

99

CENTRAL
LOGISTICS
CENTER



99CENTRALLOGISTICS.COM

199 EAST PAIGE AVENUE, TULARE, CA

±544,077 SF // EXPANDABLE TO 1.1 MILLION SF

PHASE I CONSTRUCTION COMPLETE, READY FOR OCCUPANCY!

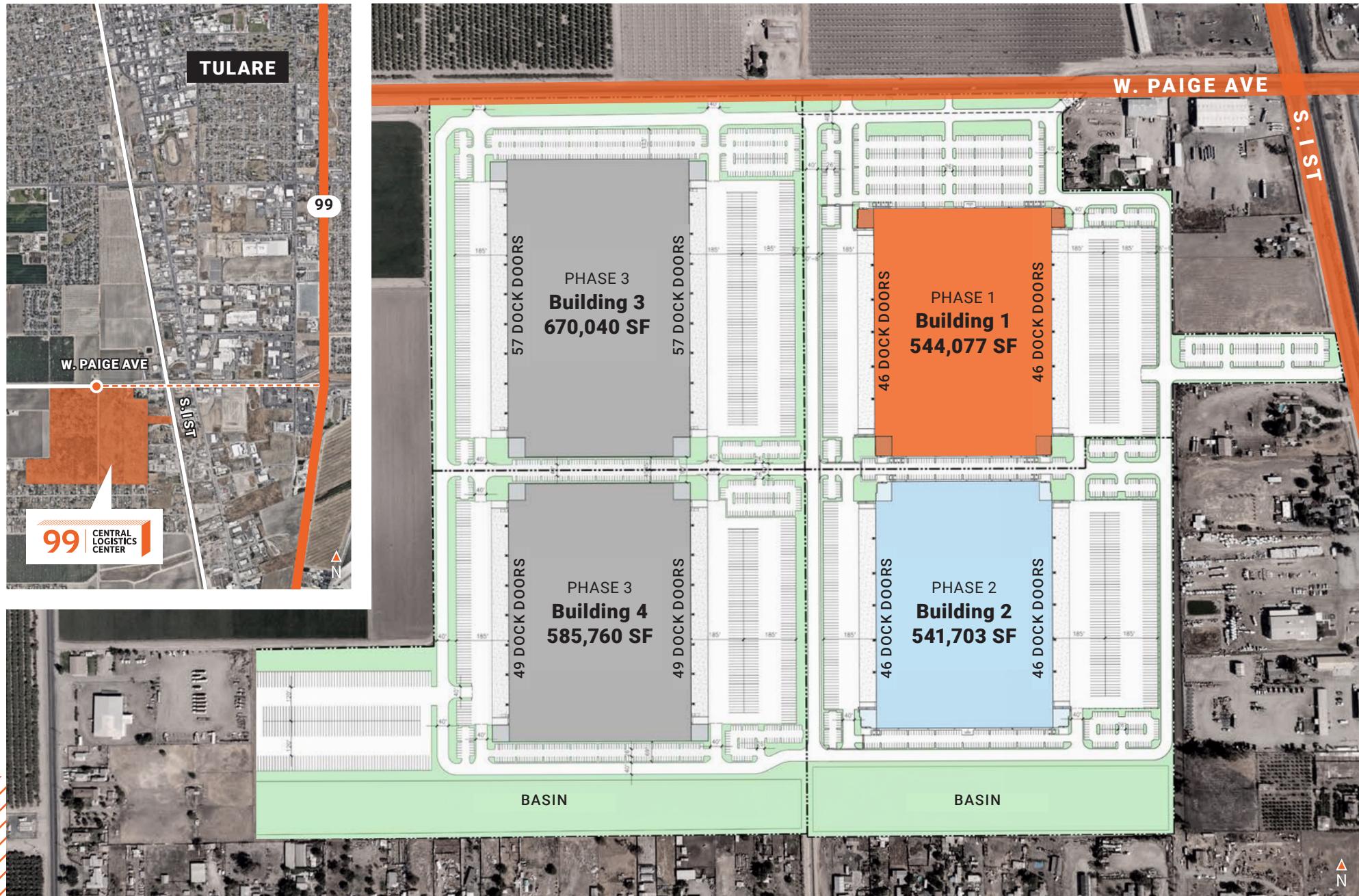
**±2,341,580 SF
Master Planned
Business Park**



