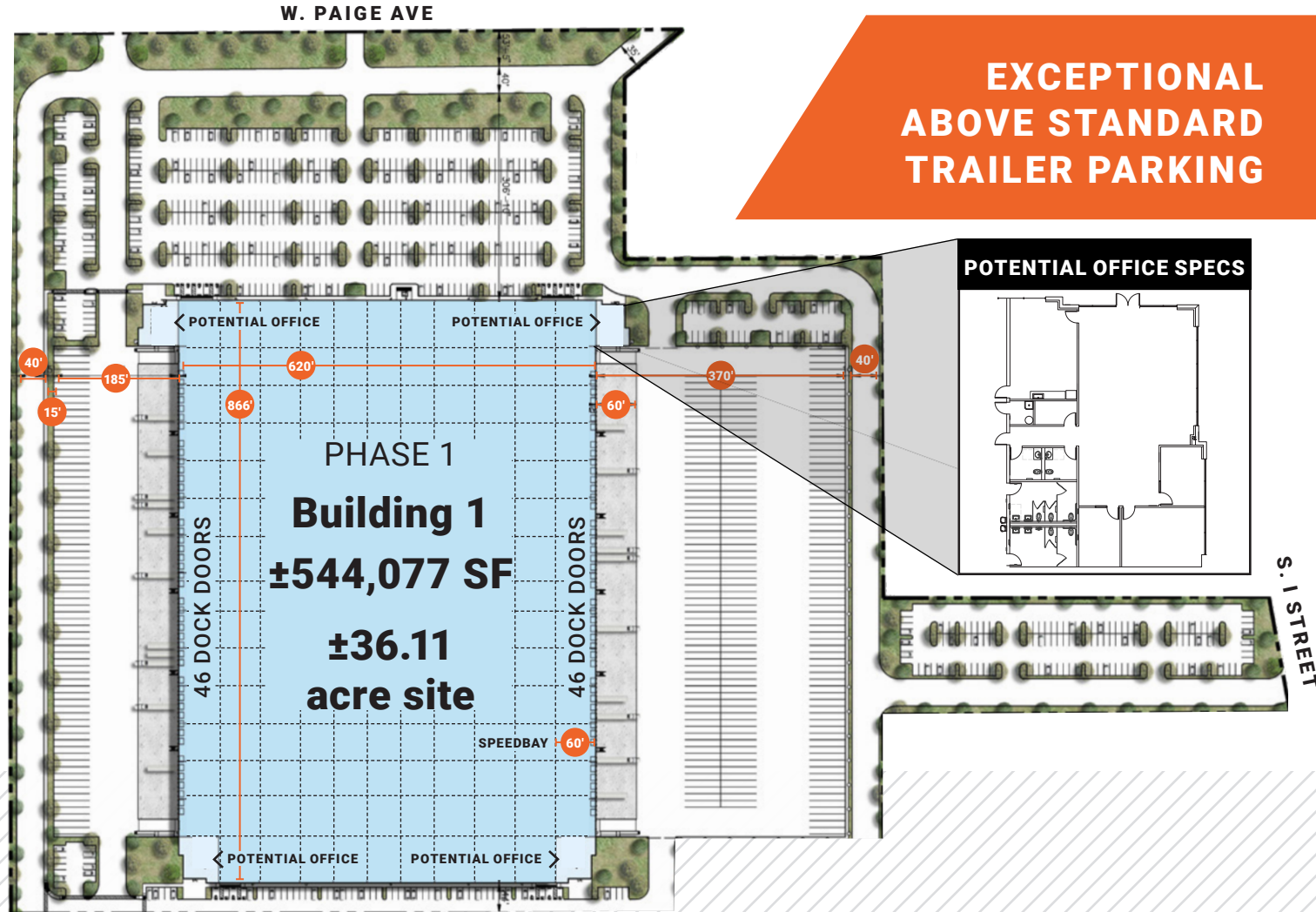
PHASE 1 - ±544,077 SF

EXPANDABLE



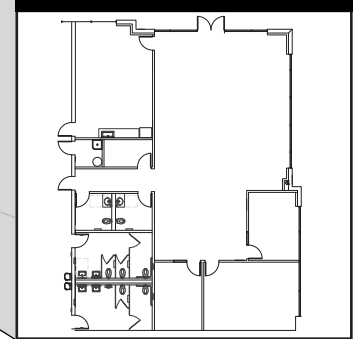
PHASE 1

PHASE 2



**EXCEPTIONAL
ABOVE STANDARD
TRAILER PARKING**

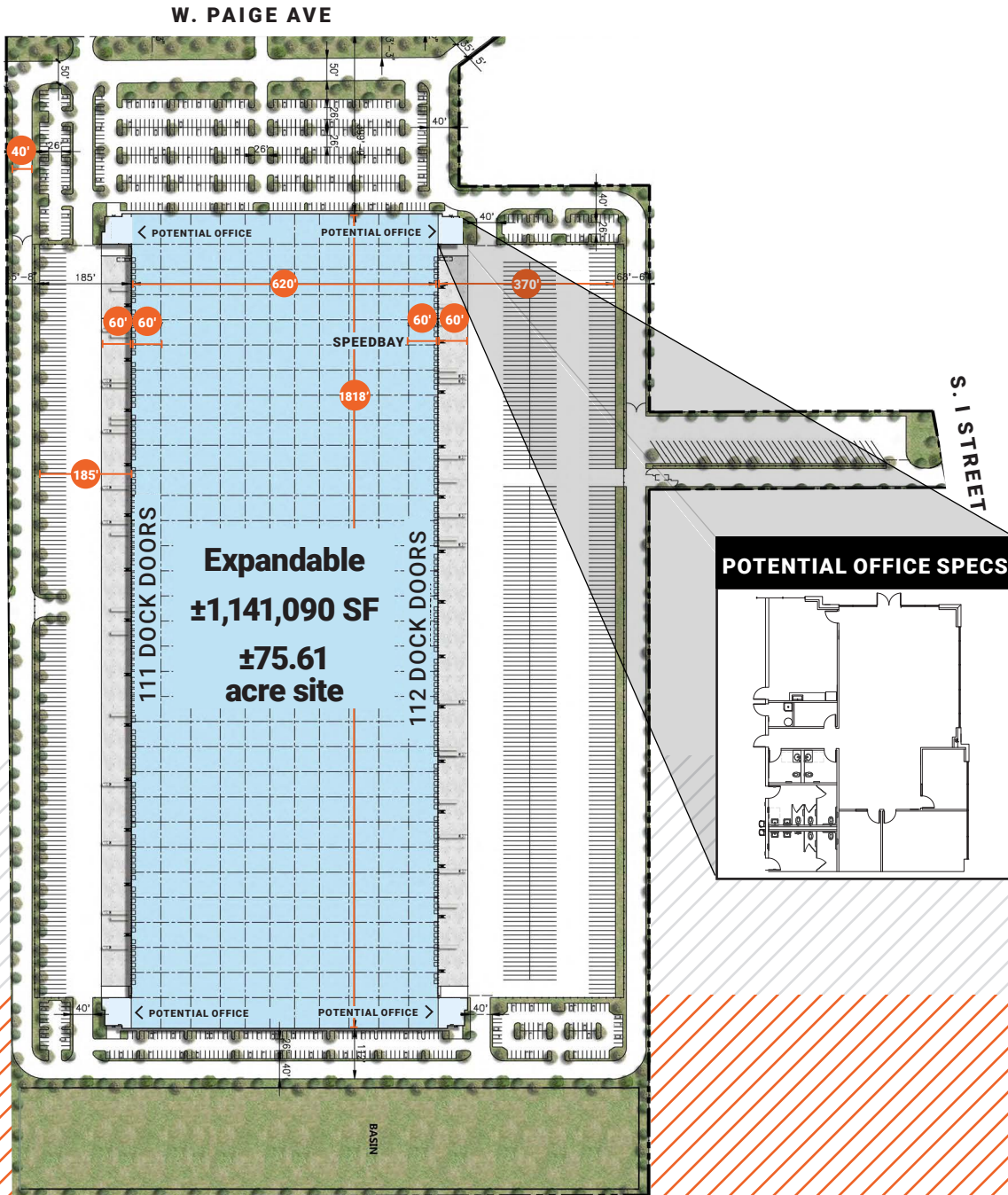
POTENTIAL OFFICE SPECS



BUILDING SF	±544,077 SF	TRAILER PARKING	266 (fenced)	POWER (BUILDING)	4,000 amp, 277/480-volt
EXPANDABLE	1,085,780 SF	TRUCK COURT	185'	COLUMN SPACING	56' x 50'
SPEC OFFICE	Approx 3,450 SF	AUTO PARKING	772	SPEED BAY	60'
DOCK DOORS	92 Dock Doors (9' x 10')	CLEAR HEIGHT	±36'	ELECTRICAL PROVIDER	Southern California Edison
GRADE-LEVEL DOORS	4 Grade-Level Doors (12' x14')	FIRE SUPPRESSION	ESFR	LEASE RATE	Contact Agent

