

65.45 ACRES HIGHWAY 99 FRONTAGE LAND FOR SALE

Ready for Development
Site Can Accommodate
up to 1,025,000 SF
Industrial Distribution
Center

SWC Akers Street & East
Oakdale Avenue
Tulare, CA 93274



Wesley M. McDonald

Principal

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CA RE #01511739

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11601 Bolthouse Drive Suite 110

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E. Oakdale Avenue



SITE

Akers Street



AADT 60,779

N. Oaks Street



E. Cartmill Avenue

AADT 34,531

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Property Details / APN Map

SWC Akers Street & East Oakdale Avenue
Tulare, CA 93274

PROPERTY HIGHLIGHTS:

- Parcel Size - 65.45 Acres
- Zoned Service Commercial & Mixed-Use Overlay (C-3-MU) per the County of Tulare
- Over 1,700 lineal feet of Highway 99 Frontage
- Site is nestled between two (2) off/on ramps to Northbound and Southbound Highway 99 at Avenue 264 (1 mile north of site) and W Cartmill Avenue (1 mile south of site)
- County Development Incentives may include Tax Rebates & Stream Line Development Process
- APN # 149-090-006

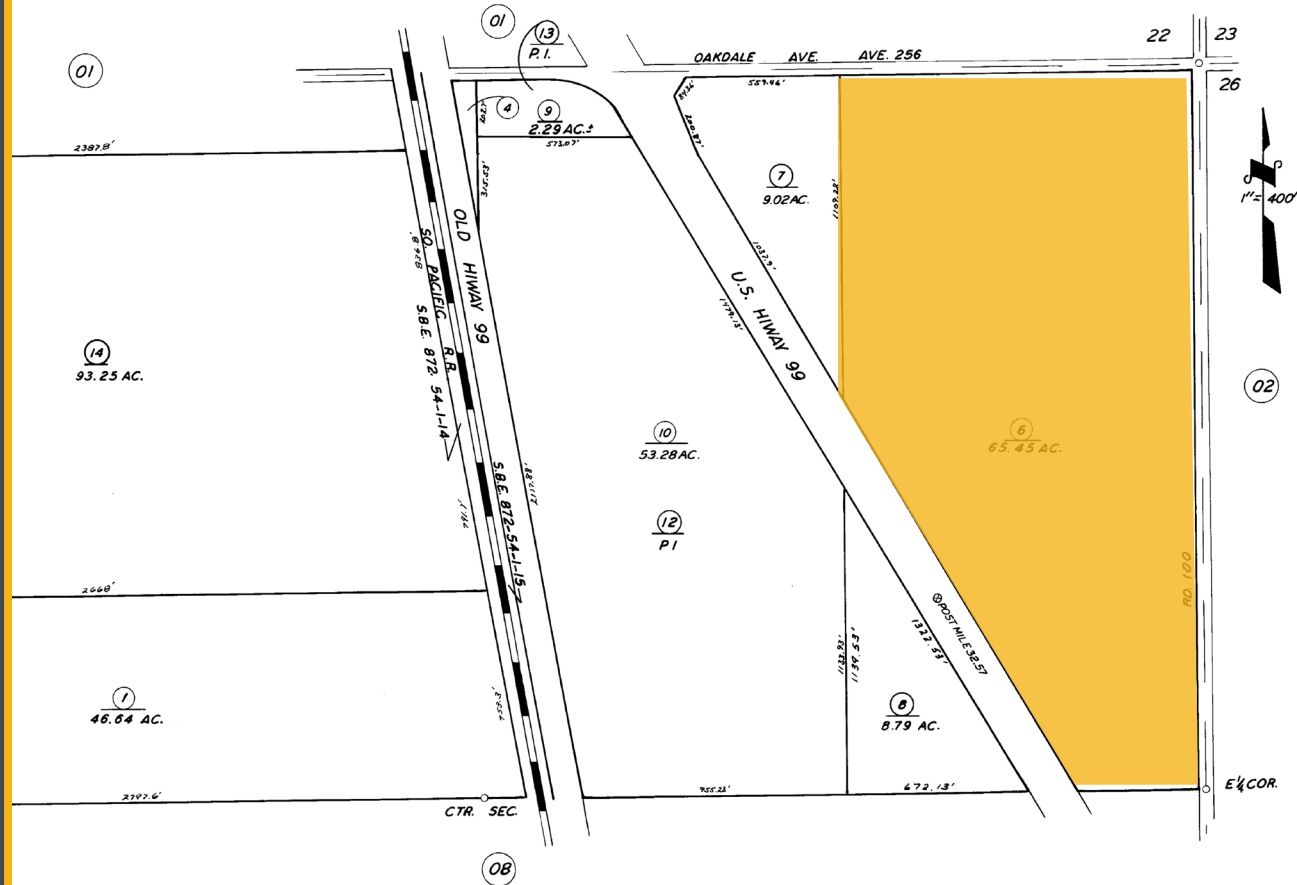
UTILITIES:

