



CAPROCK CENTRAL POINT

VISALIA, CA



CAPROCK
PARTNERS



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260



CapRock Central Point. All access. No hassle.

Over one million square foot spec industrial development in the Tulare County region.

This highly strategic and centrally located industrial development is one truck turn from 95% of the California population. CapRock Central Point provides direct access to the I-5 and CA-99 freeways and is directly adjacent to major UPS hub and Amazon fulfillment centers.



**Centrally connected
state-of-the-art master
planned development**

**Four buildings totaling
2.7 million square feet**

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**Spec
industrial**



**Convenient
access to 99 and
I-5 freeways**



**Cross-dock
configuration with
185' concrete courts**



**4,000 AMPS
480/277 Volts**



**40' minimum
warehouse
clearance**



**Secured drive-
around access**



**Dedicated
queuing lanes**



**Excess trailer
parking stalls**



8" slab



2.5% skylights

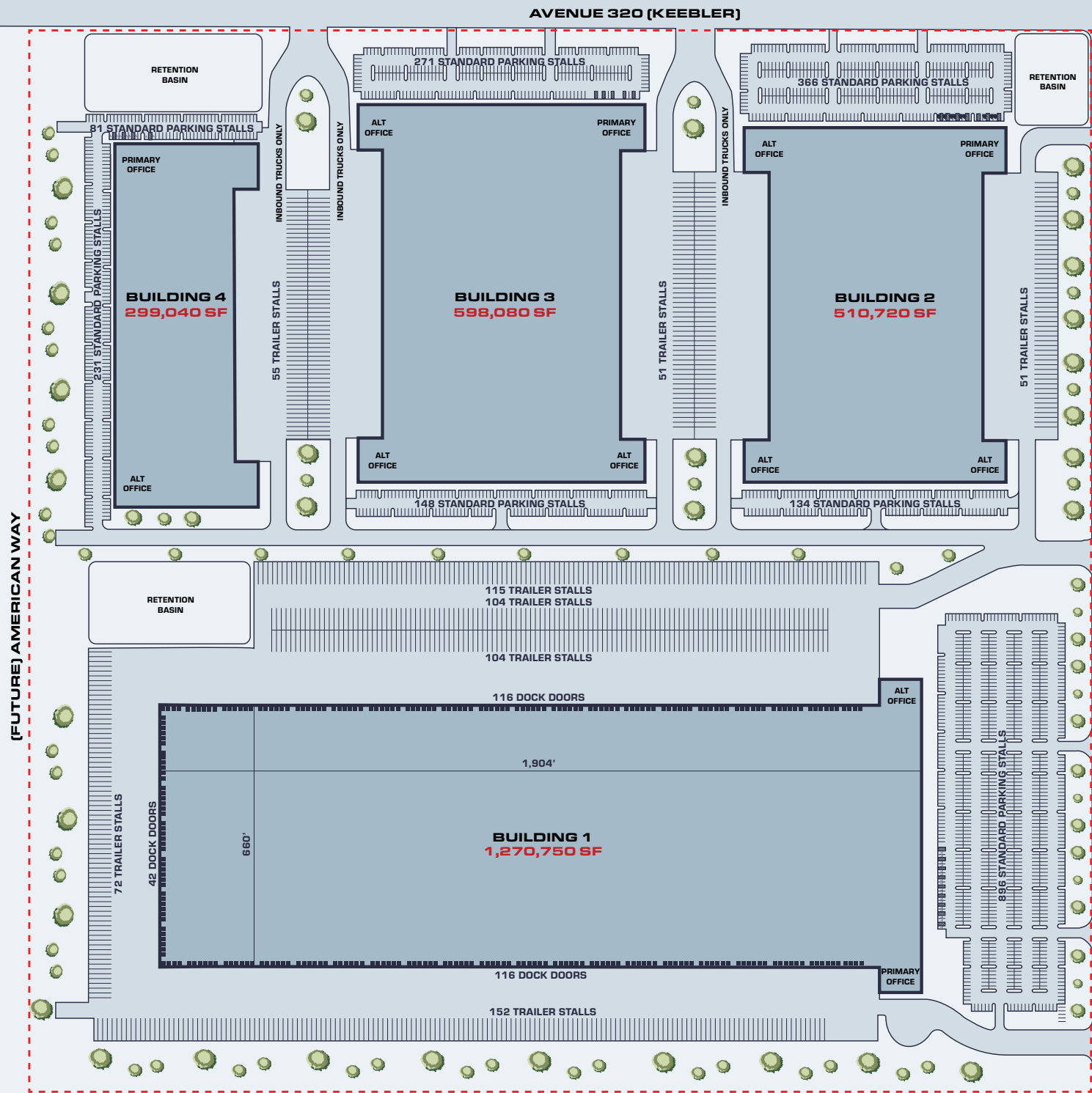


Offices to suit



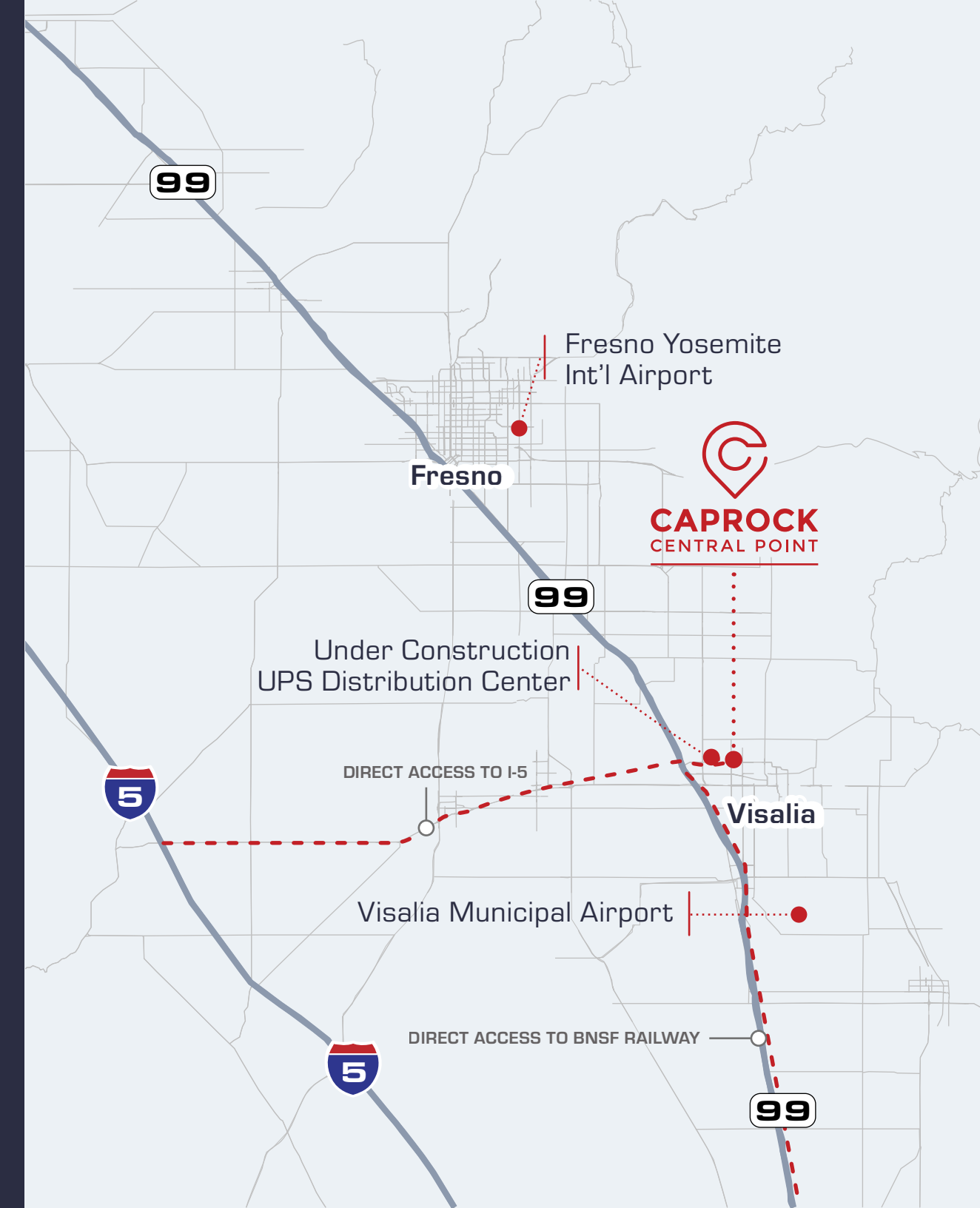
LEED certified

Site plan



Direct Access
to I-5 & CA-99
Freeways

Corporate Neighbors:

