



TULARE, CA

±544,077 SF // Completion Estimated Q3 2023

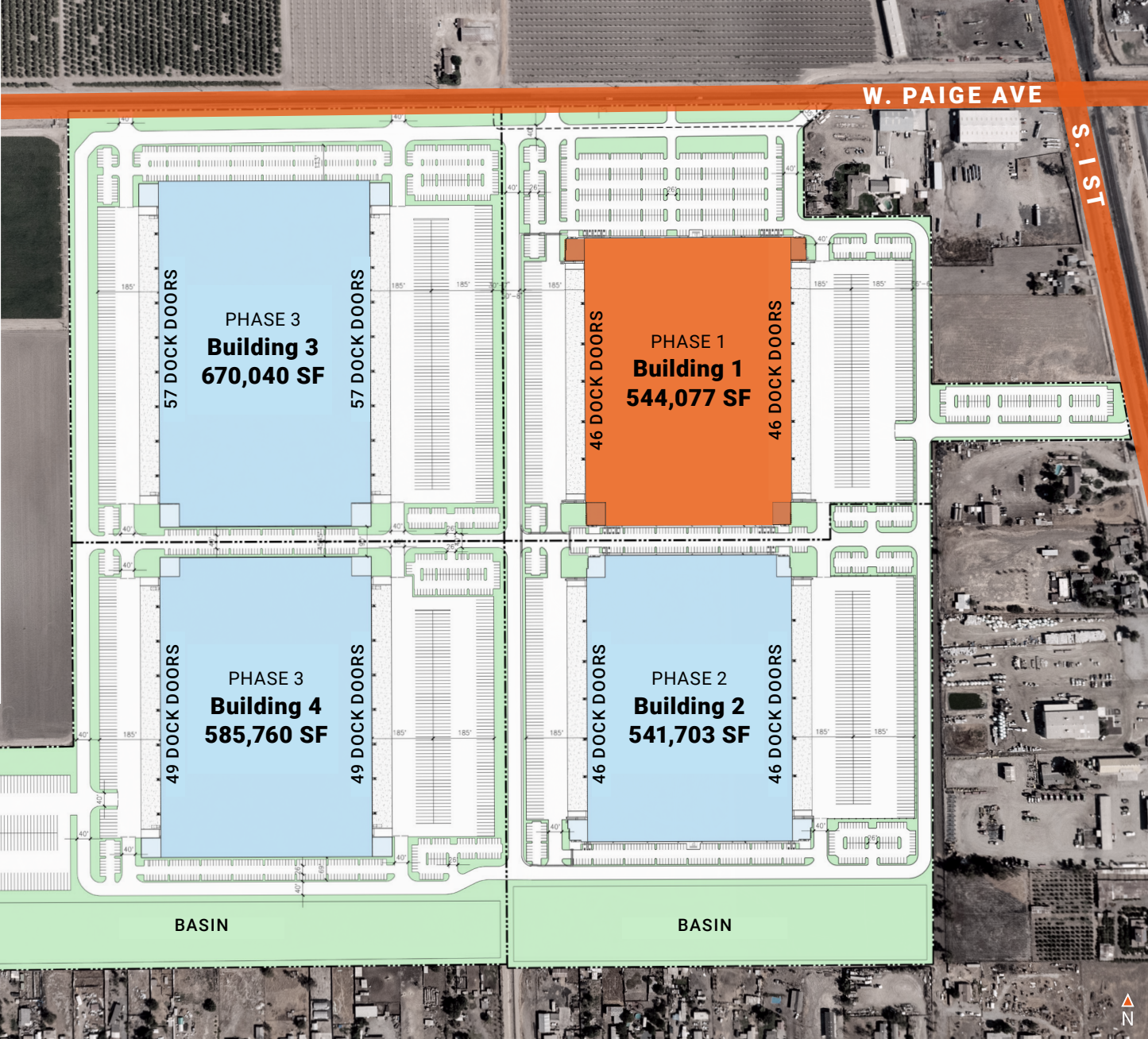
**±2,341,580 SF
Master Planned
Business Park**