- Electric: PG&E
- Gas: PG&E
- Water: City of Tulare
- Sewer: City of Tulare

SALE PRICE: \$14,250,000.00 or \$5.00 PSF

POR. N½ SEC. 27, T.19S., R.24 E., M.D.B. & M.

TAX CODE AREA **149-09**
115-001



ASSESSOR'S MAPS BK. 149, PG. 09.
COUNTY OF TULARE, CALIF.



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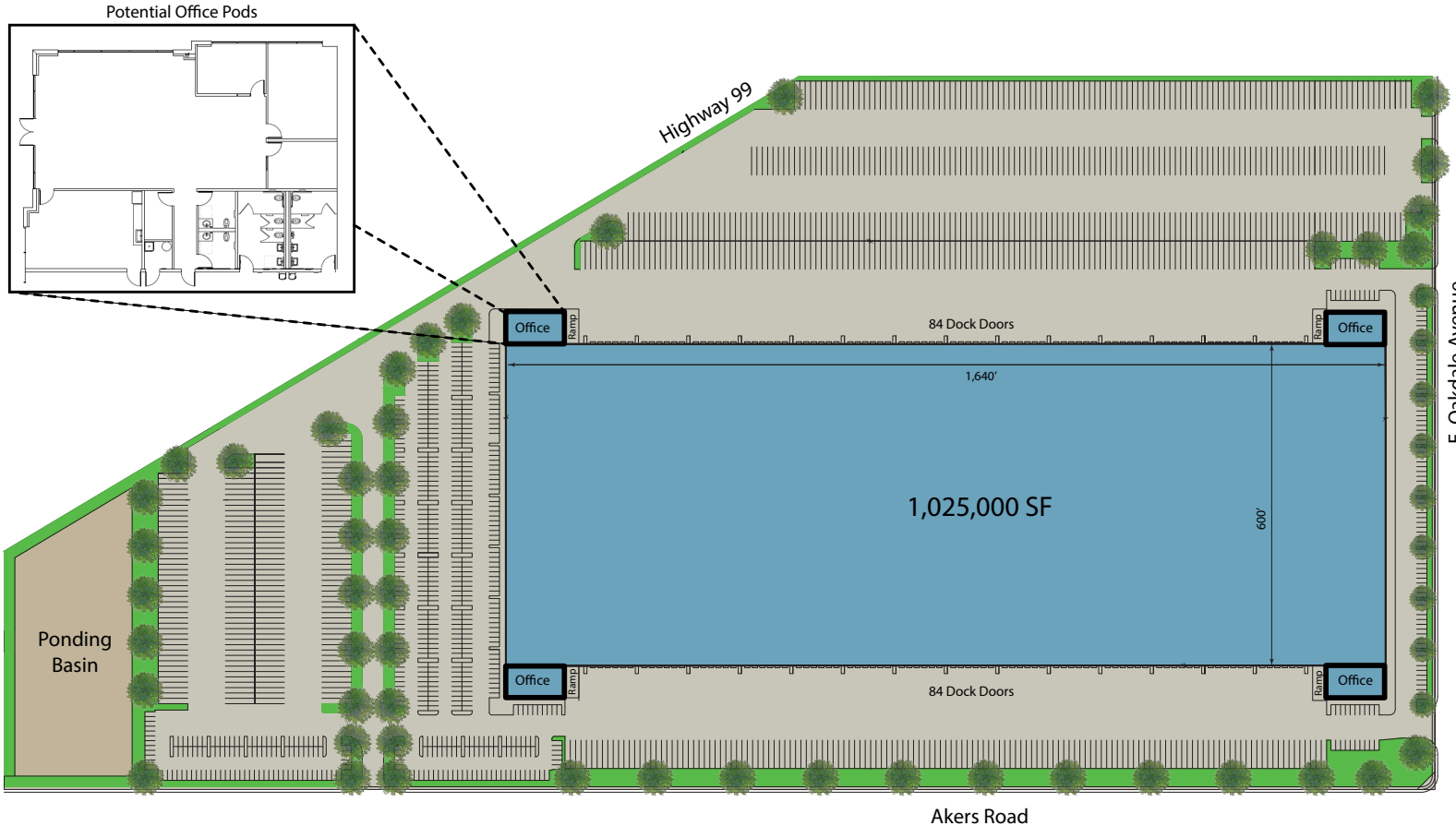
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Proposed Industrial Development