MASTER PLAN

ALL BUILDINGS EXPANDABLE

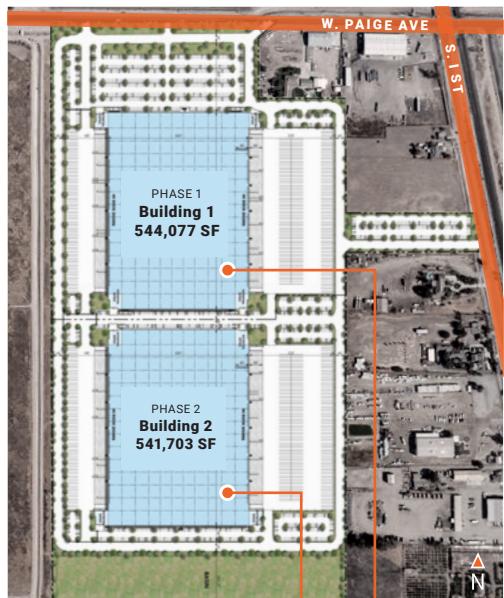
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PHASE 1 - ±544,077 SF

EXPANDABLE

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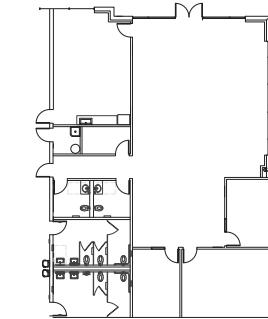
PHASE 1

PHASE 2



EXCEPTIONAL
ABOVE STANDARD
TRAILER PARKING

POTENTIAL OFFICE SPECS



BUILDING SF	±544,077 SF
EXPANDABLE	1,085,780 SF
SPEC OFFICE	Approx 3,450 SF
DOCK DOORS	92 Dock Doors (9' x 10')
GRADE-LEVEL DOORS	4 Grade-Level Doors (12' x 14')

