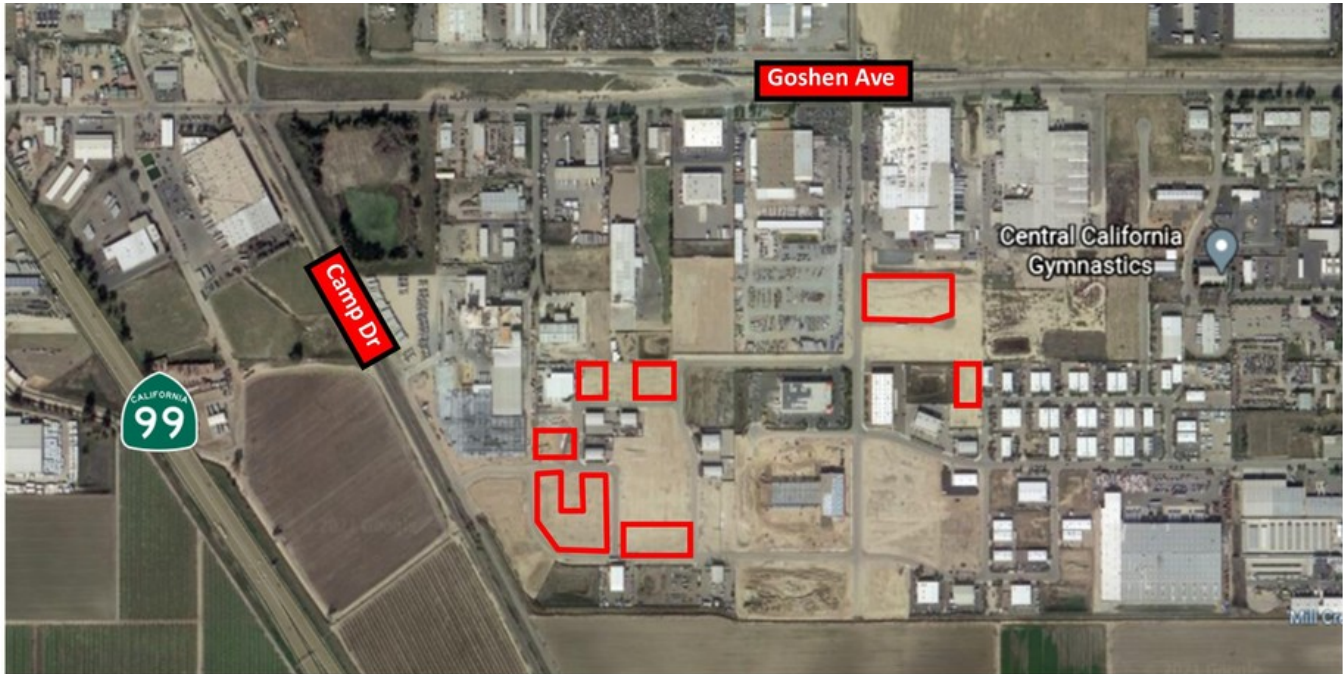


LAND FOR SALE

CONTIGUOUS SHOVEL READY PARCELS | VISALIA INDUSTRIAL PARK

8 Freedom Street, Visalia, CA 93291



OFFERING SUMMARY

SALE PRICE:	\$157,899 - \$237,930
PRICE/SF	\$5.62 - \$8.42
LOTS:	14 APN's
TOTAL SF SIZE:	±440,957.88 SF
TOTAL LOT SIZE:	±8 Acres
LARGEST CONTIGUOUS:	±103,672.8 SF (±2.38 Acres)
ZONING:	I - Industrial
MARKET:	Visalia Industrial Park
APN'S:	See Page 3
CROSS STREETS	Camp Dr & Goshen Ave

PROPERTY HIGHLIGHTS

- 14 Industrial Parcels | ±0.43 - ±8 Acres In Visalia's Industrial Park
- Prime Industrial Lots | Shovel Ready | Central Location
- Prime Land w/ Nearby CA-99 & CA-198 Access
- Optimal Visibility w/ ±68,549 Cars Per Day
- Many Nearby Amenities | Potential For Parcels To Be Combined
- North & South Bound Traffic Generators Near Highway 99 & Airport
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Near Major Corridors Servicing College, Airport, Downtown, & Schools
- Seller Is A Design - Build Contractor | Build To Suit Building Available

