



**99CENTRALLOGISTICS.COM**

**199 EAST PAIGE AVENUE, TULARE, CA**

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

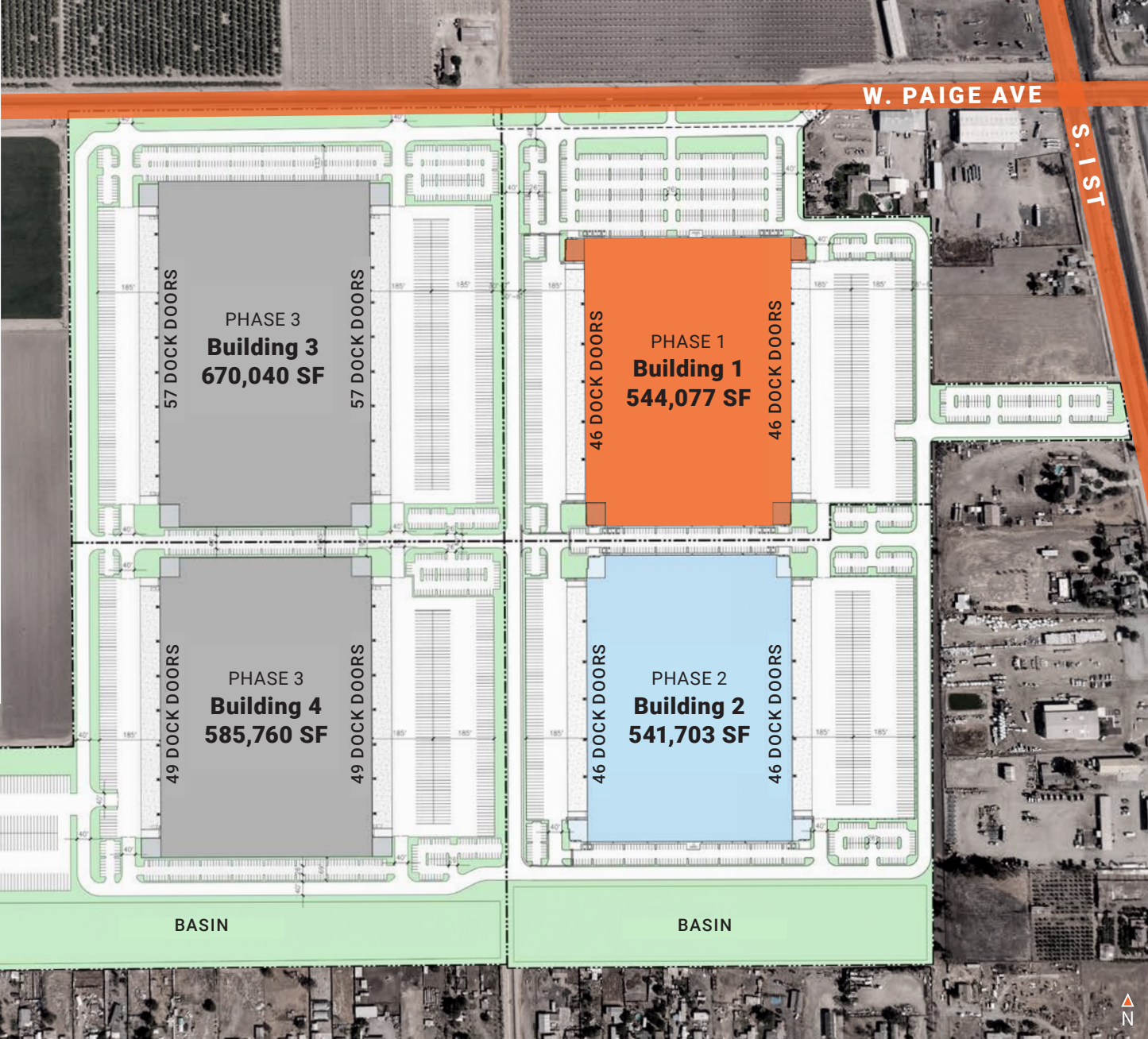
**PHASE I CONSTRUCTION COMPLETE, READY FOR OCCUPANCY!**