SWC Akers Street & East Oakdale Avenue
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Proposed Development Specs

Project Size	1,025,000 SF
Office Pods	Four (4)
Clear Height	40'
Ground Level Doors	Four (4) 12'x14'
Dock Doors	168
Trailer Spaces	842 (10' x 53')
Automobile Parking	675 (9' x 19')
Truck Court	192' (Minimum)
Access	Four (4) Point of Ingress/ Egress to Project Development



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

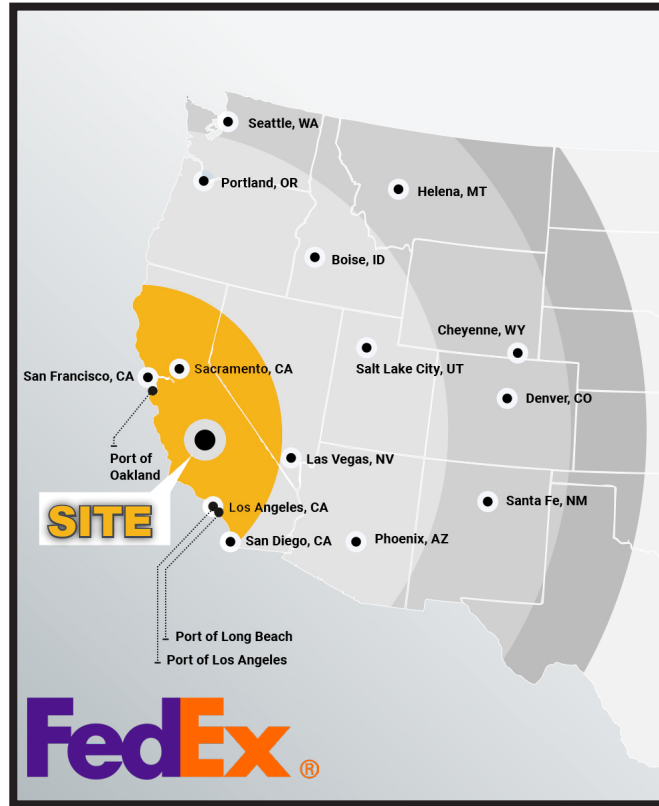


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Ground Package Delivery Time

SWC Akers Street & East Oakdale Avenue
Tulare, CA 93274



TRANSIT DAYS FROM TULARE

1

2

3

4

Site 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.

