

±17 ACRE INDUSTRIAL LAND SITE

AVAILABLE FOR PURCHASE

Located at the corner of:
Highway 99 & Route 198
Goshen, CA

Listed By:

James L. Abercrombie
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GRAHAM | & ASSOCIATES





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EXECUTIVE SUMMARY

Property Facts

Lot Size	+- 17 Acres
Purchase Price	\$3,517,470
Price per Sq. Ft.	\$4.75
Zoning	M-1 (Light Manufacturing)
APN	073-100-015
City/State	Goshen, CA

Seller Excluded Uses

- » Full-service vehicle leasing and/or a commercial or consumer vehicle rental
- » Third-party logistics services
- » Third party vehicle maintenance (except for maintenance of Buyer's own vehicles)
- » Sale of used vehicles.

Location Highlights

- » Located at the high-visibility intersection of Highway 99 and Highway 198, offering immediate access to major regional and statewide transportation corridors.
- » Positioned just west of Visalia within the Goshen Urban Development Boundary, placing it in the path of future growth and infrastructure investment.
- » Within Airport Safety Zone 2 and minutes from Visalia Municipal Airport, making it compatible with a range of industrial and air-adjacent uses.
- » Centrally located in California's Central Valley with efficient access to Fresno, Bakersfield, and the greater LA and Bay Area markets.