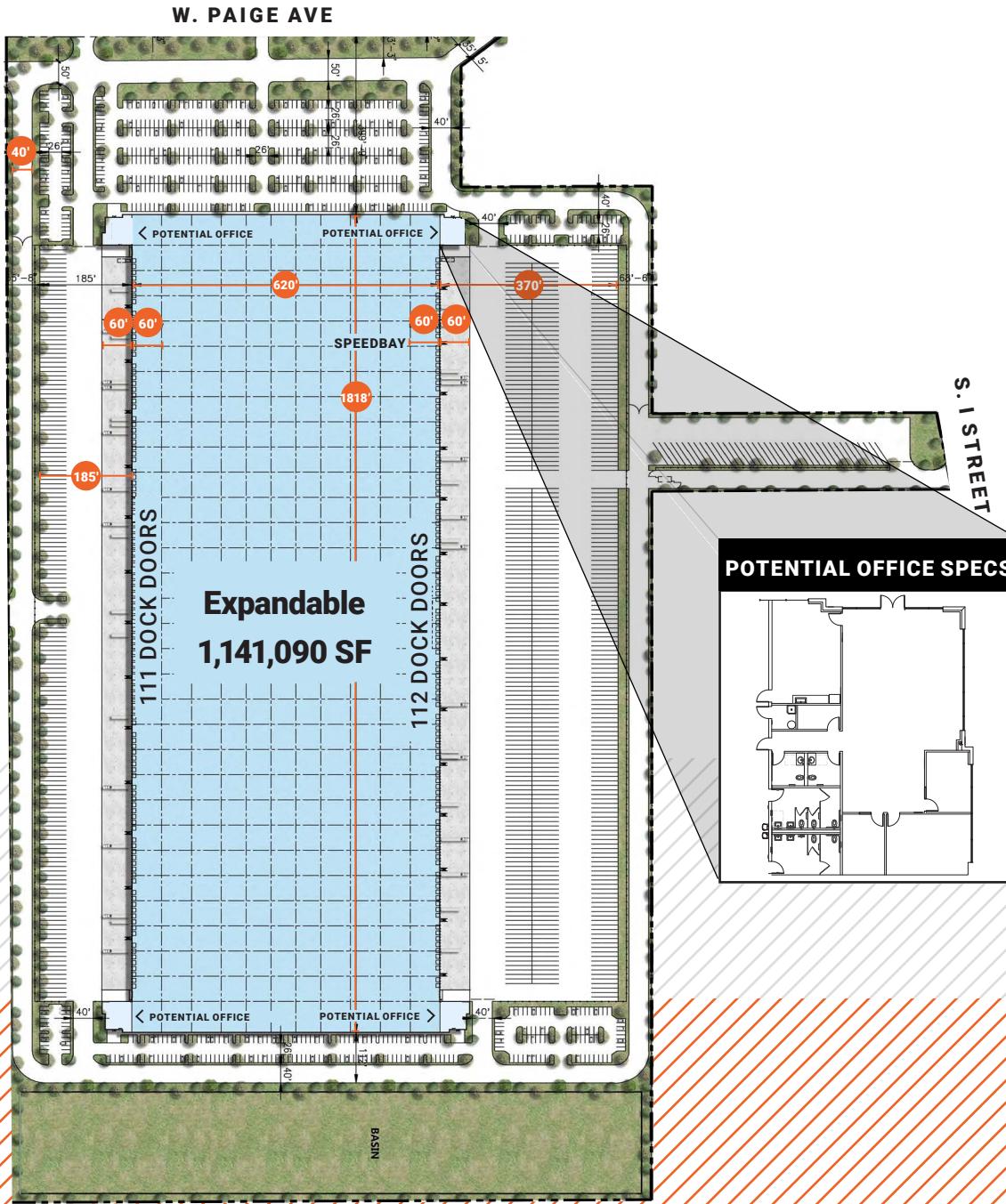
TRAILER PARKING	266 (fenced)
TRUCK COURT	185'
AUTO PARKING	772
CLEAR HEIGHT	±36'
FIRE SUPPRESSION	ESFR

POWER (BUILDING)	4,000 amp, 277/480-volt
COLUMN SPACING	56' x 50'
SPEED BAY	60'
LEASE RATE	Contact Agent

PHASE 1- ±1.1 MILLION SF

EXPANDED SITE PLAN

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EXCEPTIONAL
ABOVE STANDARD
TRAILER PARKING

BUILDING SF	1,141,090 SF
SPEC OFFICE	Approx 3,450 SF
DOCK DOORS	223 Dock Doors (9' x 10')
GRADE-LEVEL DOORS	4 Grade-Level Doors (12' x 14')
TRAILER PARKING	676 stalls (fenced)
AUTO PARKING	817 stalls
TRUCK COURT	185'
CLEAR HEIGHT	±36'
FIRE SUPPRESSION	ESFR
POWER (BUILDING)	4,000 amp, 277/480-volt
COLUMN SPACING	56' x 50'
SPEED BAY	60'
LEASE RATE	Contact Agent

PROPERTY PHOTOS

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GROUND PACKAGE DELIVERY TIMES

