

99

CENTRAL
LOGISTICS
CENTER



OUTRIGGER
INDUSTRIAL



199 EAST PAIGE AVENUE, TULARE, CA

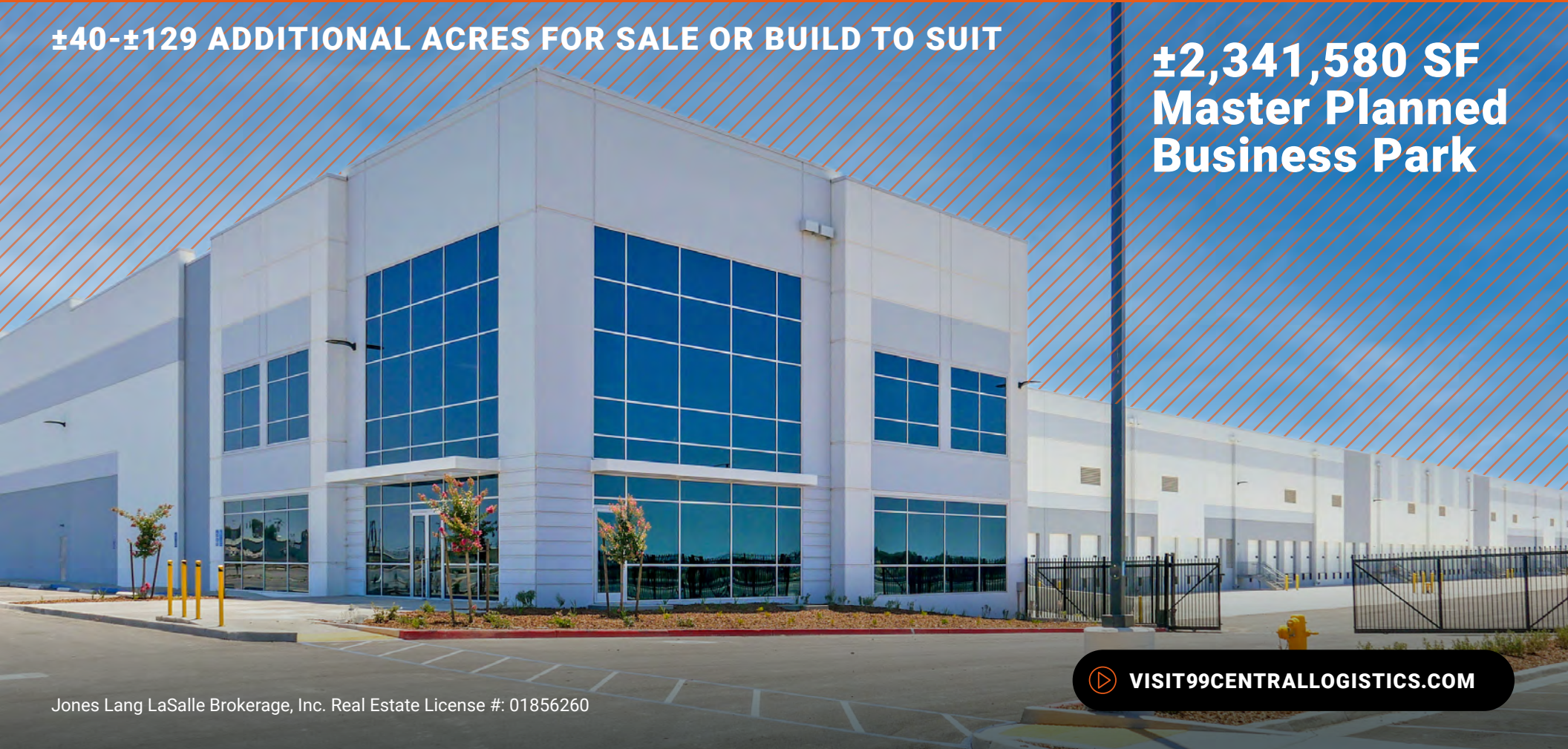
FOR LEASE OR SALE

±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

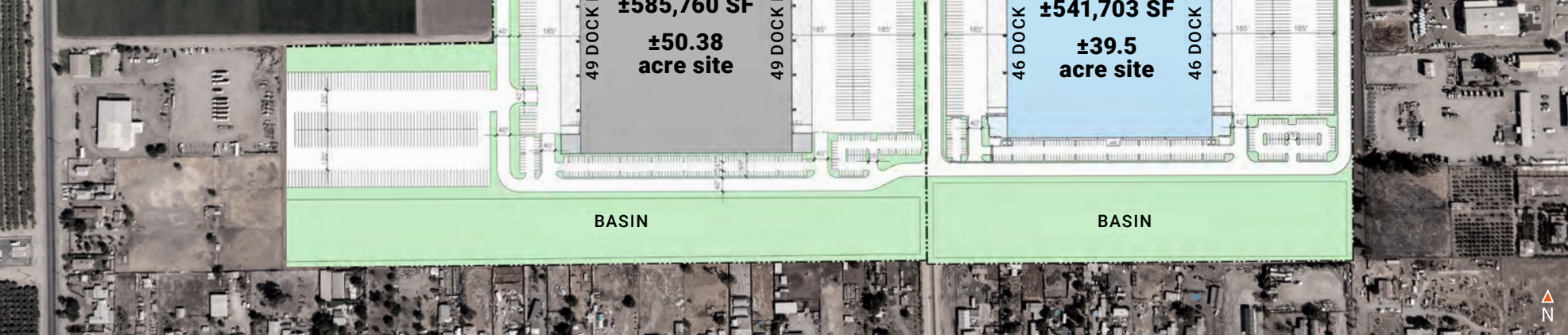
**±2,341,580 SF
Master Planned
Business Park**