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



# MASTER PLAN

ALL BUILDINGS EXPANDABLE

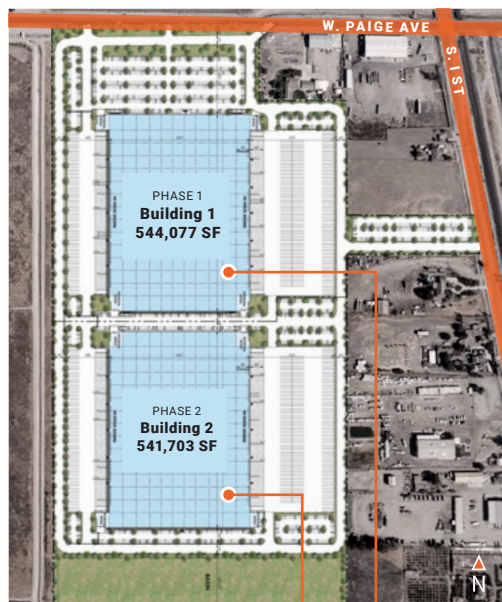




# PHASE 1 - ±544,077 SF

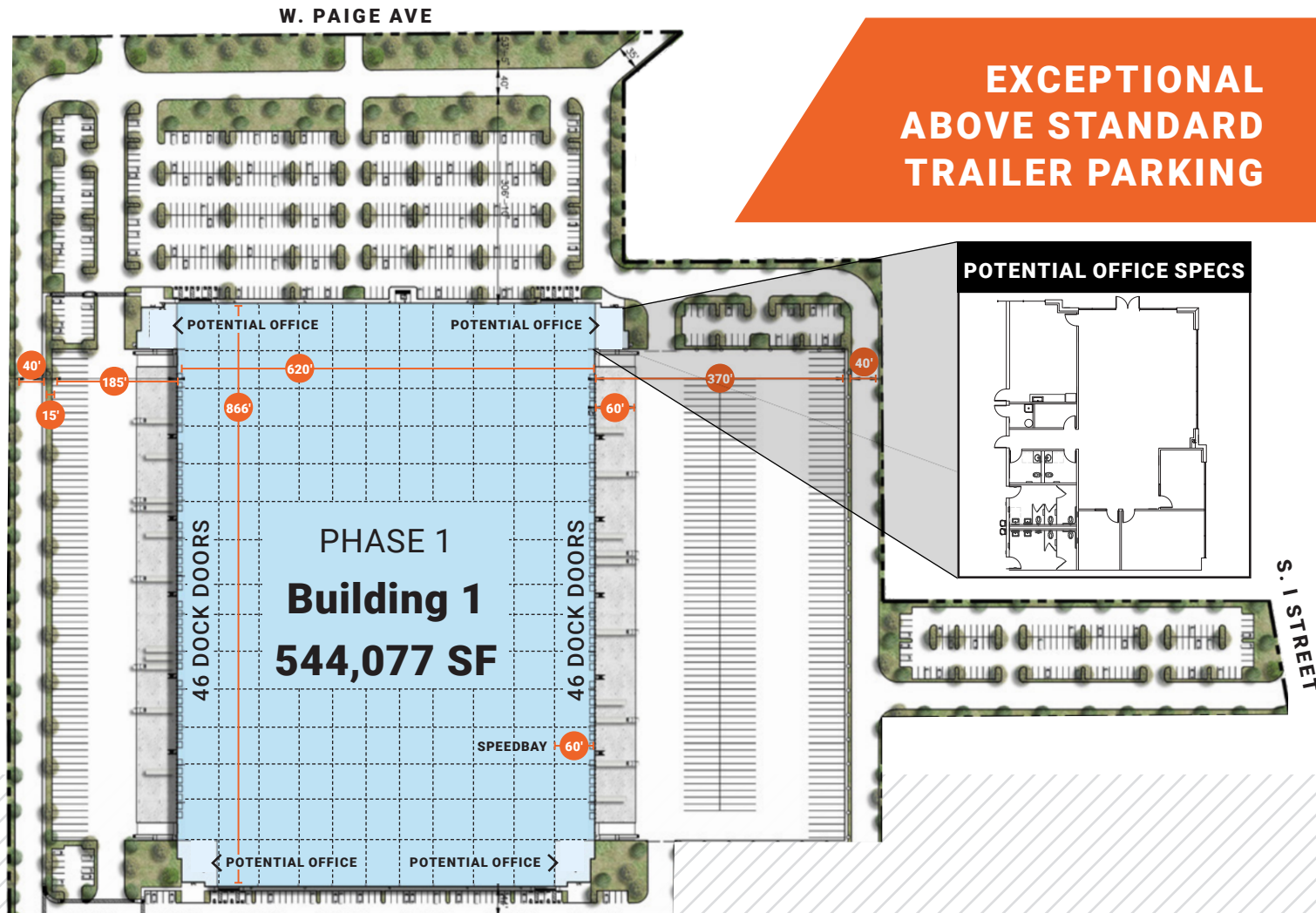
## EXPANDABLE

**99** CENTRAL LOGISTICS CENTER



PHASE 1