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FedEx



OnTrac



TRANSIT DAYS FROM TULARE

1

2

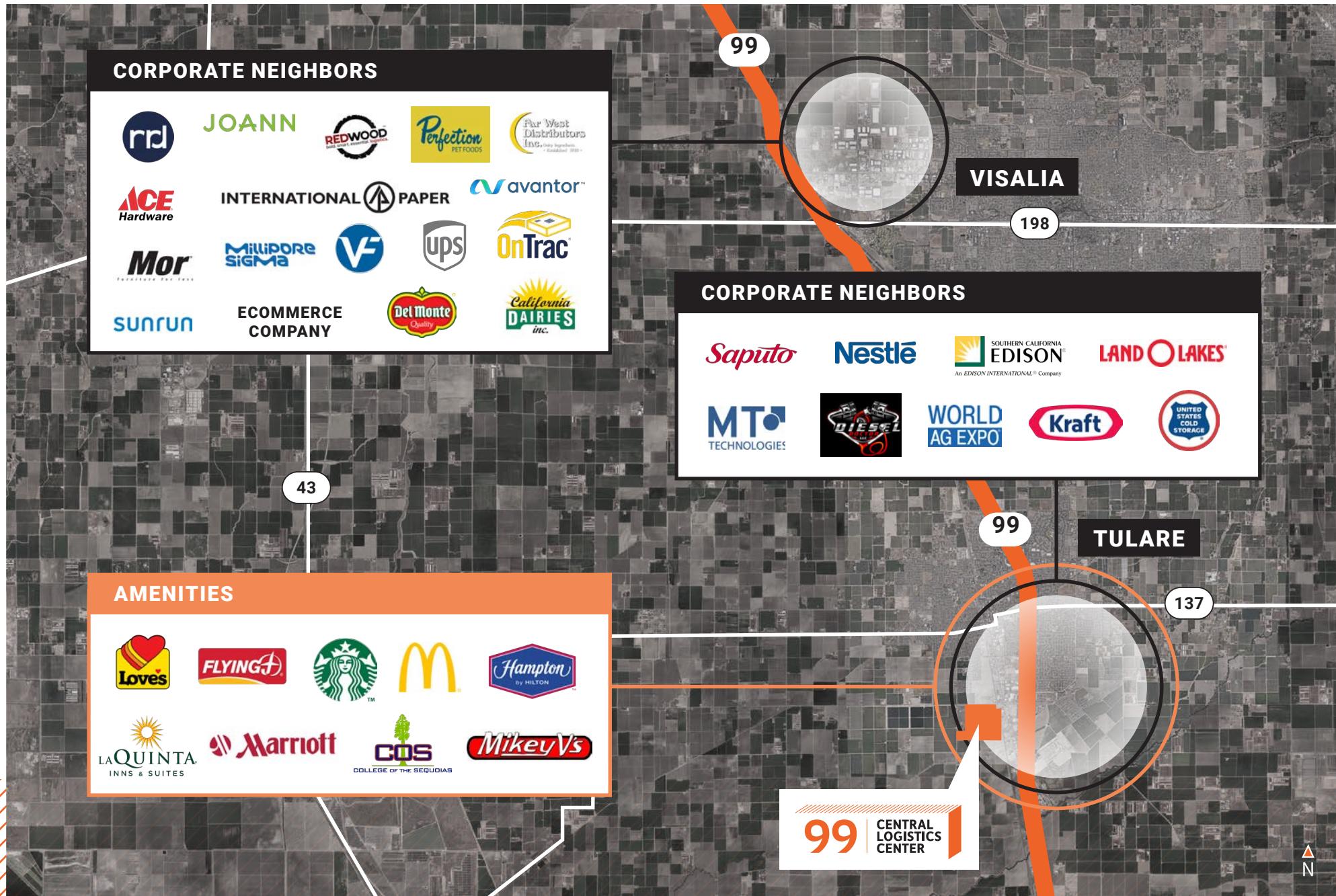
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4

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.