MASTER PLAN

ALL BUILDINGS EXPANDABLE

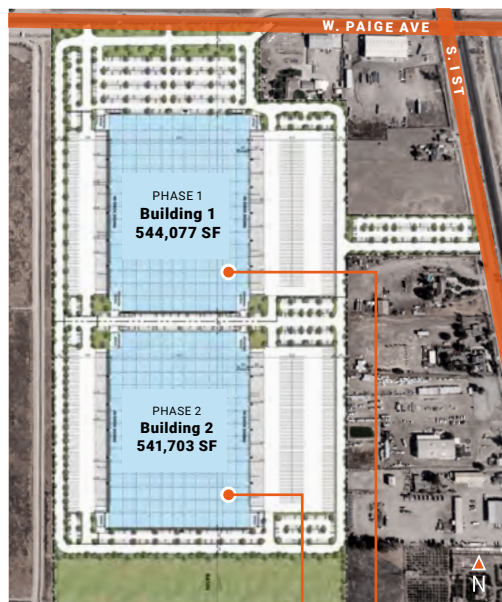
▽ DOWNLOAD SITE PLAN



PHASE 1 - ±544,077 SF

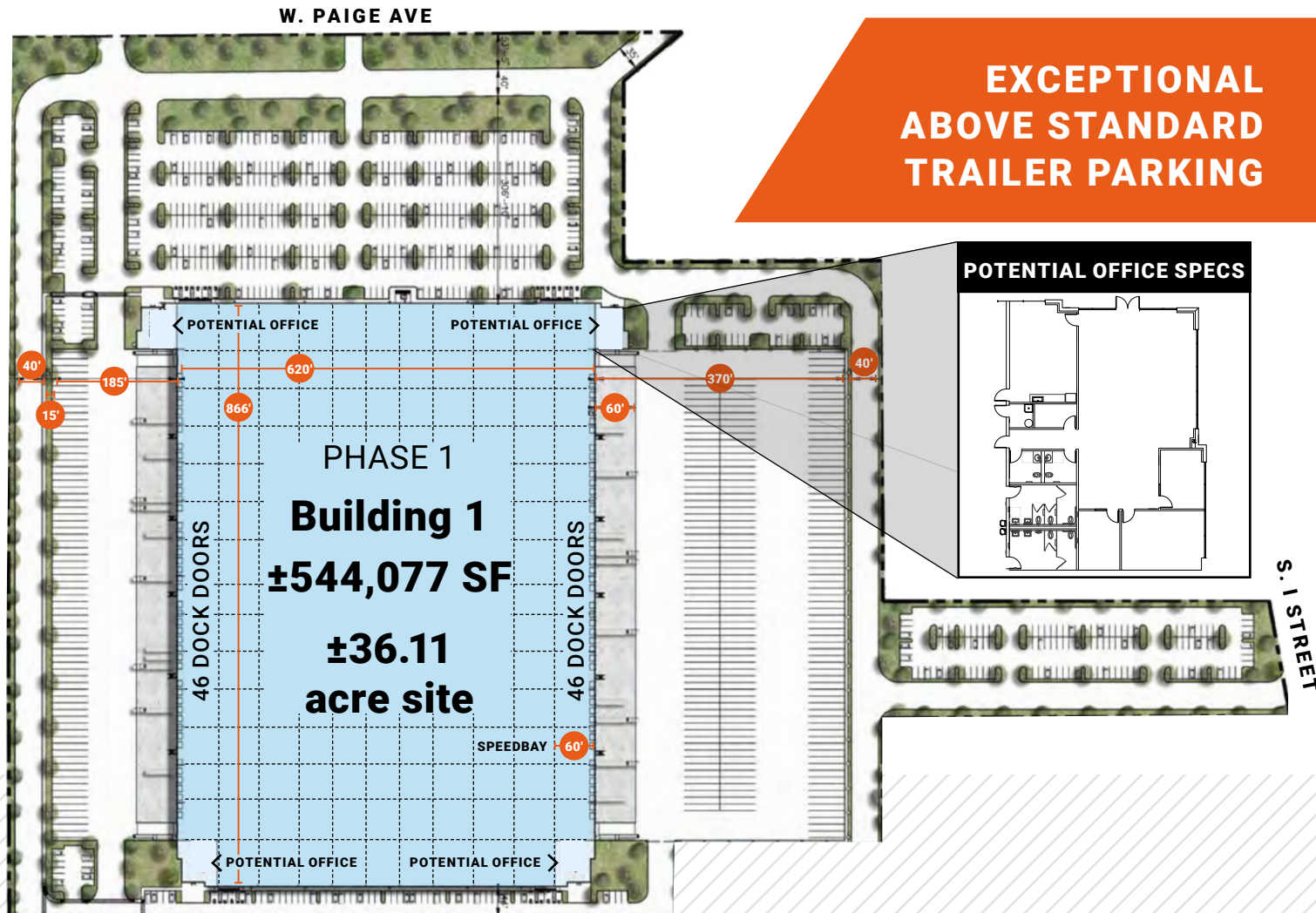
EXPANDABLE

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PHASE 1

PHASE 2



**EXCEPTIONAL
ABOVE STANDARD
TRAILER PARKING**

