

FOR LEASE

±533,520 SF



MID VALLEY
LOGISTICS CENTER

WEST FERGUSON & NORTH PLAZA DRIVE
VISALIA, CA

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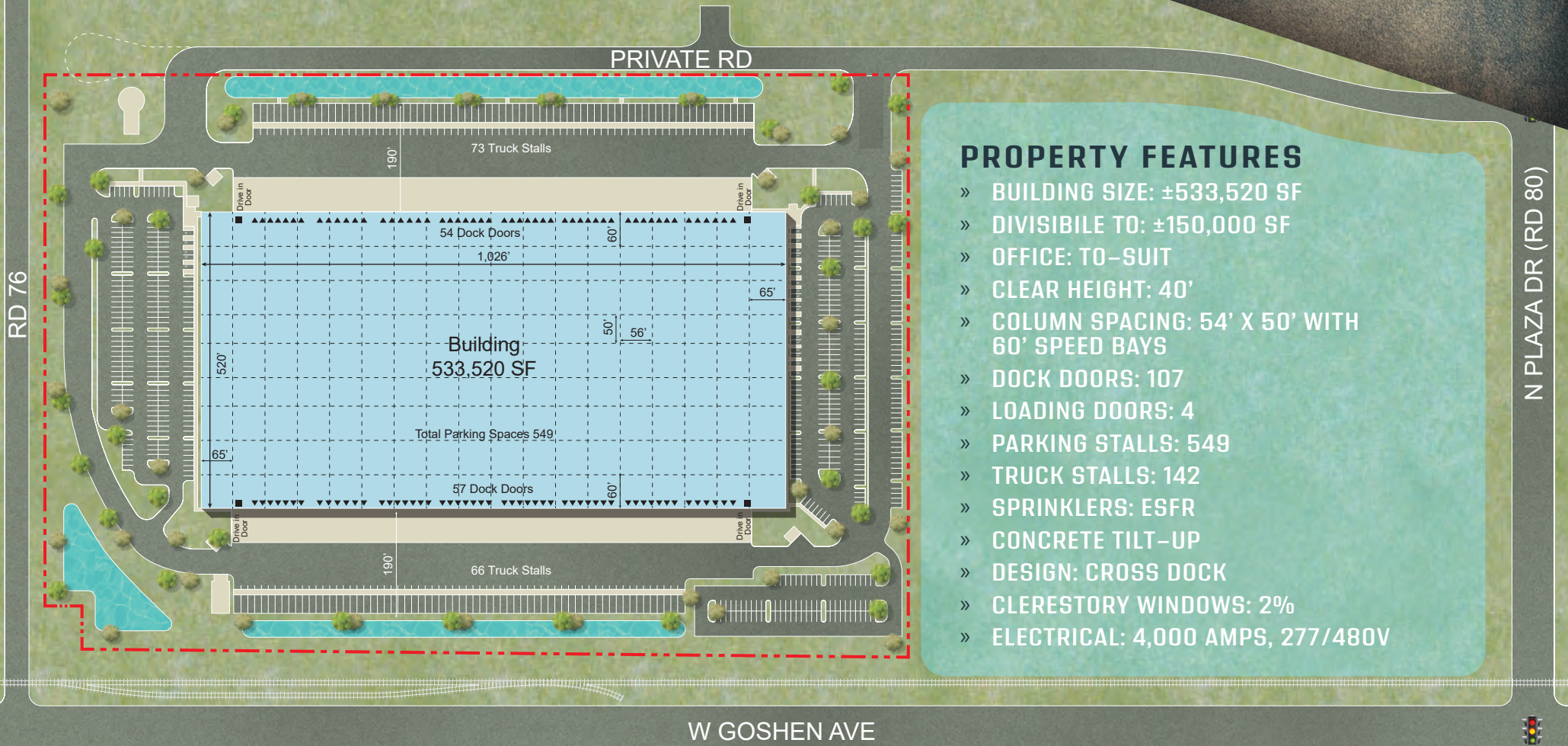
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SITE PLAN

