

FULLY ENTITLED FOR  
**±533,520 SF**

AVAILABLE FOR  
BUILD-TO-SUIT/  
BUILDING SALE/  
LAND SALE



**MID VALLEY**  
LOGISTICS CENTER

W GOSHEN AVENUE & N PLAZA DRIVE  
VISALIA, CA

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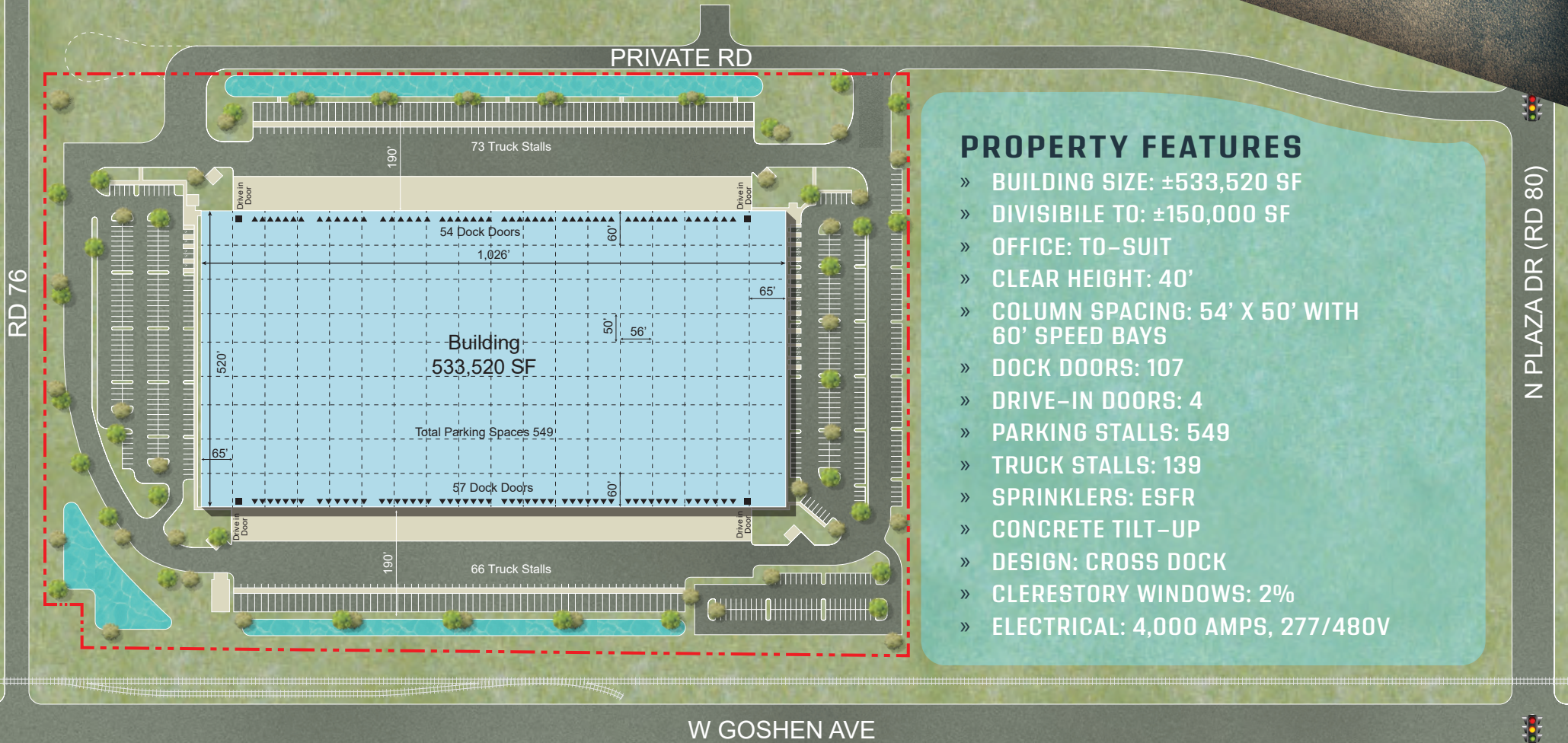
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# SITE PLAN

# MID VALLEY LOGISTICS CENTER

W GOSHEN AVENUE & N PLAZA DRIVE  
VISALIA, CA



## PROPERTY FEATURES

- » BUILDING SIZE: ±533,520 SF
- » DIVISIBLE TO: ±150,000 SF
- » OFFICE: TO-SUIT
- » CLEAR HEIGHT: 40'
- » COLUMN SPACING: 54' X 50' WITH 60' SPEED BAYS
- » DOCK DOORS: 107
- » DRIVE-IN DOORS: 4
- » PARKING STALLS: 549
- » TRUCK STALLS: 139
- » SPRINKLERS: ESFR
- » CONCRETE TILT-UP
- » DESIGN: CROSS DOCK
- » CLERESTORY WINDOWS: 2%
- » ELECTRICAL: 4,000 AMPS, 277/480V

NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



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**CBRE**

GRAHAM & ASSOCIATES

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**AFFINIUS**  
CAPITAL

**SEEFRIED**  
INDUSTRIAL PROPERTIES

CORPORATE NEIGHBORS

**MID VALLEY**  
LOGISTICS CENTER

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NEARBY INDUSTRIAL USERS

1. RR Donnelley
2. Hilti Distribution Center
3. VF Outdoor Distributor
4. OnTrac
5. International Paper Company
6. Ace Hardware
7. Redwoods Logistics
8. Amazon FAT2
9. JDS Industries
10. Advanced Food Products
11. Amazon
12. Amazon Fulfillment Center
13. Millpore Sigma
14. Sunrun
15. Bueno Beverage Company
16. Peninsula Packaging
17. Far West Distributors, Inc.
18. California Dairies Inc.
19. Animal Health International & Jim's Formal Wear
20. Graphic Packaging International
21. Frito-Lay
22. Pregis Corporation
23. Electric Motor & Supply
24. Sunrise Labs
25. BlueScope Buildings
26. Kaweener
27. FleetPride Distributor Center
28. Nammour's Inc.
29. Diamond Perforated Metals
30. Serpa Packaging Solutions
31. International Paper
32. Heiland Electronics
33. NDS
34. Far West Distribution
35. Pacific Southwest Container

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**REGIONAL MARKET ACCESS**

**MID VALLEY LOGISTICS CENTER**

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**MILEAGE DISTANCE FROM SITE**

1	Port of Stockton	163 Miles
2	Port of Oakland	212 Miles
3	Port of Long Beach	210 Miles
4	Fresno International Airport	44 Miles
5	Bakersfield – Meadows Field Airport	70 Miles
6	Sacramento International Airport	215 Miles
7	Oakland International Airport	204 Miles
8	San Jose International Airport	189 Miles
9	San Francisco International Airport	222 Miles
10	LAX International Airport	190 Miles
11	BNSF Intermodal	160 Miles
12	Union Pacific Intermodal	158 Miles



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# GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA

# MID VALLEY LOGISTICS CENTER

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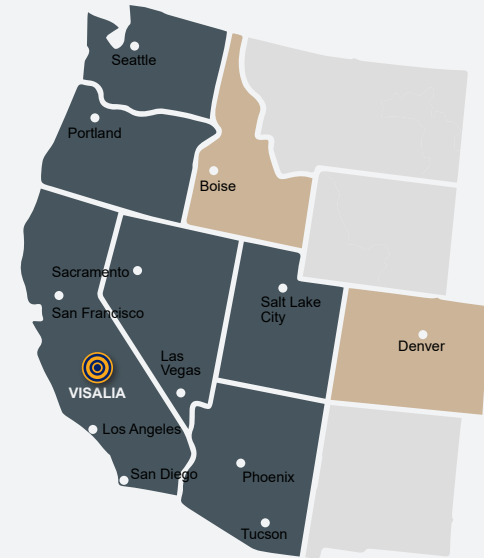
## UPS



## FedEx



## OnTrac



1

2

3

4

TRANSIT DAYS

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# CITY OF VISALIA 2026 DEMOGRAPHICS

- » **ACCESS TO 40 MILLION CUSTOMERS WITH GUARANTEED ONE DAY SHIPPING**
- » **NEW EMPLOYMENT OPPORTUNITIES**  
EMPLOYMENT PROGRAM (NEO) WAGE REIMBURSEMENT
  - WEEK 1-13 - 100%
  - WEEK 14-26 - 75%
  - WEEK 27-39 - 50%
  - WEEK 40-52 - 25%
- » **MANUFACTURING**  
45,282 JOBS - 4% INCREASE OVER THE LAST 5 YEARS
- » **TRANSPORTATION AND WAREHOUSING**
  - 31% INCREASE OVER THE LAST 5 YEARS
- » **SCE ECONOMIC DEVELOPMENT RATE (EDR)**  
OFFERS 12% ENHANCED RATE REDUCTION TO ELECTRICITY COST, OVER A 5-YEAR PERIOD



# MID VALLEY LOGISTICS CENTER

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**41,310**

TOTAL BUSINESSES WITHIN 40-MILE RADIUS

## WITHIN 40-MILE RADIUS

**10%**

VISALIA MSA % GROWTH (2018-2028)



**1,395,349**  
CURRENT POPULATION



**\$74,922**  
MEDIAN NET WORTH

**14%**

TRANSPORTATION & WAREHOUSING PROJECTED TO GROW (2018-2028)



**24.4%**  
COLLEGE GRADUATES



**7.3%**  
UNEMPLOYMENT RATE

**30%**

OF EMPLOYEES WORK IN "BLUE COLLAR" JOBS WITHIN 40-MILE RADIUS



**31.0**  
MEDIAN AGE OF POPULATION



**899,362**  
VISALIA MSA TOTAL LABOR FORCE



## VISALIA AREA ADVANTAGES

- » Fresno International Airport (42 miles away)
- » Fresno State University (40,000 Students)
- » Reach 40 million consumers overnight
- » Access 90% of CA Population, and 14% of U.S. Populations within a 300-mile radius
- » Hour away from Yosemite, the Central Coast and other California locations



## DISTANCE TO MAJOR MARKETS (MILES)

- » Silicon Valley - 197
- » Sacramento - 207
- » Los Angeles - 184
- » Reno - 336
- » San Diego - 304
- » Las Vegas - 360
- » Phoenix - 555
- » Portland - 786
- » Salt Lake City - 778
- » Seattle - 959



## LINK TO YOUR WEST COAST SUPPLY CHAIN (MILES)

- » Distance to Deep Water Ports:
  - Stockton - 163
  - Oakland - 212
  - LA/Long Beach - 210

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A detailed architectural rendering of a modern, two-story industrial building. The building features a light gray facade with prominent blue horizontal accents and large glass windows. A person is standing near the entrance, and several cars are parked in the foreground. The sky is clear and blue.

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**VISIT WEBSITE:**

**MID-VALLEY-LOGISTICS-CENTER.CBRE-PROPERTIES.COM**

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