POTENTIAL OFFICE SPECS

▼ **DOWNLOAD RACKING PLAN**

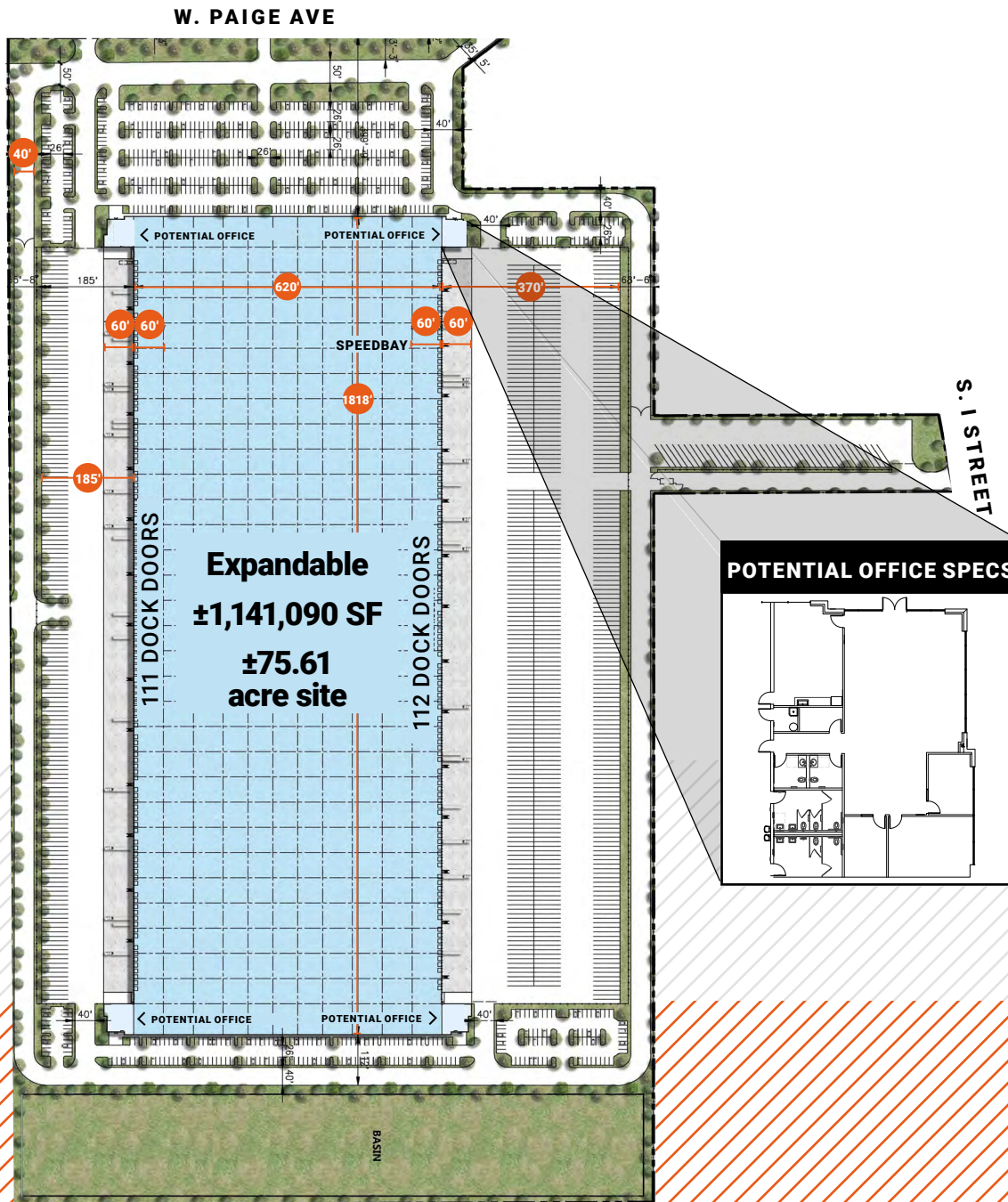
BUILDING SF	±544,077 SF	TRAILER PARKING	266 (fenced)	POWER (BUILDING)	4,000 amp, 277/480-volt
EXPANDABLE	1,085,780 SF	TRUCK COURT	185'	COLUMN SPACING	56' x 50'
SPEC OFFICE	Approx 3,450 SF	AUTO PARKING	772	SPEED BAY	60'
DOCK DOORS	92 Dock Doors (9' x 10')	CLEAR HEIGHT	±36'	ELECTRICAL PROVIDER	Southern California Edison
GRADE-LEVEL DOORS	4 Grade-Level Doors (12' x 14')	FIRE SUPPRESSION	ESFR	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
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