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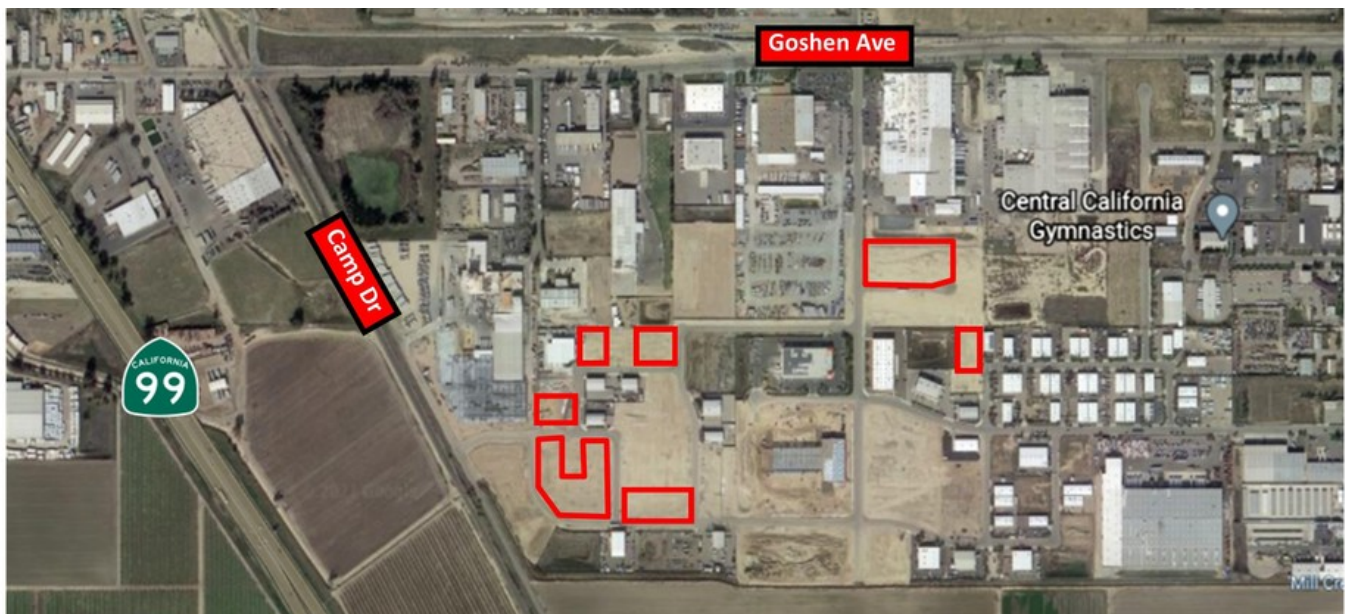


PROPERTY OVERVIEW

±8 Acres of Industrial Development land located off Goshen in Visalia, CA. Currently the property consists of 14 individual parcels offering ±0.43 Acres to ±8 Acres with HWY-99 visibility. Parcel sizes are ±0.43 AC, ±0.44 AC, ±0.45 AC, ±0.46AC, ±0.47 AC, ±0.49 AC, ±56 AC, ±60 AC, ±0.673 AC, ±0.70 AC, ±0.74 AC, ±0.76 AC, and ±0.77 AC, zoned Industrial, with potential to combine or subdivide into the desire size needed. Conveniently located between HWY-99 and HWY-198. Excellent existing access from Goshen Ave and Plaza Dr, roads have adequate capacity, is within holding capacity, conforms to policies, avoids traffic congestion, and is shovel ready. Strategically positioned near the full interchange with both north and south bound loop on and off-ramps of HWY-99, which carry approximately ±68,549 cars per day. Nearby existing corridors dispense traffic near the subject property. All wet & dry utilities at site, and is shovel ready.