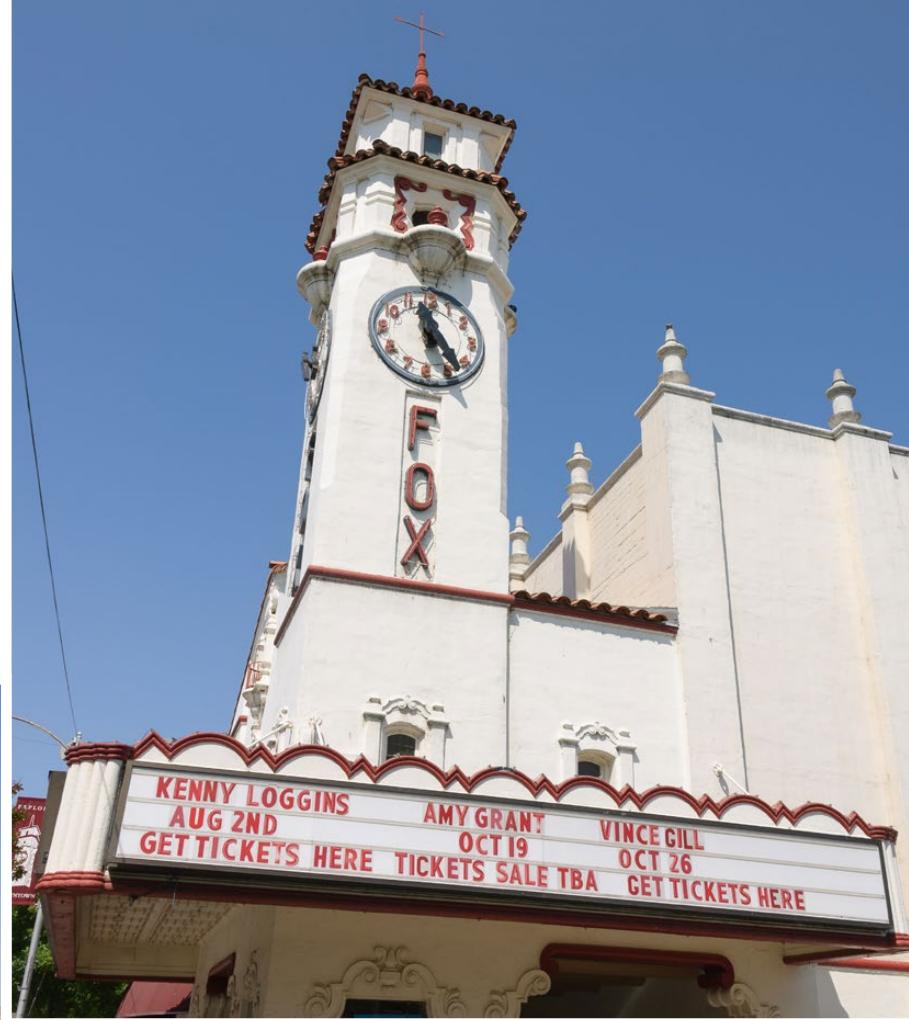
MARKET AERIAL



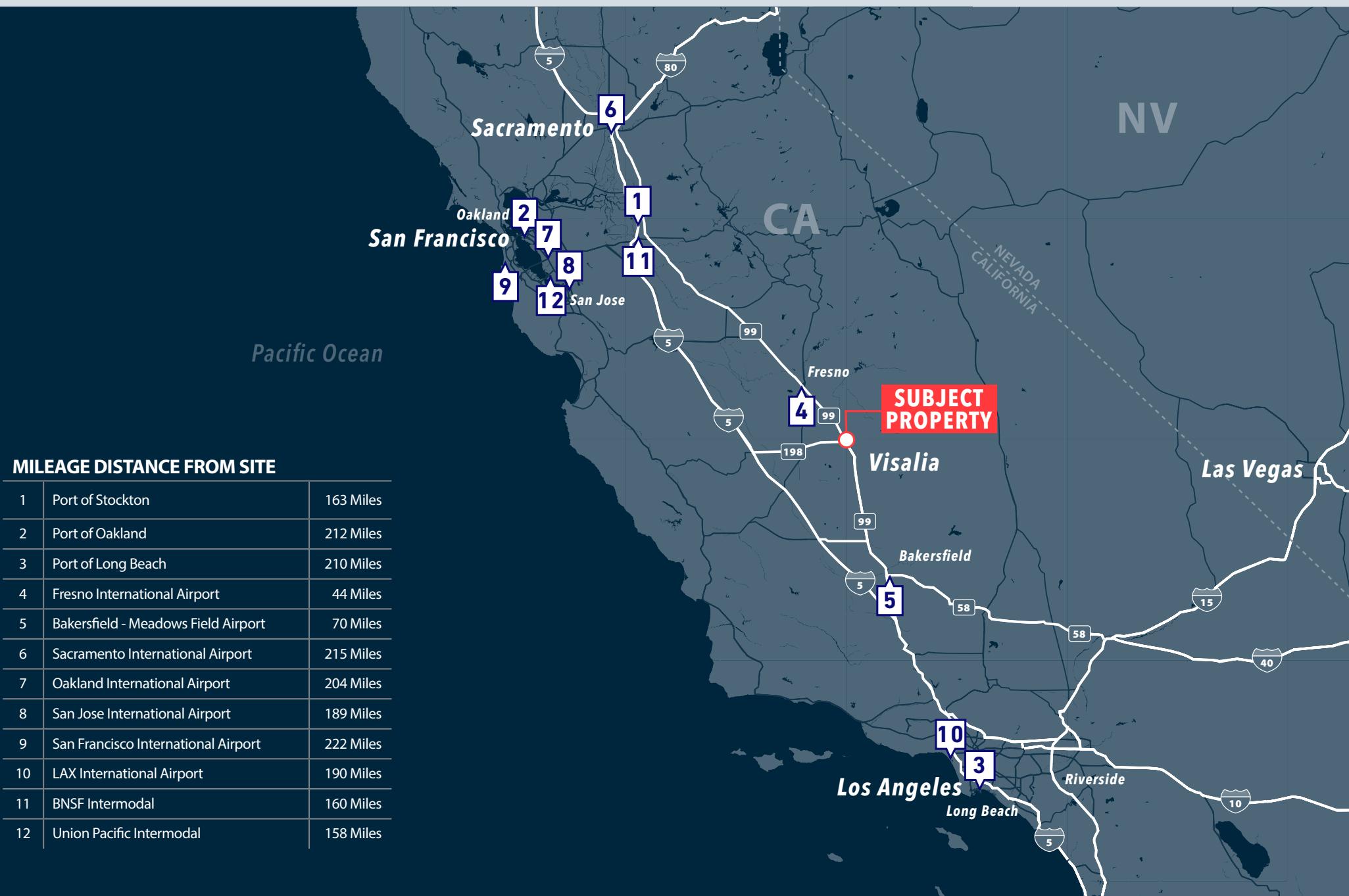
MARKET OVERVIEW

Visalia is a city of 136,000 people located in the San Joaquin Valley of Central California, equidistant from the Ports of Los Angeles/Long Beach and Oakland. It is home to one of the finest downtown areas between Stockton and Bakersfield with a variety of restaurants, shops, boutiques, entertainment and event centers, many professional office tenants as well as the area's largest hospital Kaweah Delta Healthcare District. Visalia is also the County Seat for Tulare County, which is reflective of its position as the economic and cultural hub of the county.