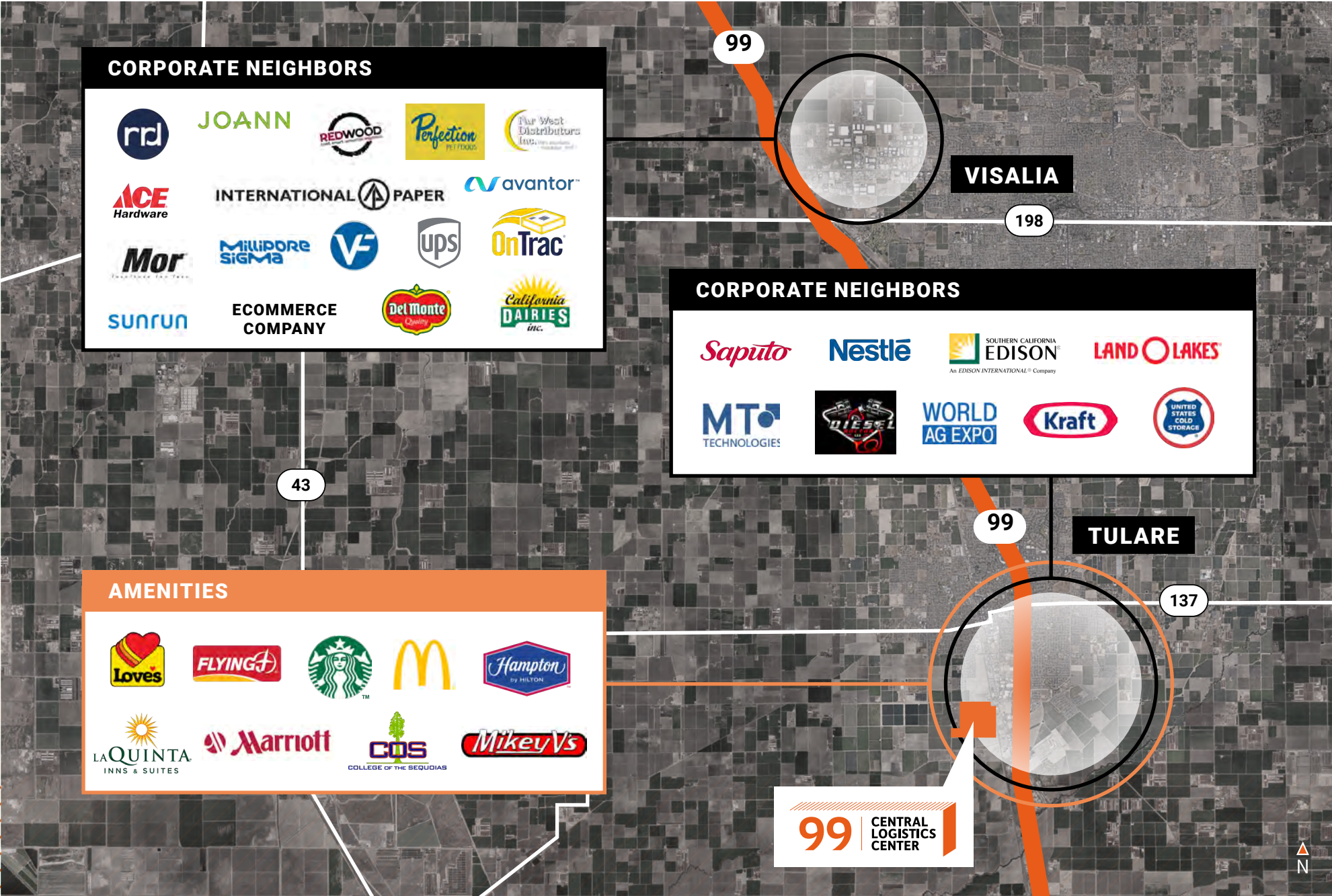
GROUND PACKAGE DELIVERY TIMES



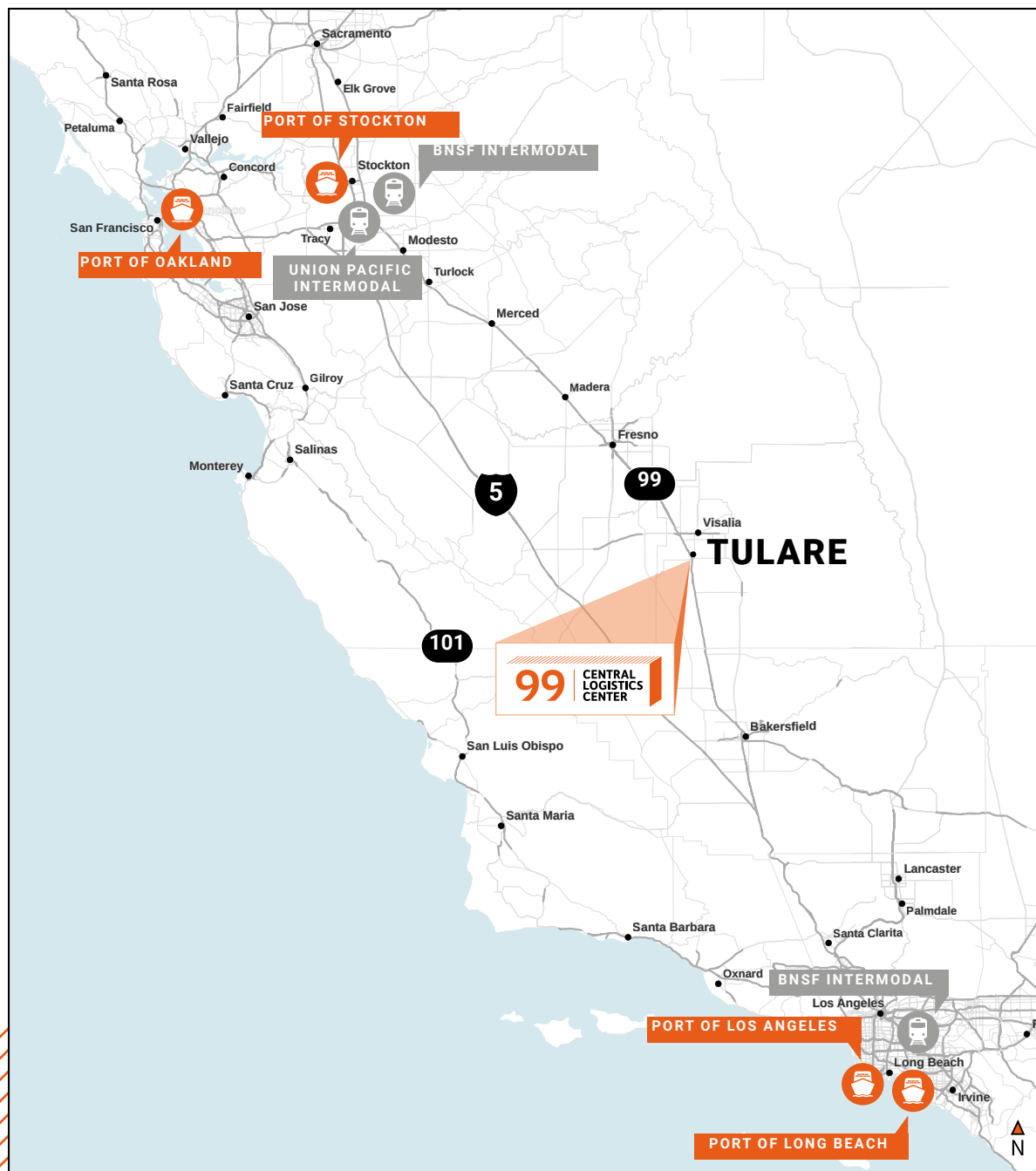
TRANSIT DAYS FROM TULARE	1	2	3	4
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99 Central Logistics Center is strategically located in Tulare, CA in the heart of the Central Valley. The location provides businesses with access to over 40 million customers with next-day ground shipping. Excellent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