**Class A New Construction
Industrial Space**



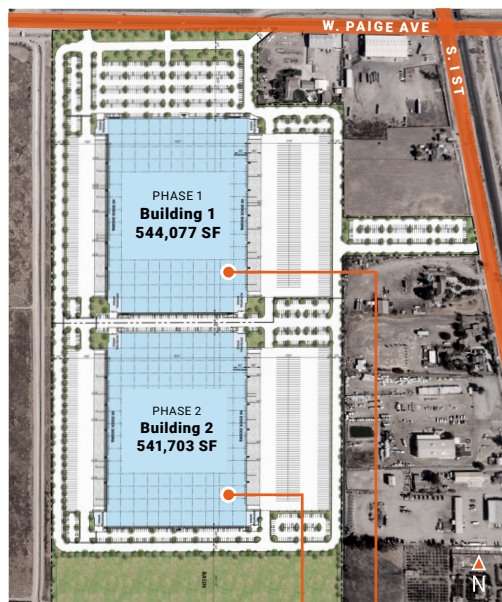
MASTER PLAN

ALL BUILDINGS EXPANDABLE



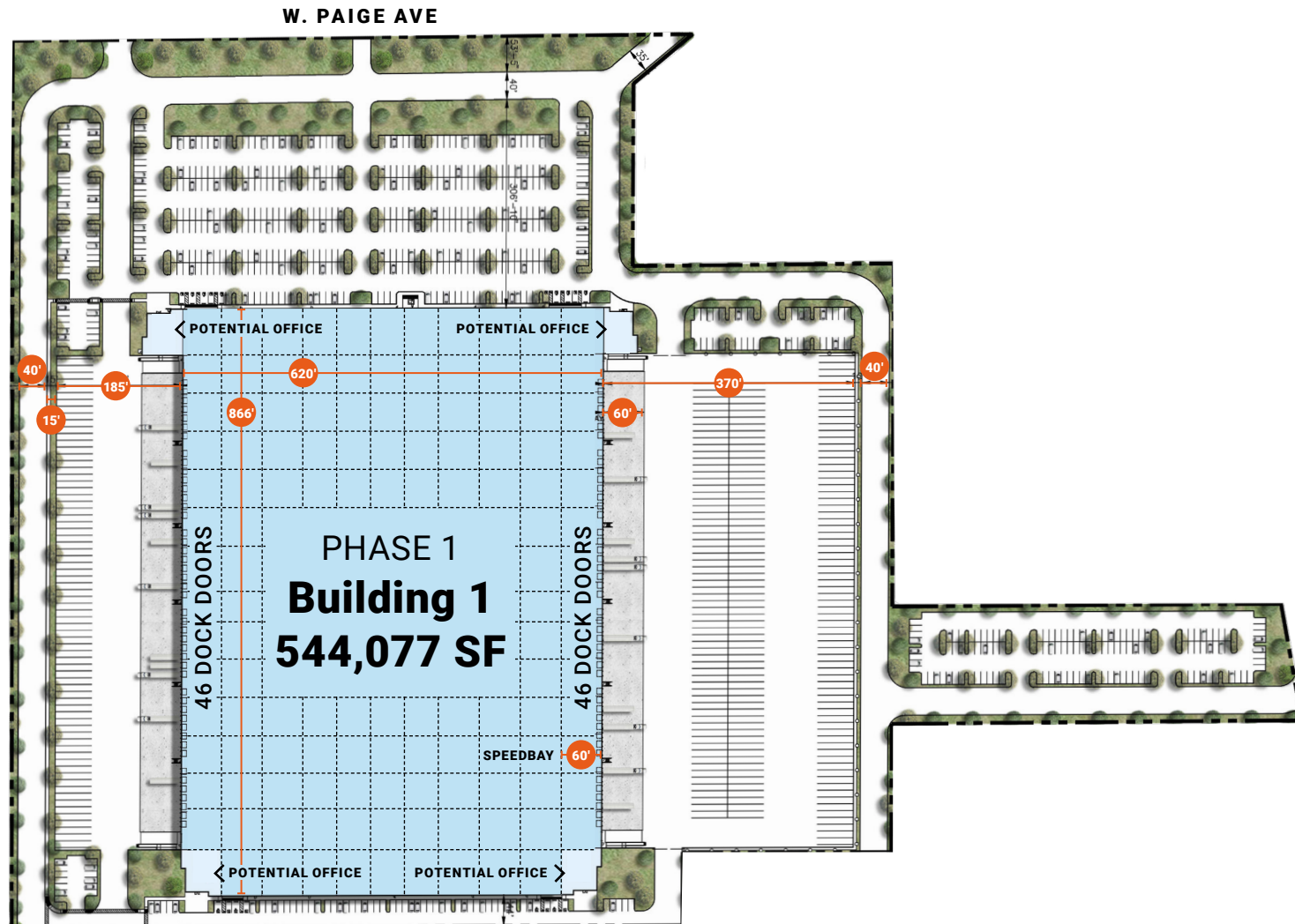
PHASE 1

EXPANDABLE



PHASE 1

PHASE 2



BUILDING SF ±544,077 SF

EXPANDABLE 1,085,780 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 LED

COLUMN SPACING 56' x 50'