PHASE 1- ±1.1 MILLION SF

EXPANDED SITE PLAN



EXCEPTIONAL ABOVE STANDARD TRAILER PARKING

BUILDING SF	±1,141,090 SF
SITE SIZE	±75.61 acres
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
ELECTRICAL PROVIDER	Southern California Edison
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

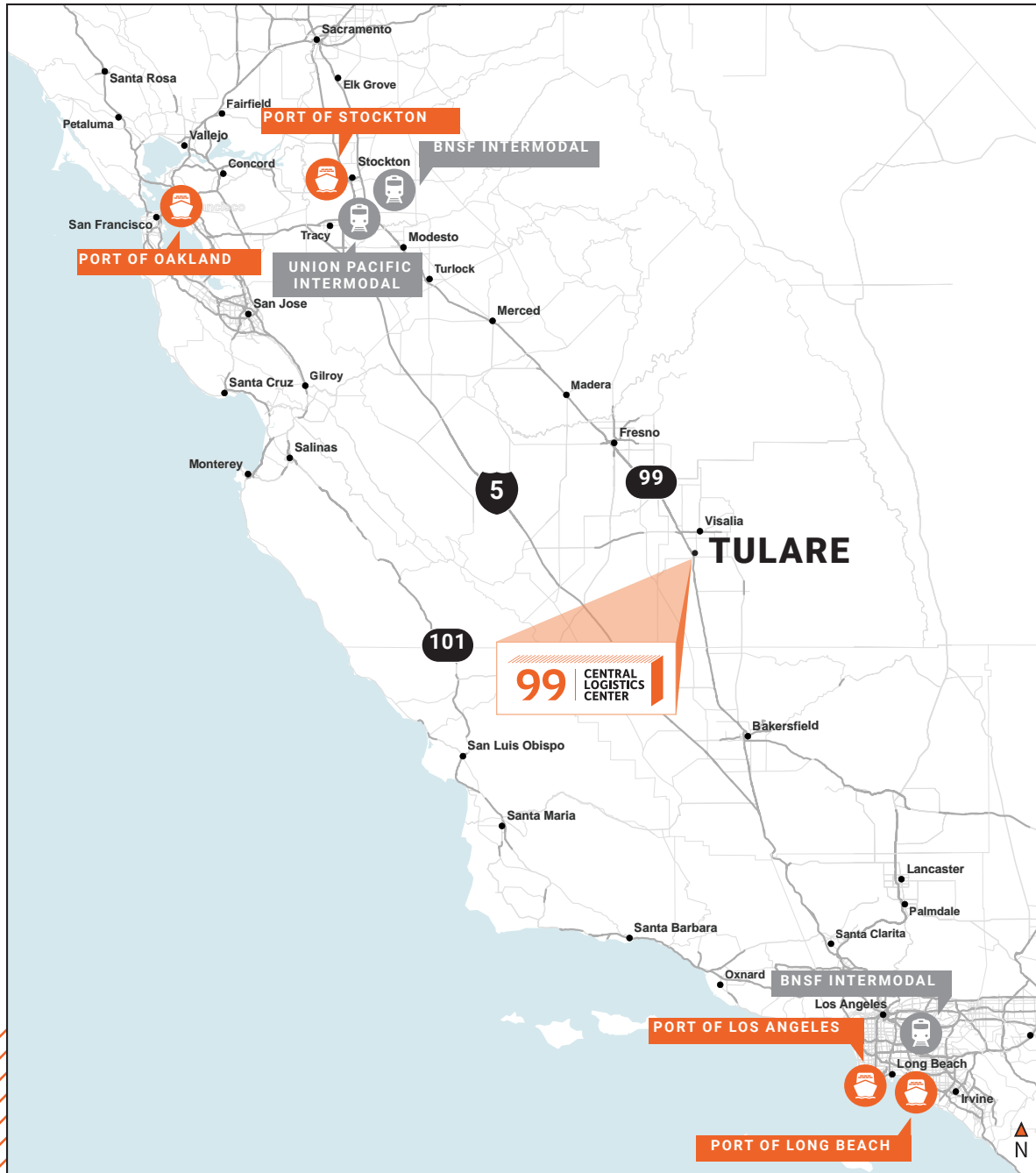
AMENITIES







99 | CENTRAL LOGISTICS CENTER



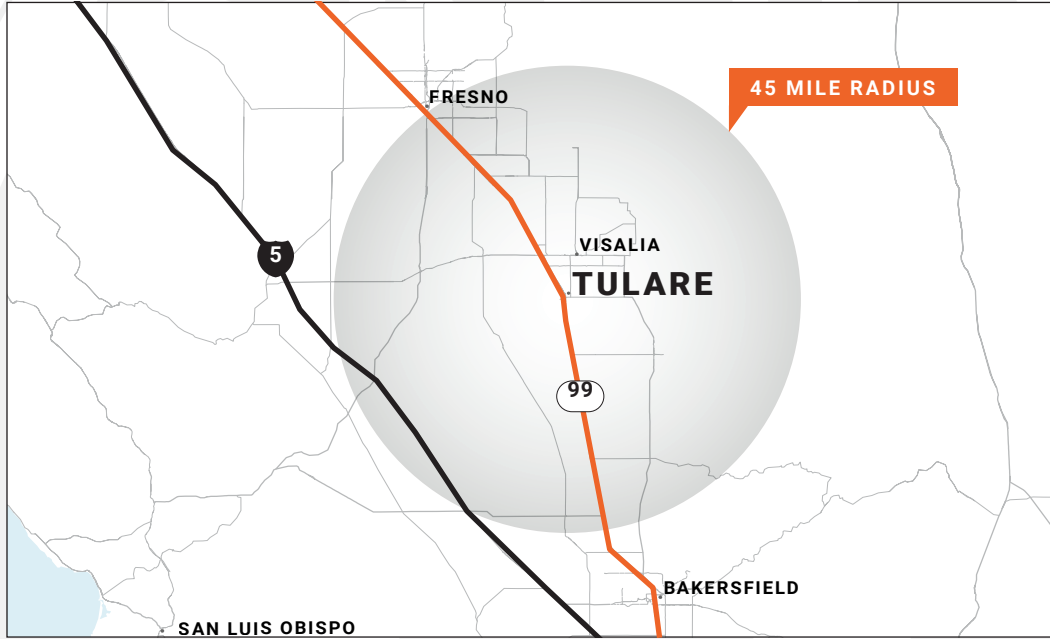
ACCESS TO THE WEST COAST