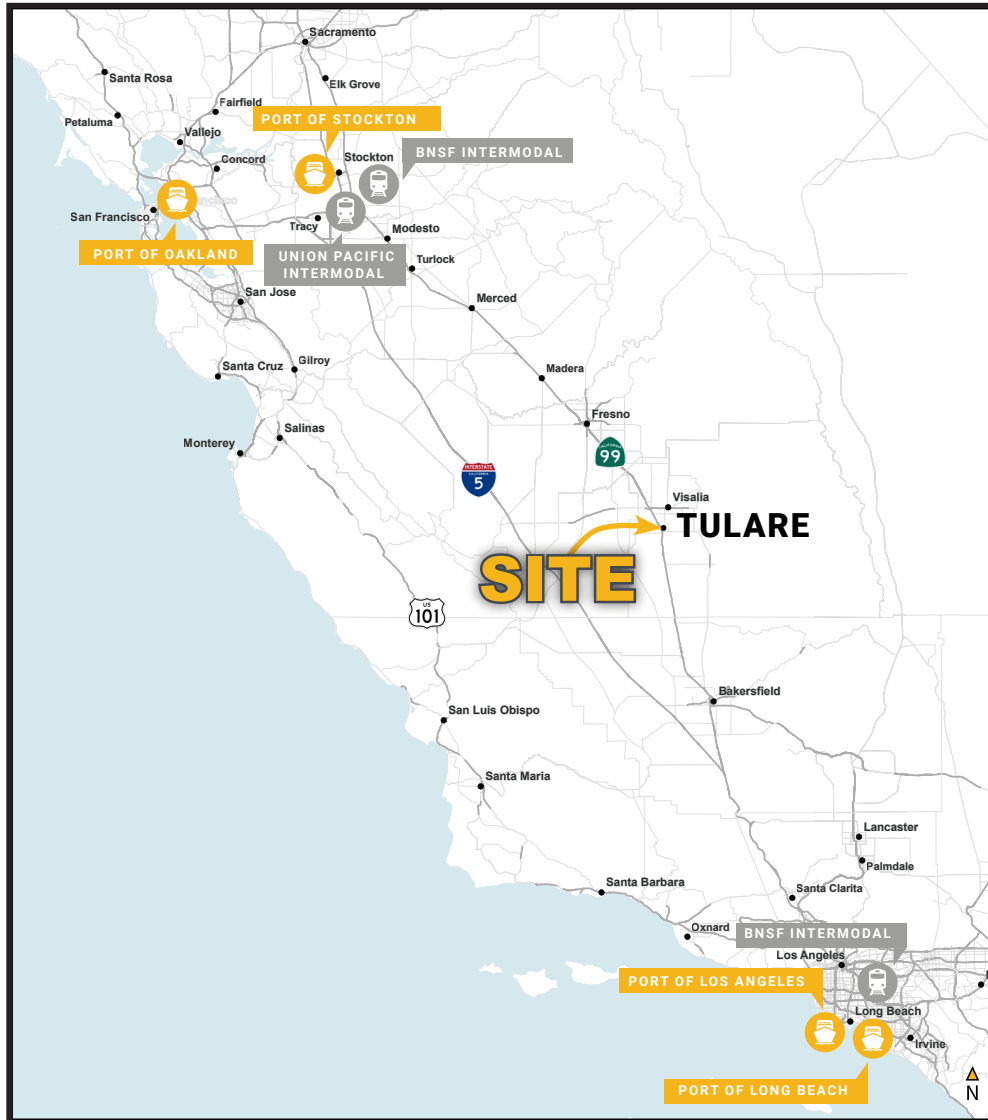





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Driving Distance to Major West Coast Locations

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Type	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 Oakland	974
	Visalia	17
	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