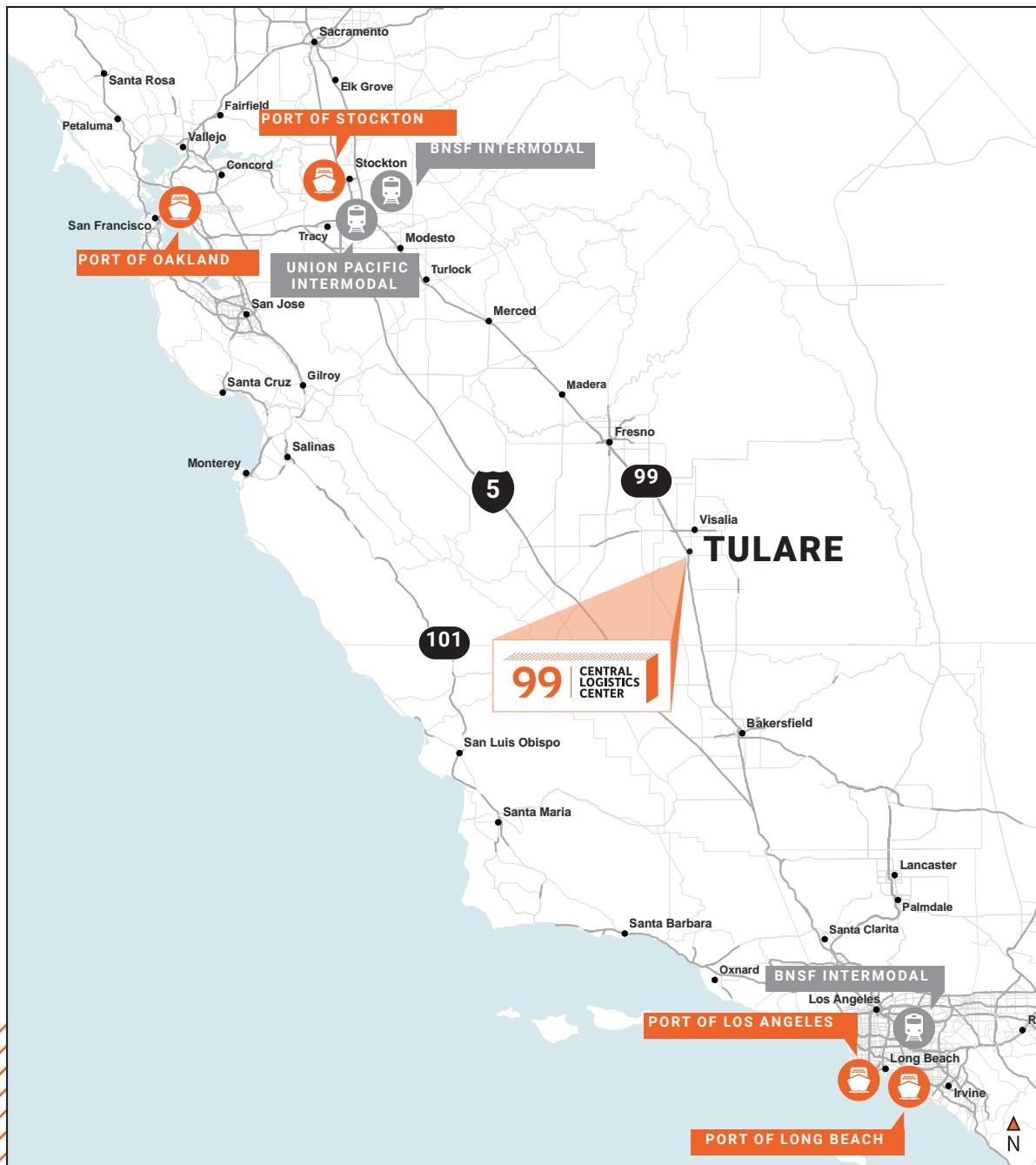
CORPORATE NEIGHBORS & AMENITIES

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ACCESS TO THE WEST COAST

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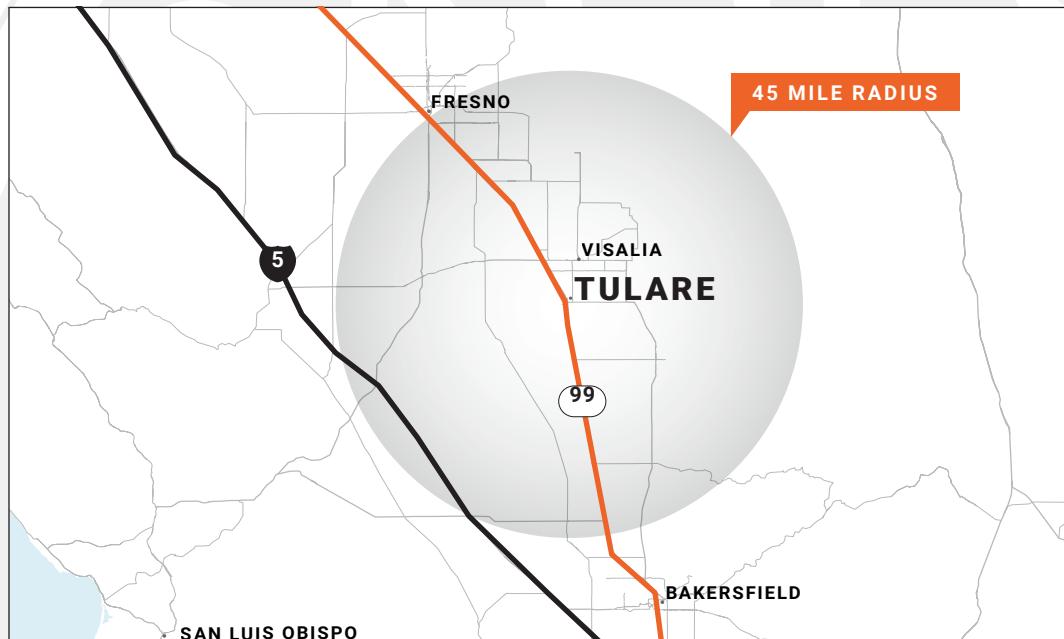
DESTINATION	MILES
Union Pacific Intermodal (Lathrop)	166
BNSF Intermodal (Stockton)	171
BNSF Intermodal (Los Angeles)	178
 Port Of Stockton	176
 Port Of Los Angeles	196
 Port Of Long Beach	197
Port Of Oakland	223