SPEED BAY 60'

LEASE RATE Contact Agent

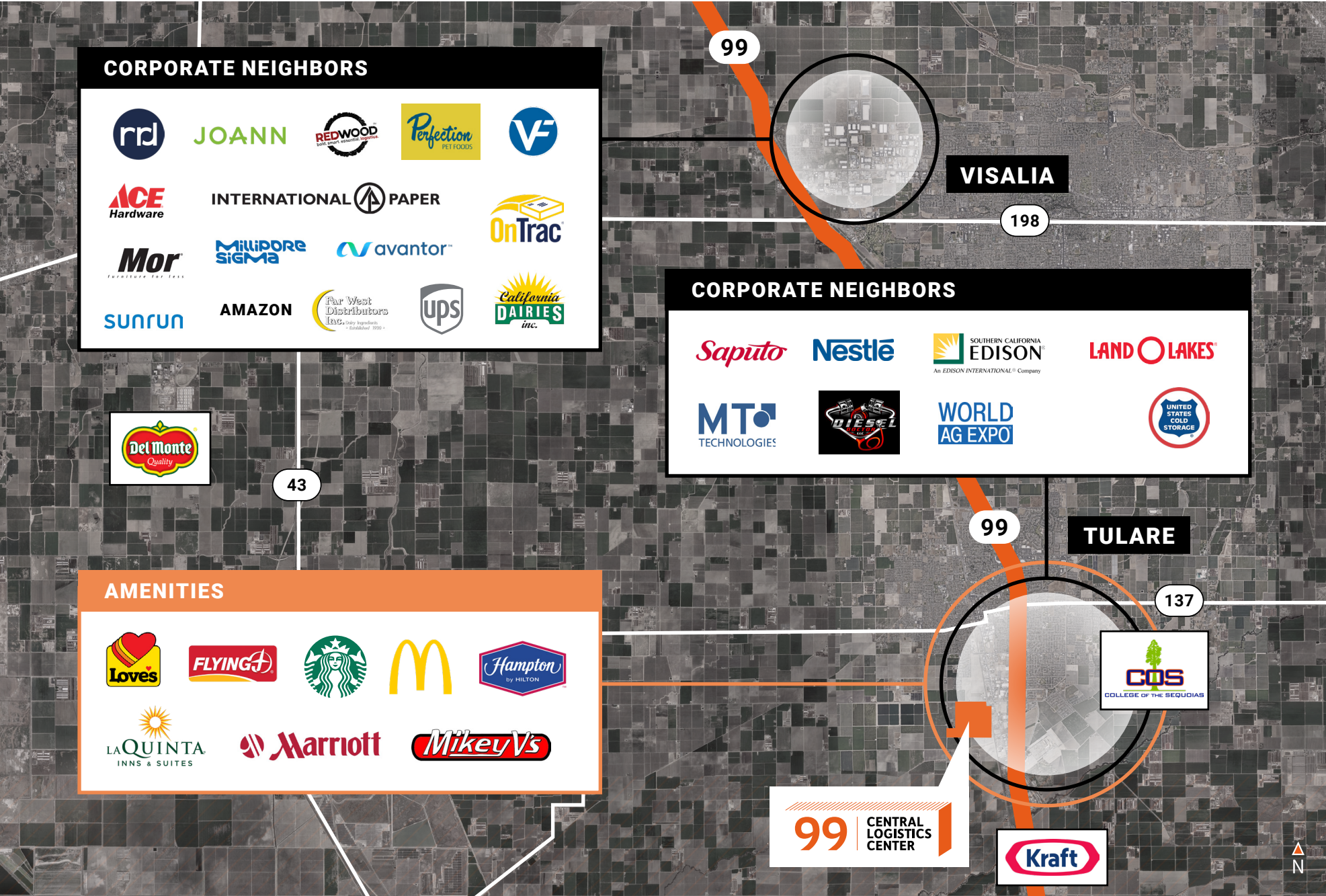
GROUND PACKAGE DELIVERY TIMES



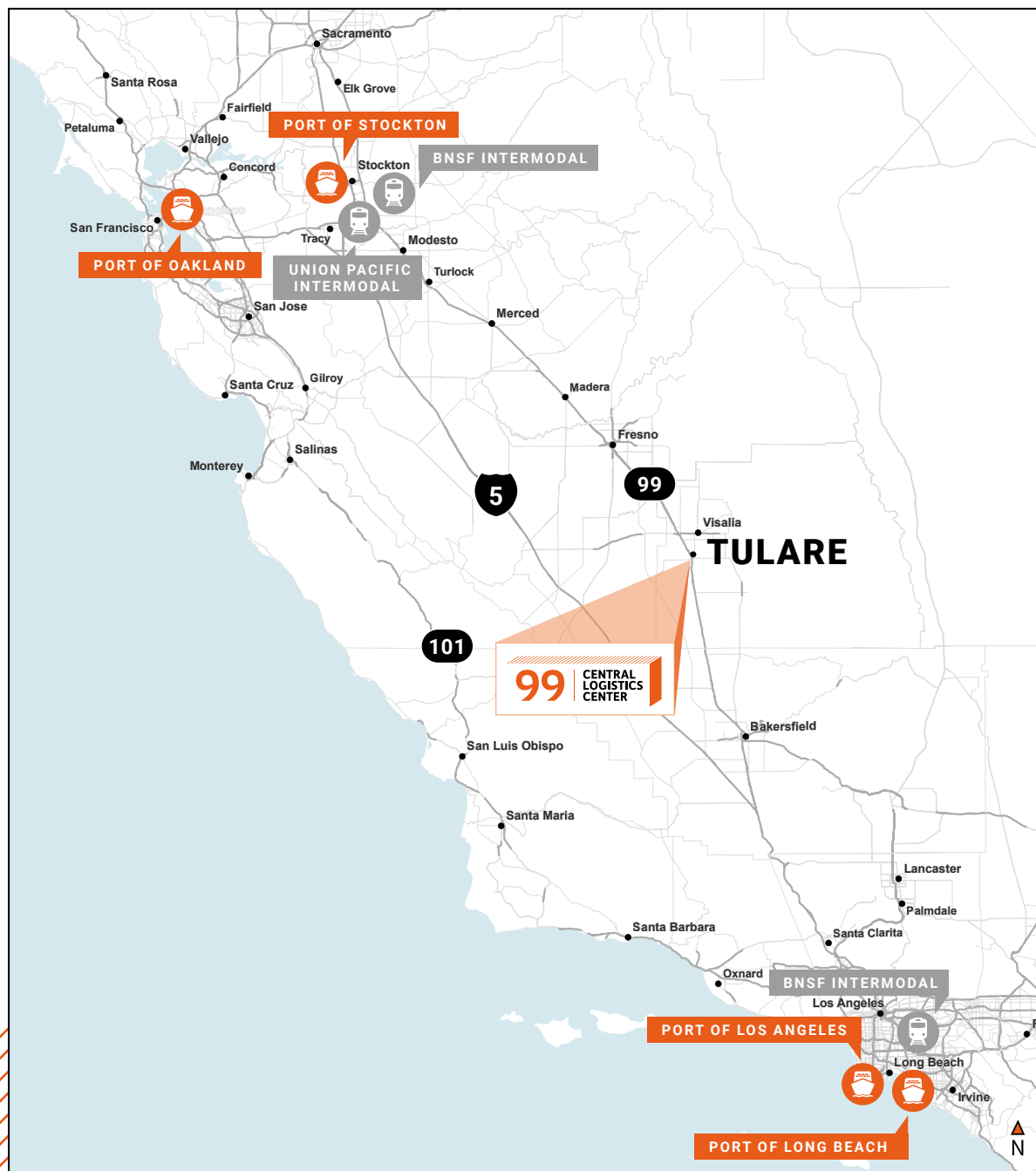
TRANSIT DAYS FROM TULARE	1	2	3	4
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99 Central Logistics Center is strategically located in Tulare CA in the heart of the central valley. The location provides businesses with access to over 40 million customers with next-day ground shipping. Excellent 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 WESTERN 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 14.1