PHASE 2



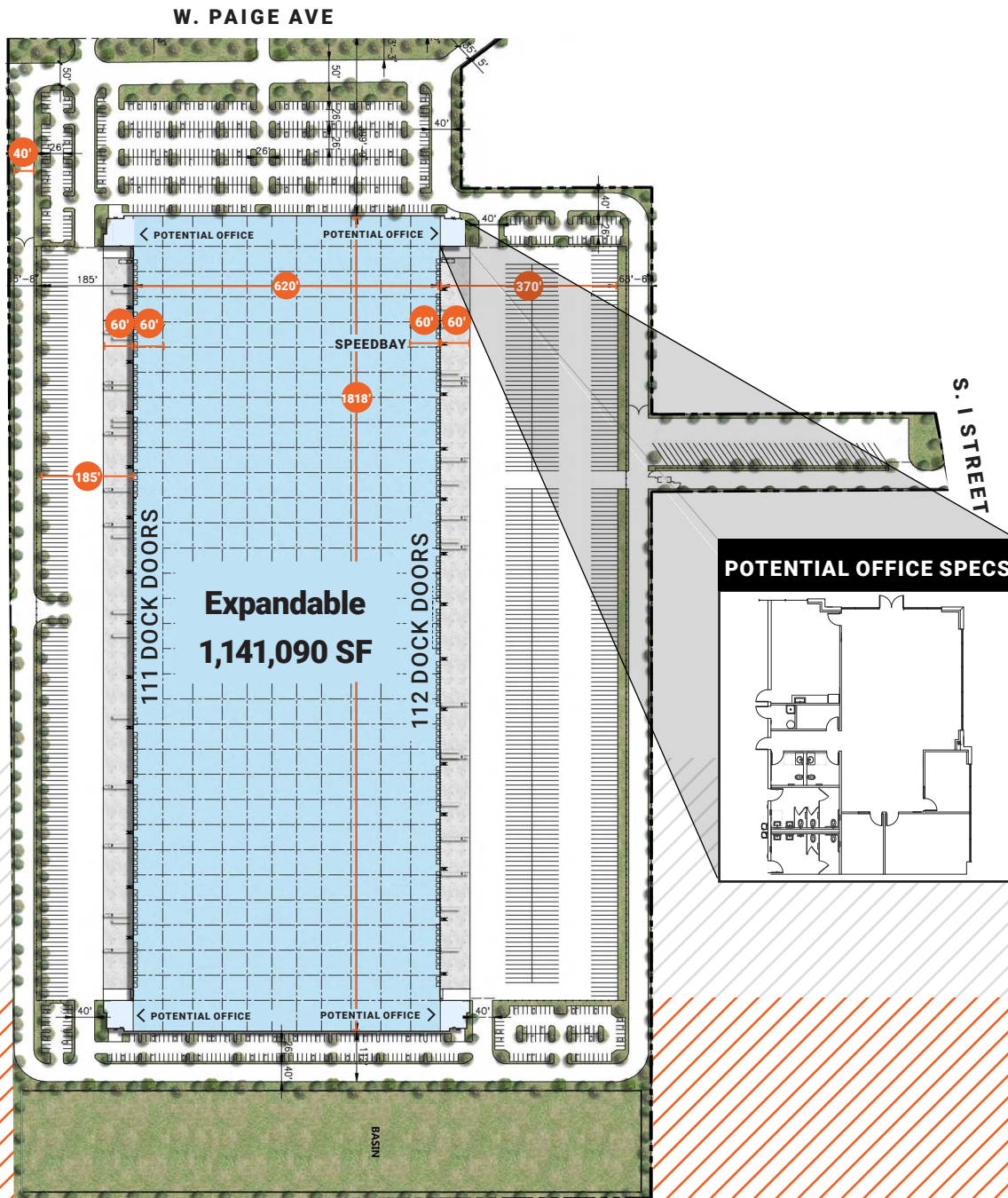
<b>BUILDING SF</b>	±544,077 SF	<b>TRAILER PARKING</b>	266 (fenced)	<b>POWER (BUILDING)</b>	4,000 amp, 277/480-volt
<b>EXPANDABLE</b>	1,085,780 SF	<b>TRUCK COURT</b>	185'	<b>COLUMN SPACING</b>	56' x 50'
<b>SPEC OFFICE</b>	Approx 3,450 SF	<b>AUTO PARKING</b>	772	<b>SPEED BAY</b>	60'
<b>DOCK DOORS</b>	92 Dock Doors (9' x 10')	<b>CLEAR HEIGHT</b>	±36'	<b>LEASE RATE</b>	Contact Agent
<b>GRADE-LEVEL DOORS</b>	4 Grade-Level Doors (12' x 14')	<b>FIRE SUPPRESSION</b>	ESFR		