LOCATION OVERVIEW

Strategically located off the interchange of CA State Highway 198 & Plaza Drive in Visalia, CA. The parcels are located between Camp Drive and Plaza drive off Goshen Ave in Visalia's industrial park. The parcels sit North of HWY-198, South of Goshen Ave, East of HWY-99 and West of Plaza Drive.



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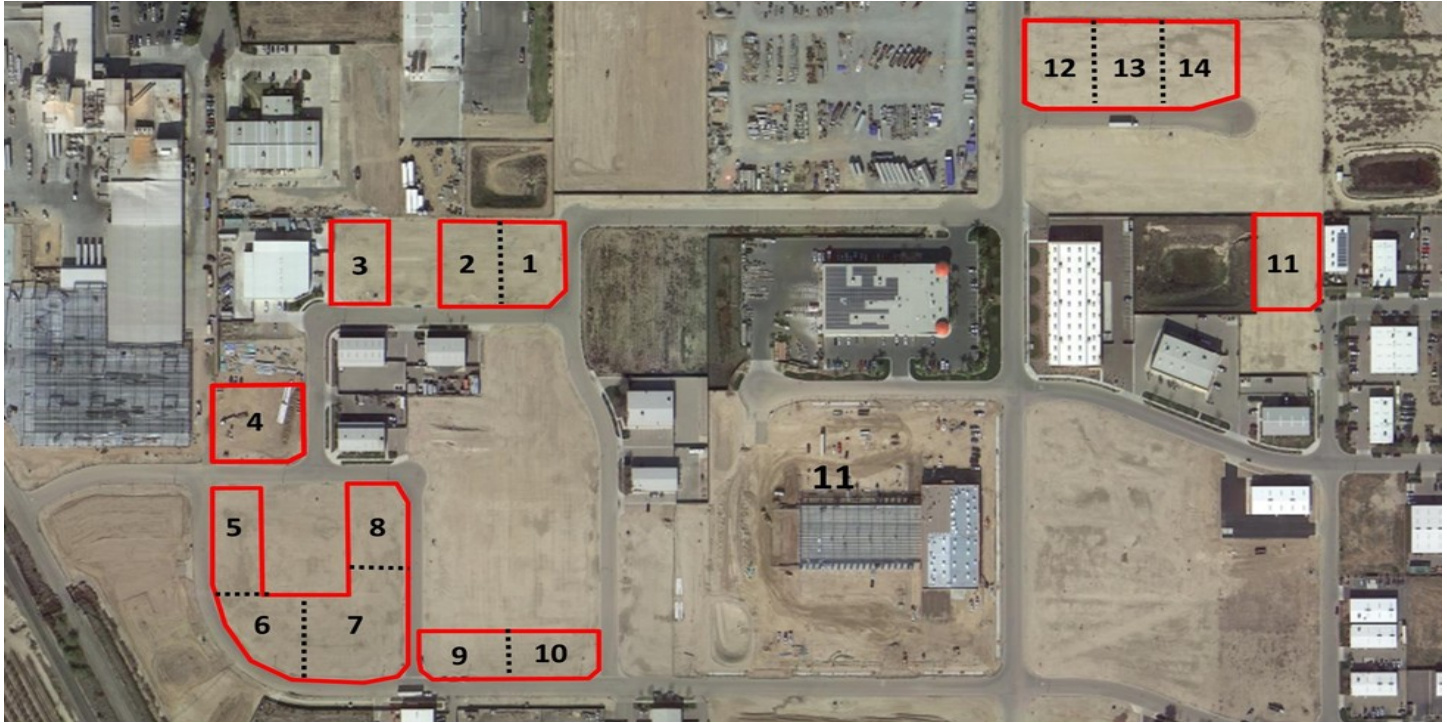
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LOT #	APN	SIZE	PRICE	DESCRIPTION
#1	073-200-008	0.47 Acres	\$158,620	±20,473.20 SF (\$7.74/SF)
#2	073-200-007	0.49 Acres	\$158,620	±21,344.4 SF (\$7.43/SF)
#3	073-190-009	0.49 Acres	\$158,620	±21,344.4 SF (\$7.43/SF)
#4	073-190-004	0.7 Acres	\$237,930	±30,492 SF (\$7.80/SF)
#5	073-210-005	0.43 Acres	\$157,899	±18,730.8 SF (\$8.42/SF)
#6	073-210-006	0.74 Acres	\$227,115	±32,234.40 SF (\$7.05/SF)
#7	073-210-010	0.77 Acres	\$227,115	±33,541.20 SF (\$6.77/SF)
#8	073-210-009	0.44 Acres	\$157,899	±19,166.4 SF (\$8.24/SF)
#9	073-220-007	0.45 Acres	\$161,143	±19,602 SF (\$8.22/SF)
#10	073-220-012	0.46 Acres	\$158,620	±20,037.6 SF (\$7.92/SF)
#11	081-130-072	0.673 Acres	\$175,000	±29,315.88 SF (\$5.97/SF)
#12	081-100-065	0.76 Acres	\$236,250	±33,106 SF (\$7.14/SF)
#13	081-100-066	0.6 Acres	\$189,250	±26,136 SF (\$7.24/SF)
#14	081-100-067	0.56 Acres	\$189,250	±24,394 SF (\$7.76/SF)

