

**PHASE 1
COMING 2026
AVAILABLE FOR LEASE/
BUILD-TO-SUIT/
BUILDING SALE/
LAND SALE**

RITCHIE
INDUSTRIAL PARK

NWC RIGGIN AVENUE AND
SHIRK STREET
VISALIA, CA

EXCLUSIVE LISTING BROKERS:

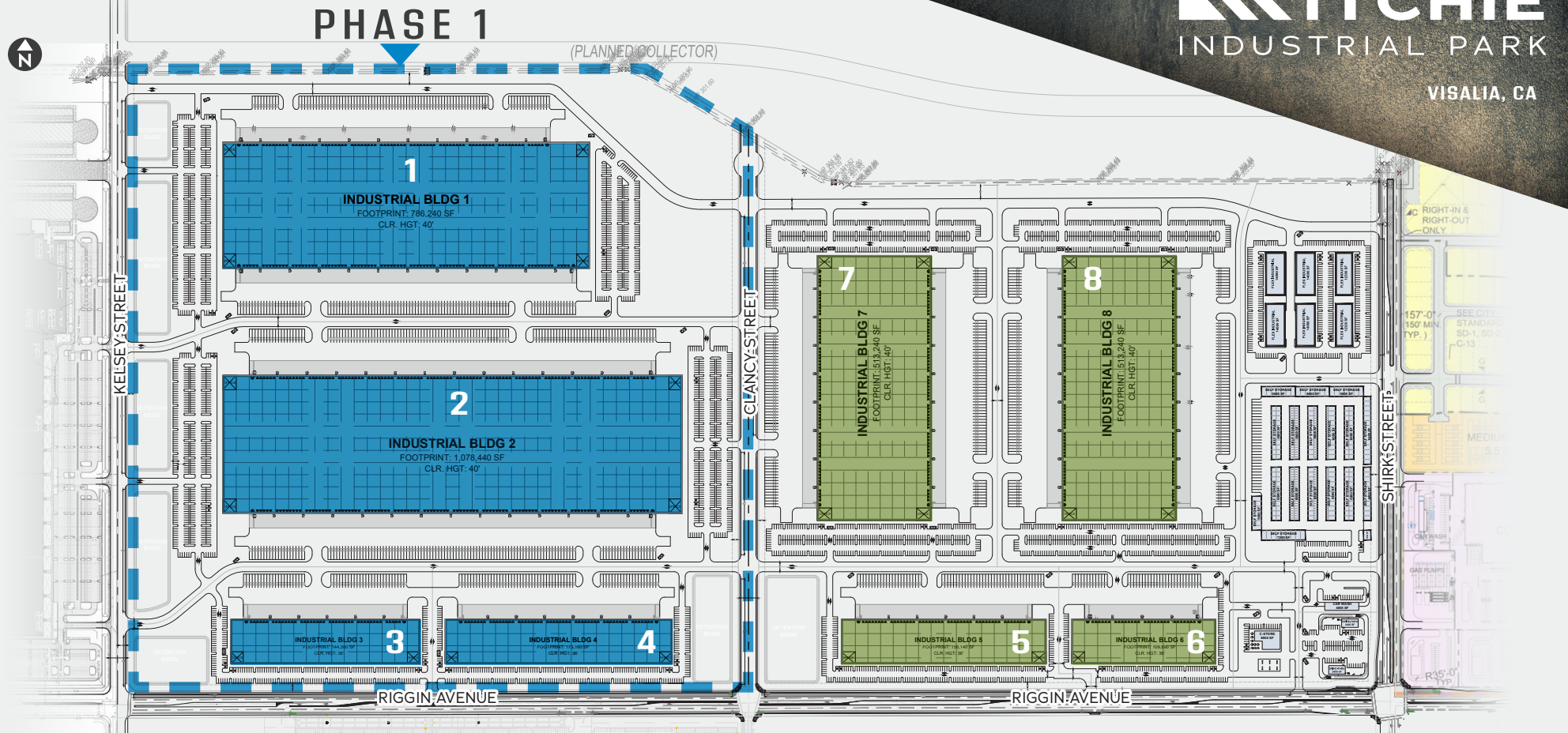
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±2,130,440 SF



RITCHIE INDUSTRIAL PARK - PHASE 1

BUILDING 1

BUILDING SIZE: ±786,240 SF
OFFICE: TBD
CLEAR HEIGHT: 40'
COLUMN SPACING: 54' X 50'
DOCK DOORS: 171
LOADING DOORS: -4
PARKING STALLS: 598
TRUCK STALLS: 193
SPRINKLERS: ESFR
BUILDING TYPE: CONCRETE TILT-UP

BUILDING 2

BUILDING SIZE: ±1,078,440 SF
OFFICE: TBD
CLEAR HEIGHT: 40'
COLUMN SPACING: 54' X 50'
DOCK DOORS: 214
LOADING DOORS: -4
PARKING STALLS: 687
TRUCK STALLS: 246
SPRINKLERS: ESFR
BUILDING TYPE: CONCRETE TILT-UP

BUILDING 3

BUILDING SIZE: ±144,300 SF
OFFICE: TBD
CLEAR HEIGHT: 36'
COLUMN SPACING: 52' X 50'
DOCK DOORS: 43
LOADING DOORS: -2
PARKING STALLS: 244
TRUCK STALLS: 47
SPRINKLERS: ESFR
BUILDING TYPE: CONCRETE TILT-UP

BUILDING 4

BUILDING SIZE: ±173,160 SF
OFFICE: TBD
CLEAR HEIGHT: 36'
COLUMN SPACING: 52' X 50'
DOCK DOORS: 54
LOADING DOORS: -2
PARKING STALLS: 274
TRUCK STALLS: 60
SPRINKLERS: ESFR
BUILDING TYPE: CONCRETE TILT-UP

CORPORATE NEIGHBORS

RITCHIE

INDUSTRIAL PARK

VISALIA, CA



NEARBY INDUSTRIAL USERS

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

TO HWY 99

- 2.5 MILES WEST ON RIGGIN TO HWY 99
- 2.6 MILES SOUTH ON PLAZA TO HWY 198/99

**REGIONAL
MARKET
ACCESS**

RITCHIE
INDUSTRIAL PARK

VISALIA, CA

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



GROUND PACKAGE DELIVERY
TRANSIT DAYS FROM VISALIA

RITCHIE
INDUSTRIAL PARK

VISALIA, CA

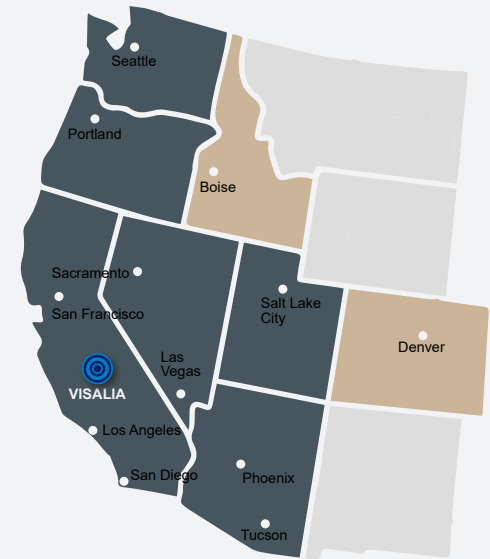
UPS



FedEx



OnTrac



1

2

3

4

TRANSIT DAYS

CITY OF VISALIA 2024 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



RITCHIE INDUSTRIAL PARK

VISALIA, CA

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 (2023-2028)



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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