# PHASE 1- ±1.1 MILLION SF

## EXPANDED SITE PLAN

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LOGISTICS  
CENTER

**EXCEPTIONAL  
ABOVE STANDARD  
TRAILER PARKING**



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



# PROPERTY PHOTOS



# 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.



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rrd

JOANN

REDWOOD  
WOOD-PAINTS & HARDWARE

Perfection  
PET FOODS

Far West Distributors  
INC. Only Online Distributor  
Established 1975

ACE  
Hardware

INTERNATIONAL PAPER

avantor™

Mor™  
FURNITURE FOR LESS

Millipore  
SIGMA

VF

ups

OnTrac™

sunrun

ECOMMERCE  
COMPANY

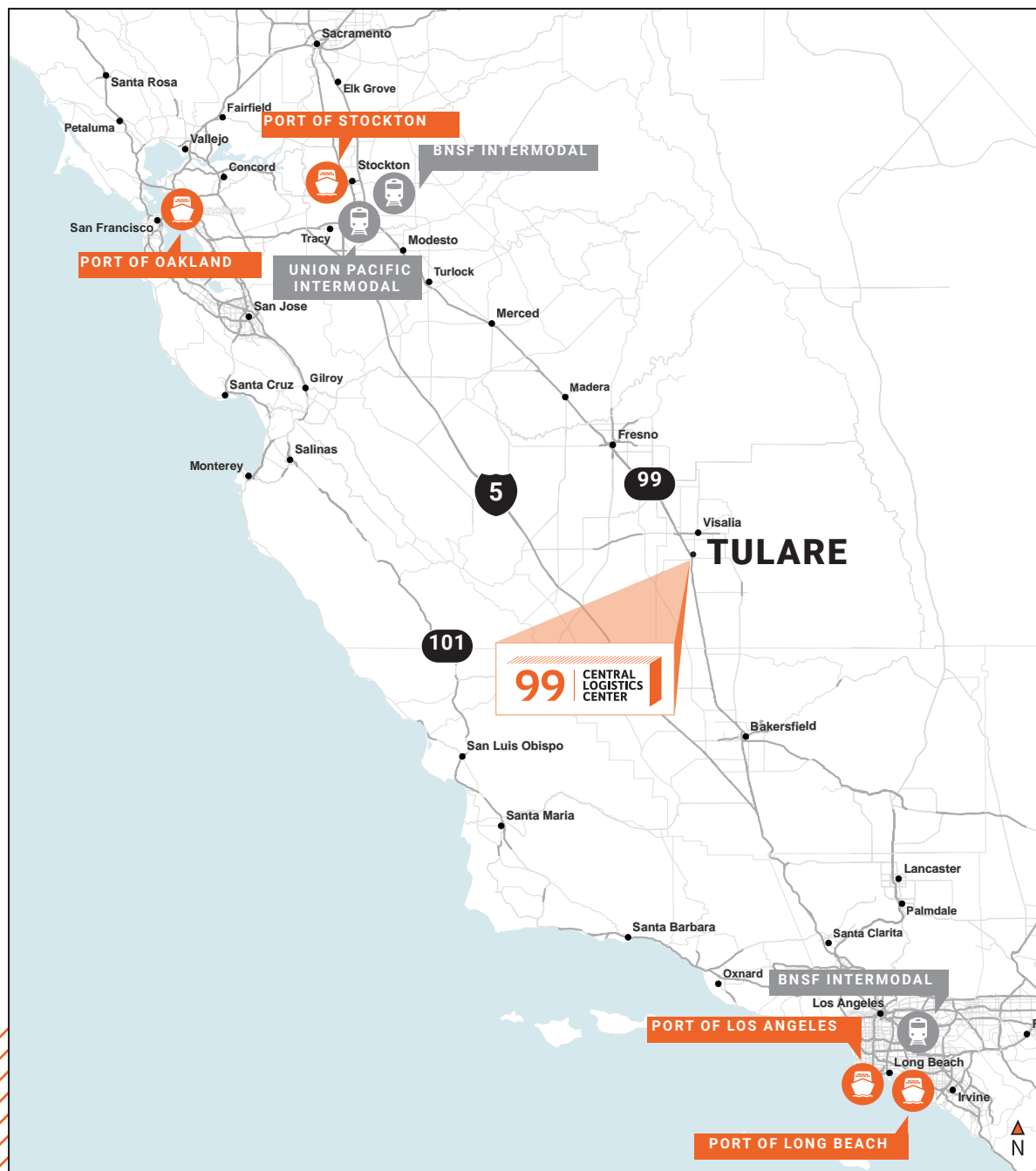
Del Monte  
Quality









California  
DAIRIES  
inc.