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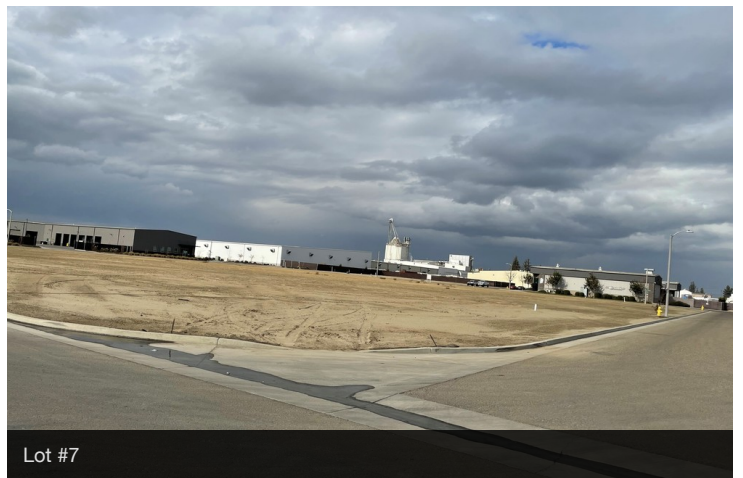
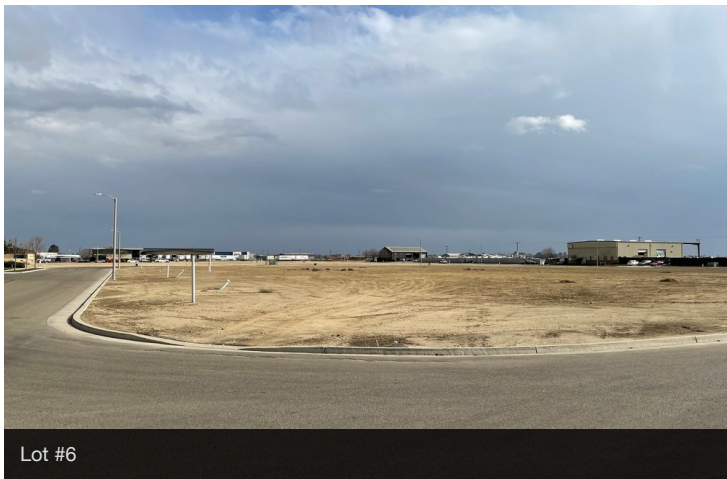
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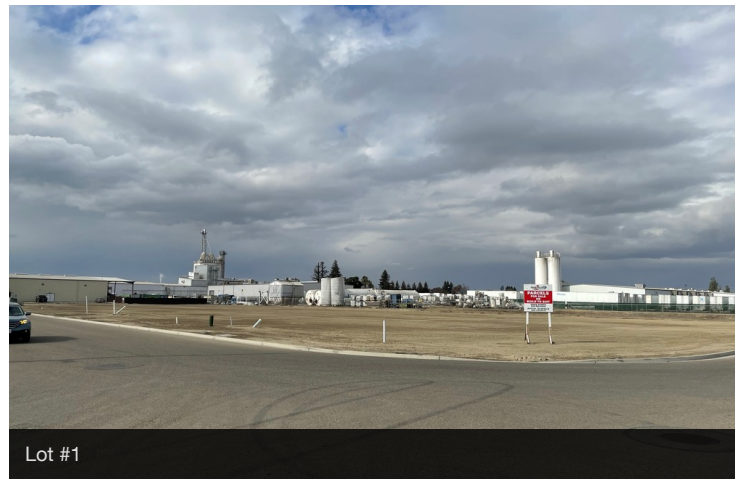
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Visalia Industrial Park