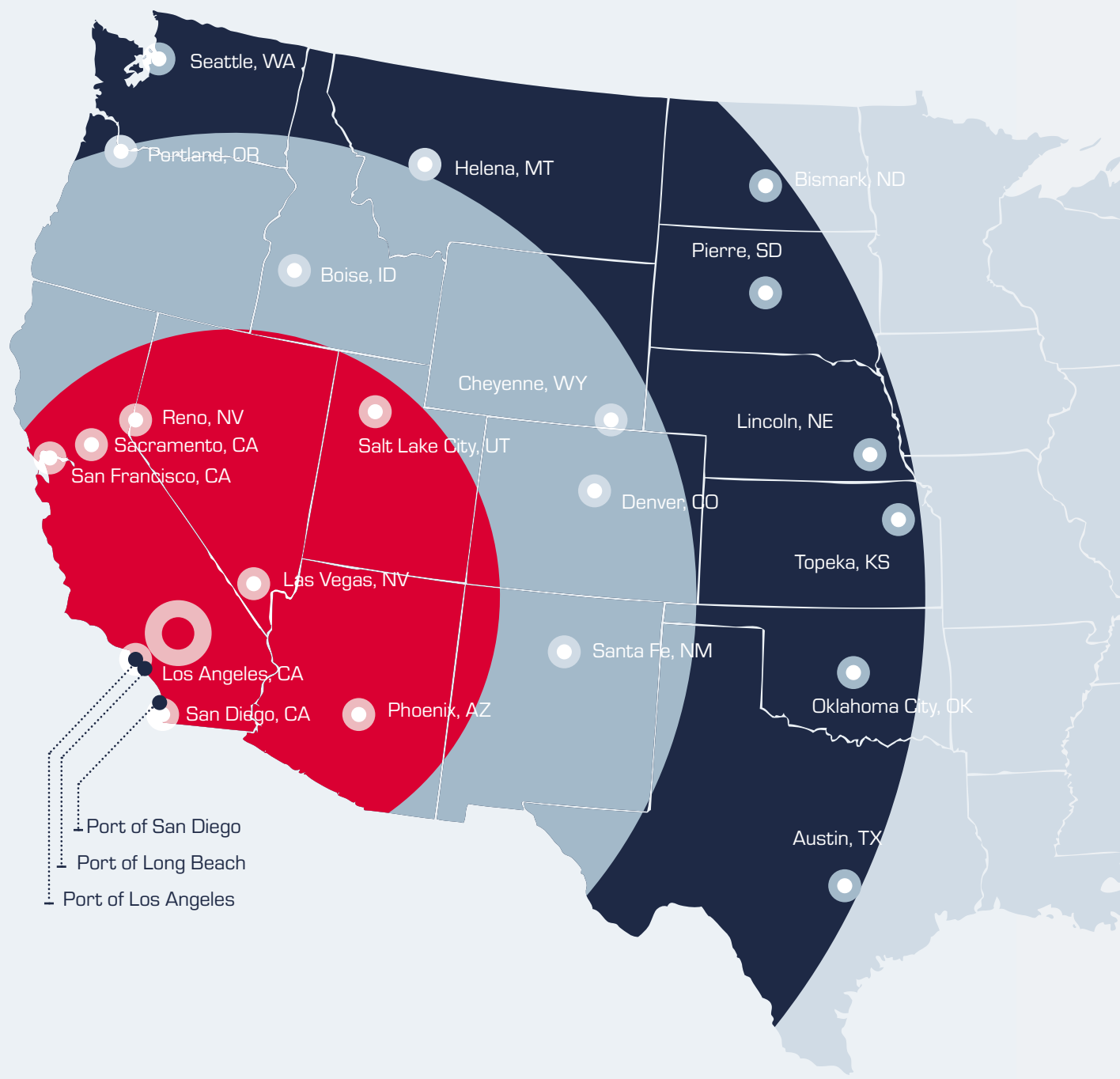




Truck Service Analysis

From CapRock Central Point
Visalia, CA

- 1 Day Truck Service
- 2 Day Truck Service
- 3 Day Truck Service



Why Visalia?

3.39% Avg. Growth Rate ('20-'25)

Visalia is the **4th fastest growing city** in the U.S.

Source: UN World Urbanization Prospects 2018

Access to an educated workforce:

727k+ within 30 miles **484k+** within 20 miles **185k+** within 10 miles

Source: JLL Research

888k+

Population
within 40 miles

\$85,307

Median
net worth

6.8%

Unemployment
rate

31.2

Median
age

83,500+

Industrial and
blue collar jobs

366k+

Labor force
16+ years old

Source: JLL Research, 2021 data

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