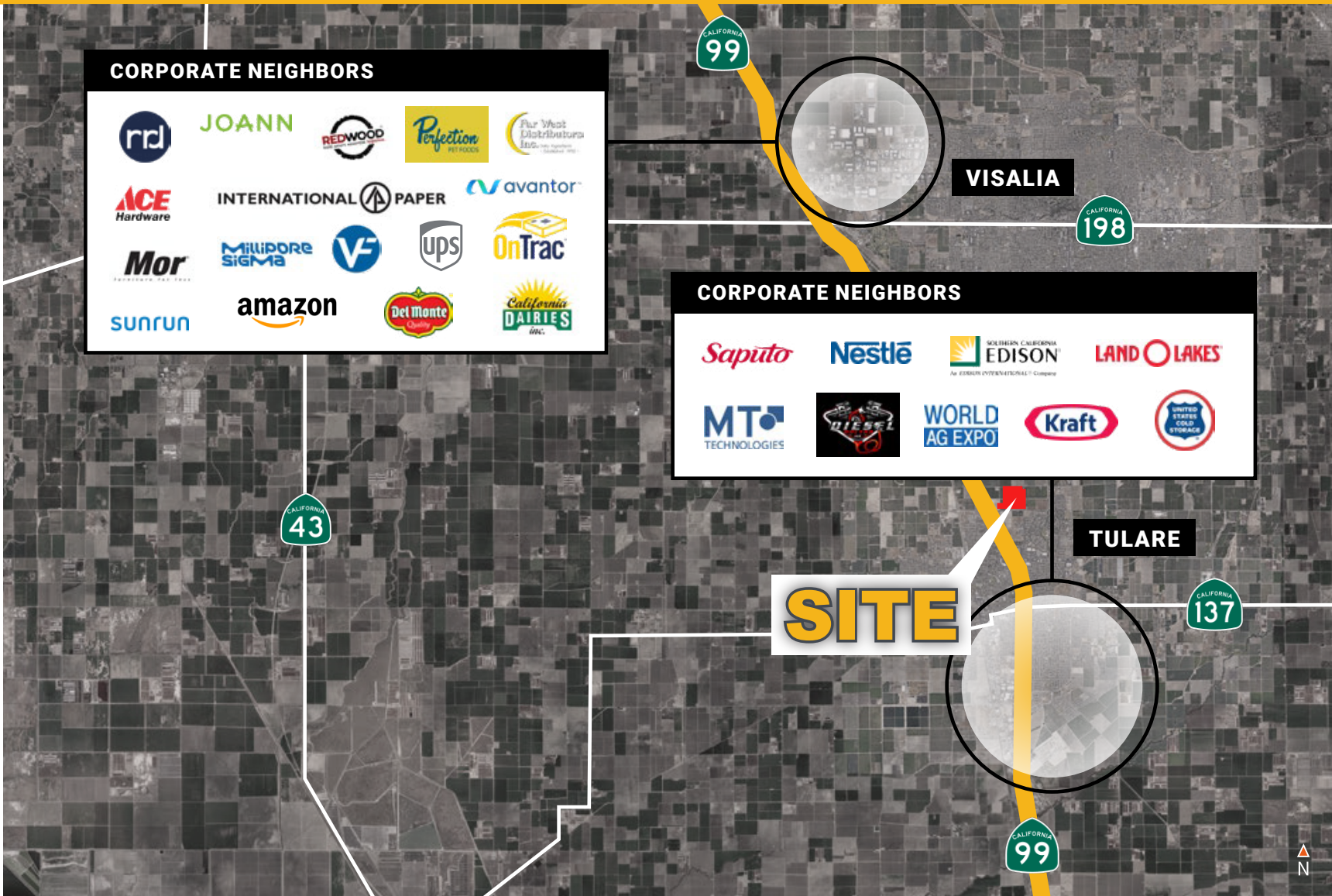


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Corporate Neighbors

SWC Akers Street & East Oakdale Avenue
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