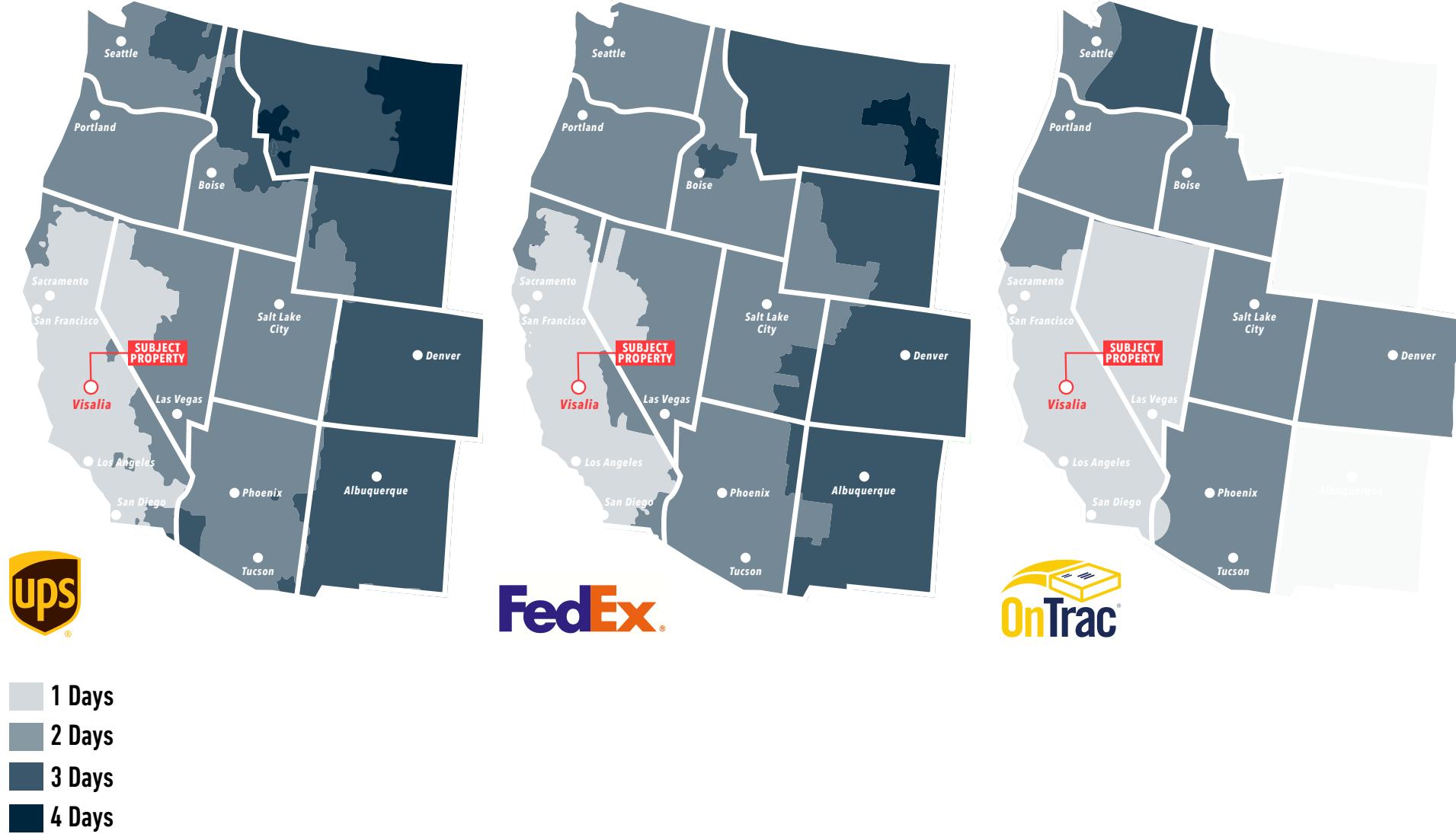
As the regional hub of the greater Tulare/Kings County region, Visalia has seen a robust and growing economy. It is part of Tulare County, which is the more populated of the two, with 442,179 people and a median age of just 28.5 years old - one of the youngest regional populations in California. Tulare County is also within an Enterprise Zone which offers a number of economically-favorable incentives such as 21-Day permit fast-tracking, 5-year, no interest, development fee deferral, state tax credits for hiring and purchasing qualified equipment, accelerated expense deductions, net interest deduction and preference points on state contracts.



REGIONAL MARKET ACCESS



GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA



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