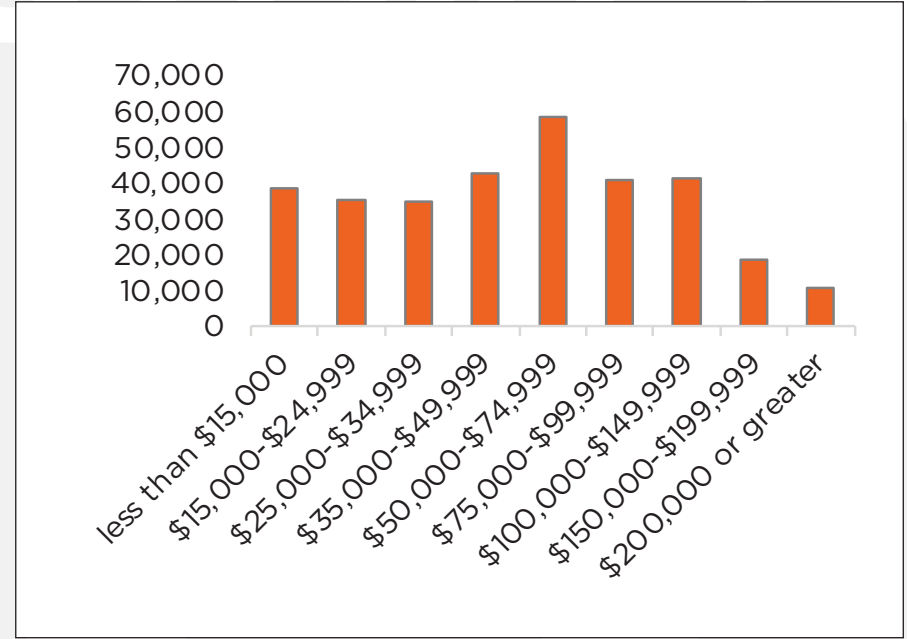
DESTINATION	MILES
 Union Pacific Intermodal (Lathrop)	166
 BNSF Intermodal (Stockton)	171
 BNSF Intermodal (Los Angeles)	178
Port Of Stockton	176
Port Of Los Angeles	196
 Port Of Long Beach	197
Port Of Oakland	223
Port Of Seattle	974
Visalia	14
Fresno	50
Bakersfield	62
Turlock	129
Modesto	143
Los Angeles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



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