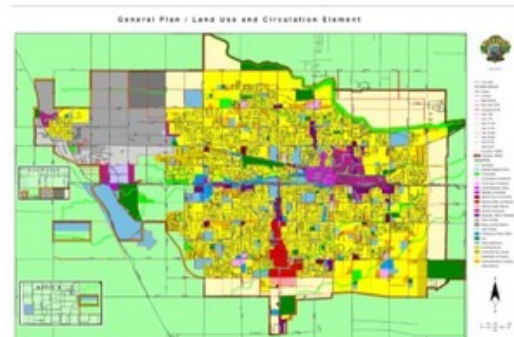
Visalia is home to over 136,000 residents and a trade area of over 630,000 consumers. Tulare County ranks in the top 3 of all farm counties in America. Visalia has a world class industrial park that houses companies such as JoAnn Stores, VF Corporation, Josten's, VWR and California Dairies, just to name a few. According to a study done annually by the Milken Institute, recently Visalia jumped 69 spots on a national ranking of high-performing cities. The improvement ranked eighth overall and second among all California markets. The study measures which US metropolitan areas are promoting economic vitality based on job creation and retention and quality of new jobs. In addition, Visalia was just reported as one of Gallup Healthways Well-Being Index's Top 30 making it one of the nation's 'happiest' communities.

Our Visalia Industrial Park (VIP) has ample infrastructure (rail, utilities, roads), an inventory of available sites, and boasts a location that gives a competitive edge to all tenants.

As the regional hub of the Tulare/Kings county region, Visalia enjoys an increasingly diversified economy. Agriculture and related food processing and distribution remain the heart of our industry, while light manufacturing and industrial/commercial distribution represent the fastest growing portion of our employer base.

Shipping made easy -- Thanks to our location in the heart of California, and direct access to Highway 99, California's major trucking corridor, Visalia is an ideal location for distribution, warehousing and light manufacturing in California. Unlike any other site in the state, Visalia's location makes it possible to efficiently reach 99% of California -- plus portions of Arizona, Oregon, and Nevada -- overnight, reaching a population of more than 35,000,000 within just a 300-mile radius.

- By truck: Visalia is home to trucking and shipping companies that provide local and long-haul services, including UPS, Golden State Overnight, OnTrac and Mountain Valley Express. FedEx provides pick-up and delivery services at the Visalia Airport. Visalia also offers local firms such as Central California Cartage Company, in the Visalia Industrial Park.
- By rail: San Joaquin Valley Railroad provides rail service and connects with both the Union Pacific Railroad and Burlington Northern Santa Fe railroad for interstate shipments. Many industrial park sites have direct rail service
- By air: Visalia is served by three airports and nine airlines within 75 miles of downtown. The Visalia Municipal Airport, at the southeast corner of the Highway 99 and Highway 198 intersection, offers commercial and charter services for freight and passengers. The Visalia Municipal Airport is the only Certified FAA airport between Fresno and Bakersfield. It has a 6,590' x 150' asphalt runway with a precision approach ILS. The airport recently completed improvements to the runway. The Visalia Municipal Airport offers sites for aviation-based businesses. These transportation improvements are making it easier for transport of goods and services and access by employees. Visalia's Industrial Park is the most successful and accessible industrial park between Fresno and Bakersfield.