Fresno 49.5

Bakersfield 61.8

Turlock 129

Modesto 143

Los Angeles 170

Tracy 172

San Jose 202

Sacramento 217

San Francisco 244

Reno 346

Las Vegas 348

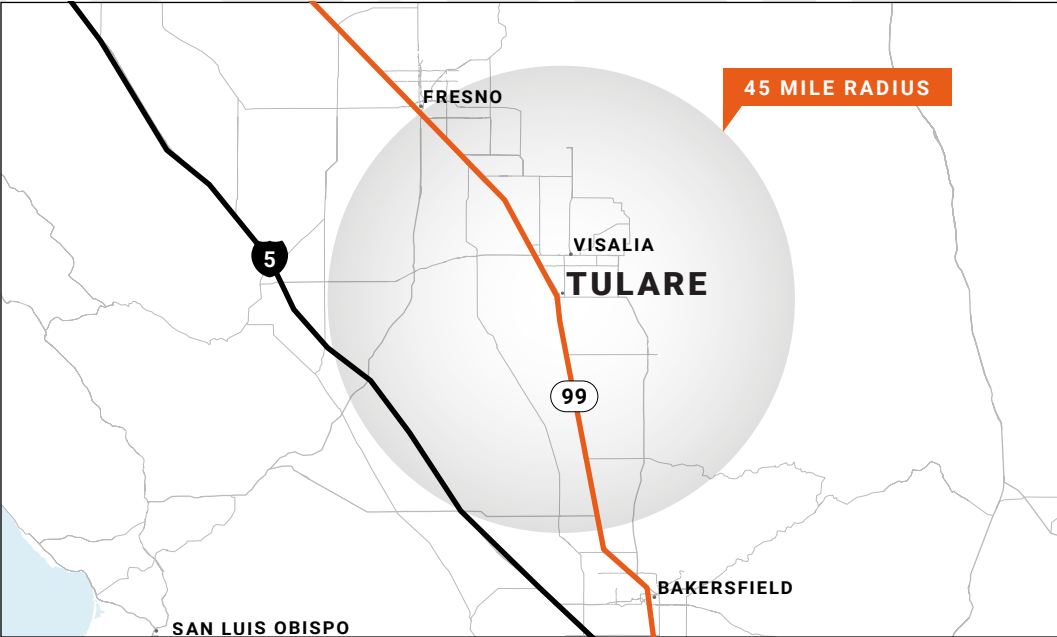
Phoenix 557

Salt Lake City 766

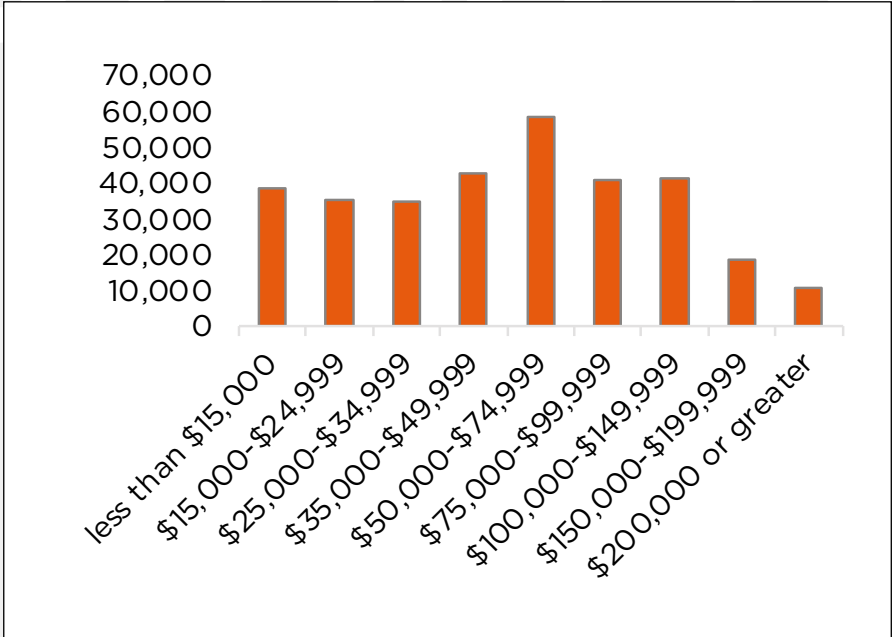
Portland 796

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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