**99** | **CENTRAL LOGISTICS CENTER**

**CENTRAL  
LOGISTICS  
CENTER**

# ACCESS TO THE WEST COAST

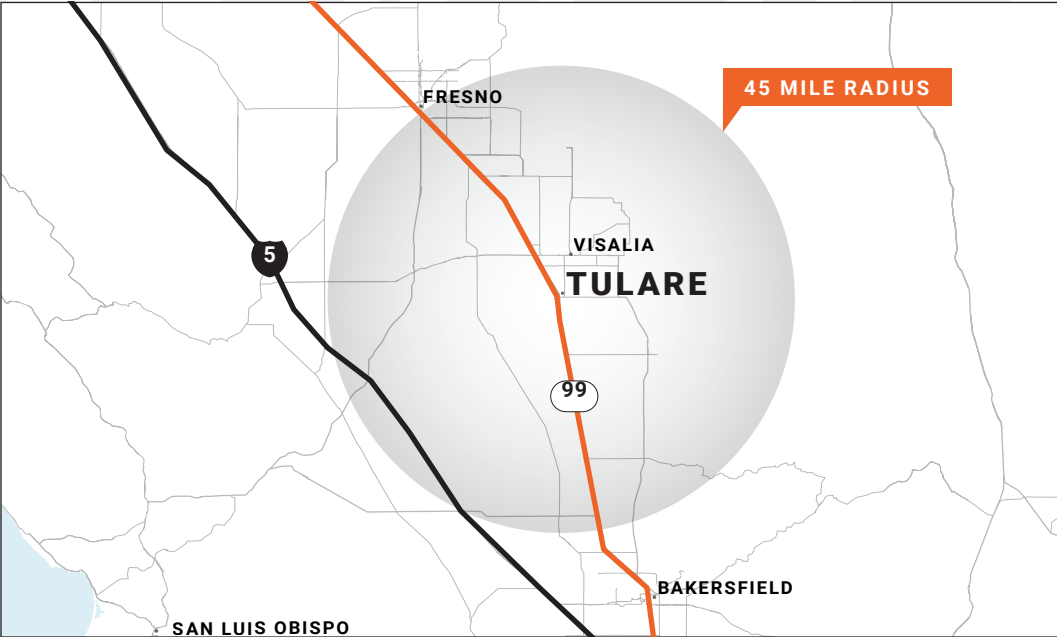


DESTINATION	MILES
 Union Pacific Intermodal (Lathrop)	166
 BNSF Intermodal (Stockton)	171
 BNSF Intermodal (Los Angeles)	178
 Port Of Stockton	176
 Port Of Los Angeles	196
 Port Of Long Beach	197
 Port Of Oakland	223
 Port Of Seattle	974
Visalia	14
Fresno	50
Bakersfield	62
Turlock	129
Modesto	143
Los 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

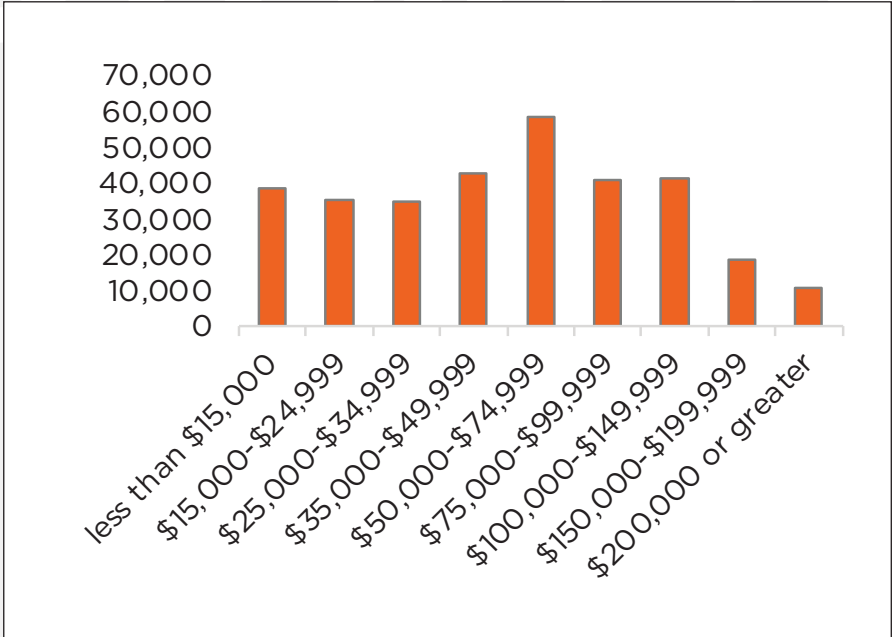


# REGIONAL ADVANTAGES

## 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



**Jason Ovadia, SIOR**  
+1 510 285 5360  
jason.ovadia@jll.com  
RE Lic. #01742912

**John Fondale, SIOR**  
+1 209 390 1694  
John.fondale@jll.com  
RE Lic. #01017415

**Mac Hewett**  
+1 909 467 6902  
mac.hewett@jll.com  
RE Lic. #01920070

**Michael Matter**  
+1 209 390 1702  
michael.matter@jll.com  
RE Lic. # 01435801

**Tim Mustin**  
+1 209 390 1687  
tim.mustin@jll.com  
RE Lic. #01857876

**Greg Matter, SIOR**  
+1 650 480 2220  
greg.matter@jll.com  
RE Lic. #01380731

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