CORPORATE NEIGHBORS & AMENITIES



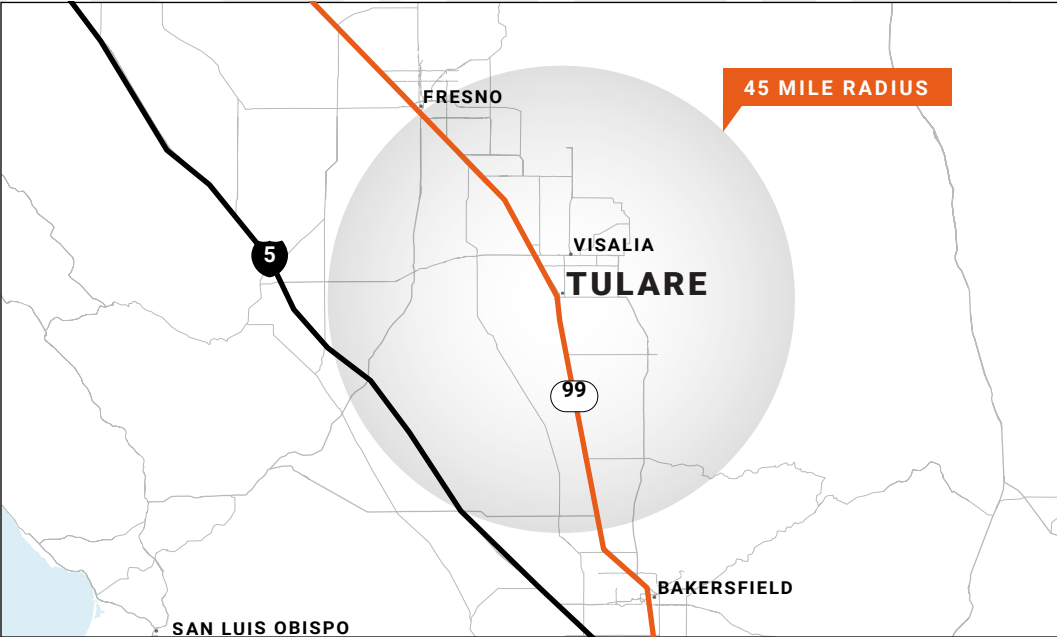
ACCESS TO THE WEST COAST



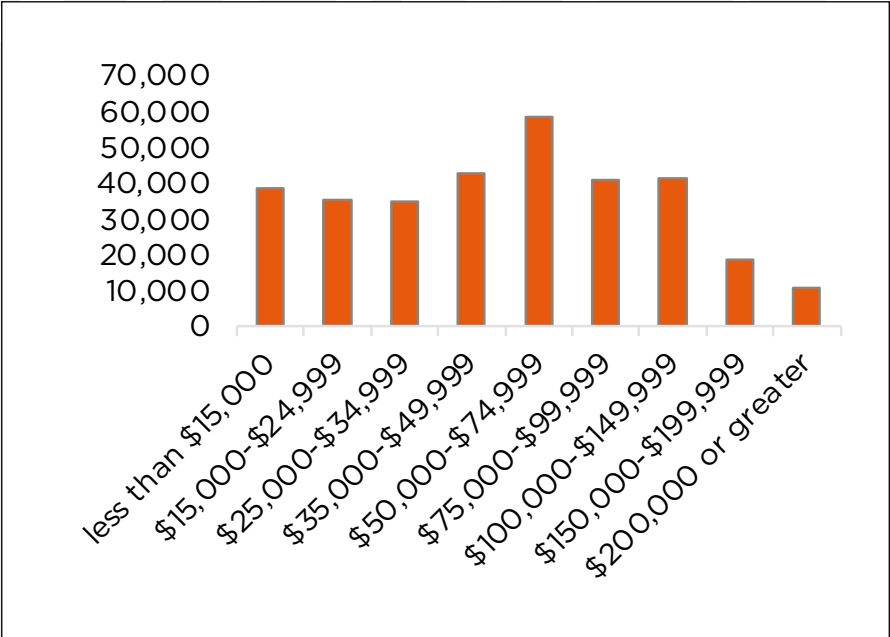
DESTINATION	MILES
	Union Pacific Intermodal (Lathrop)
	BNSF Intermodal (Stockton)
	BNSF Intermodal (Los Angeles)
	Port Of Stockton
	Port Of Los Angeles
	Port Of Long Beach
	Port Of Oakland
	Port Of Seattle
	Visalia
	Fresno
	Bakersfield
	Turlock
	Modesto
	Los Angeles
	Tracy
	San Jose
	Sacramento
	San Francisco
	Reno
	Las Vegas
	Phoenix
	Salt Lake City
	Portland

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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