MID VALLEY LOGISTICS CENTER

WEST FERGUSON & NORTH 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
- » LOADING DOORS: 4
- » PARKING STALLS: 549
- » TRUCK STALLS: 142
- » 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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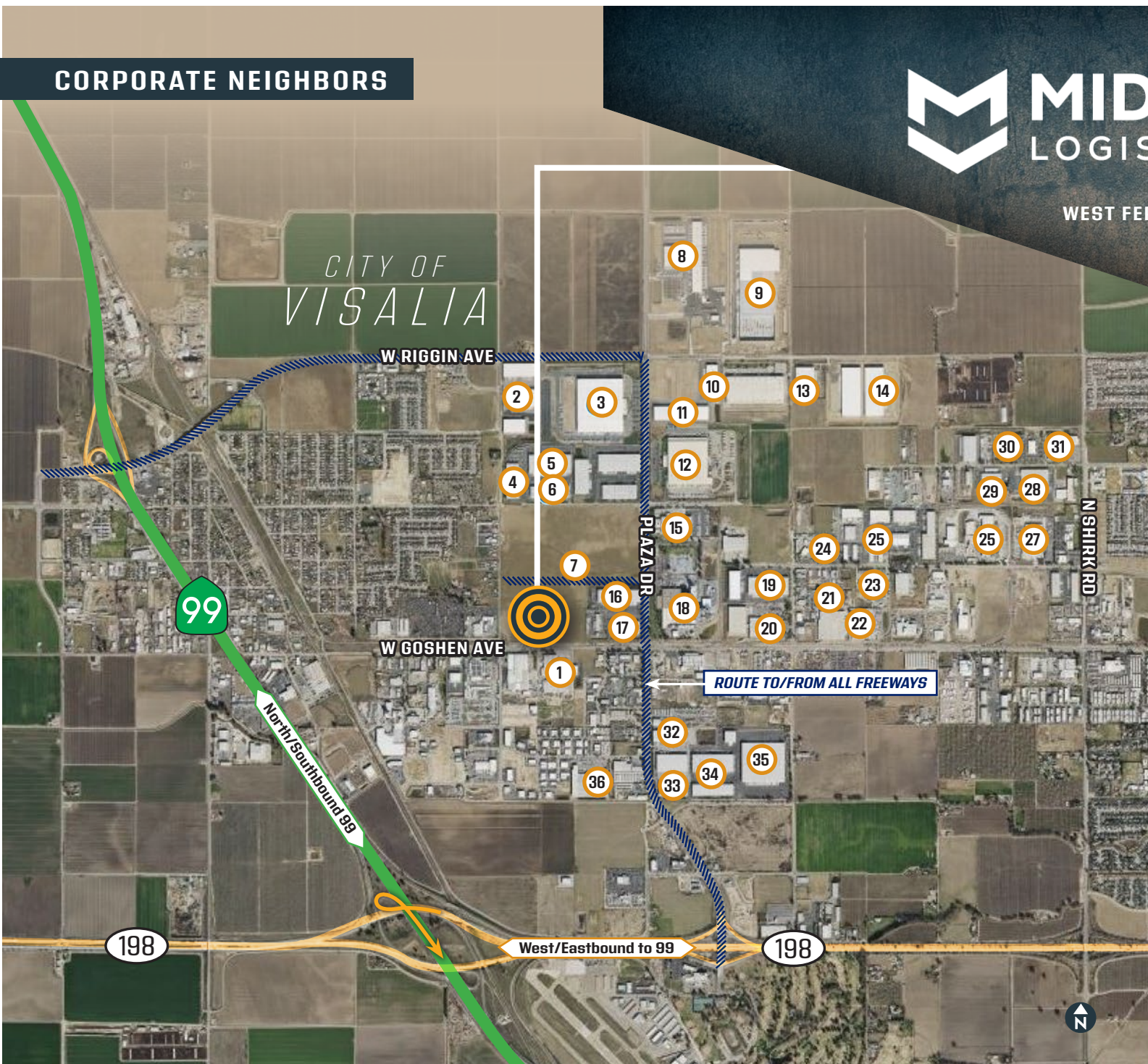
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CORPORATE NEIGHBORS

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. Pacific Stihl
7. Ace Hardware
8. UPS Visalia HUB
9. Amazon FAT2
10. JDS Industries
11. Advanced Food Products
12. Jo-Ann Stores Distribution Center
13. Millpore Sigma
14. Sunrun
15. Bueno Beverage Company
16. Peninsula Packaging
17. Far West Distributors, Inc.
18. California Dairies Inc.
19. Tucker Rocky
20. Graphic Packaging International
21. Frito-Lay
22. Pregis Corporation
23. Fruit Growers Supply
24. Electric Motor & Supply
25. Sunrise Labs
26. BlueScope Buildings
27. Kaweener
28. FleetPride Distributor Center
29. Nammour's Inc.
30. Diamond Perforated Metals
31. Serpa Packaging Solutions
32. International Paper
33. Heiland Electronics
34. NDS
35. Far West Distribution
36. Pacific Southwest Container

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REGIONAL MARKET ACCESS

MID VALLEY LOGISTICS CENTER

WEST FERGUSON & NORTH PLAZA DRIVE
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



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GROUND PACKAGE DELIVERY TRANSIT DAYS FROM VISALIA

MID VALLEY LOGISTICS CENTER

WEST FERGUSON & NORTH PLAZA DRIVE
VISALIA, CA

UPS



FedEx



OnTrac



1

2

3

4

TRANSIT DAYS

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CITY OF VISALIA 2021 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**
47,297 JOBS – 3.3% INCREASE OVER THE LAST 5 YEARS
- » **TRANSPORTATION AND WAREHOUSING**
 - 27% INCREASE OVER THE LAST 5 YEARS
- » **PG&E ECONOMIC DEVELOPMENT RATE (EDR)**
OFFERS 25% ENHANCED RATE REDUCTION ON MONTHLY ELECTRICITY COST.



MID VALLEY LOGISTICS CENTER

WEST FERGUSON & NORTH PLAZA DRIVE
VISALIA, CA

39,042

TOTAL BUSINESSES
WITHIN 40-MILE RADIUS

WITHIN 40-MILE RADIUS

4%

VISALIA MSA % GROWTH
(2018-2028)



1,395,349

CURRENT
POPULATION



\$74,922

MEDIAN
NET WORTH

29.7%

TRANSPORTATION & WAREHOUSING
PROJECTED TO GROW (2018-2028)



24.4%

COLLEGE
GRADUATES



7.3%

UNEMPLOYMENT
RATE

33%

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 more than 95 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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