Port Of Seattle	974
 Visalia	14
Fresno	50
Bakersfield	62
Turlock	129
Modesto	143
Los Angeles	170
Tracy	172
San Jose	202
Sacramento	217
San Francisco	244
Reno	346
Las Vegas	348
Phoenix	557
Salt Lake City	766
Portland	796

REGIONAL ADVANTAGES

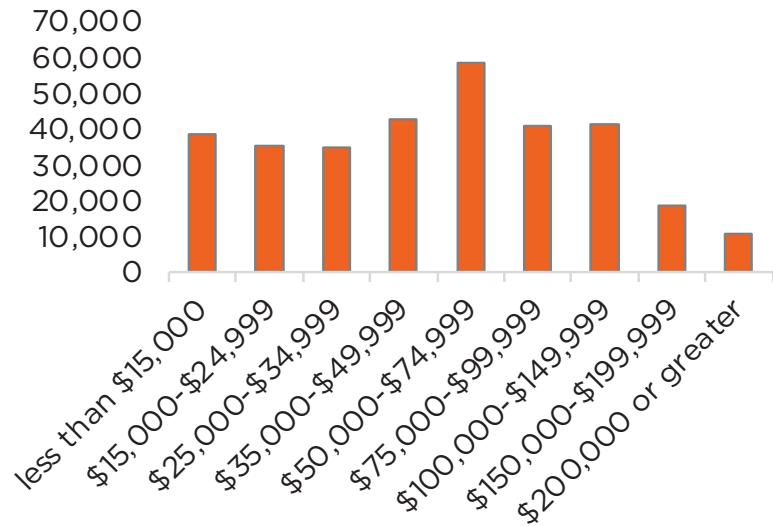
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Strategic Location



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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