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UPS Ground Map

From Visalia, CA 93291



TRANSIT DAYS

1 DAY

2 DAYS

3 DAYS

4 DAYS

5 DAYS

• Reach Virtually All of California Via Overnight Ground Service

UPS offers businesses an affordable, trackable out-bound shipping option to reach virtually all of California over-night via ground transportation. UPS has a new 400,000+ SF distribution hub less than one mile from this building, which allows nearby businesses more time to prepare packages for pick-up. Two-day, ground service allows shippers to reach virtually the entire western United States.

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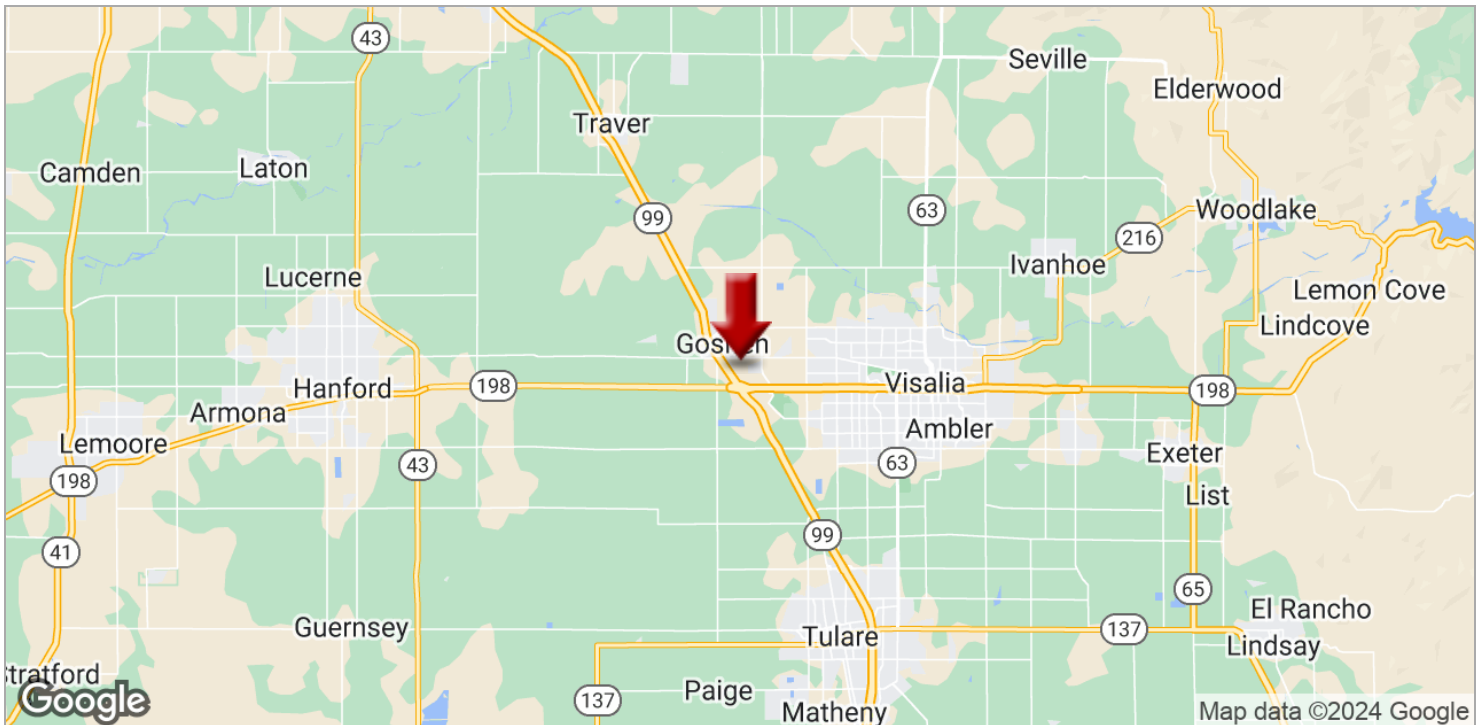
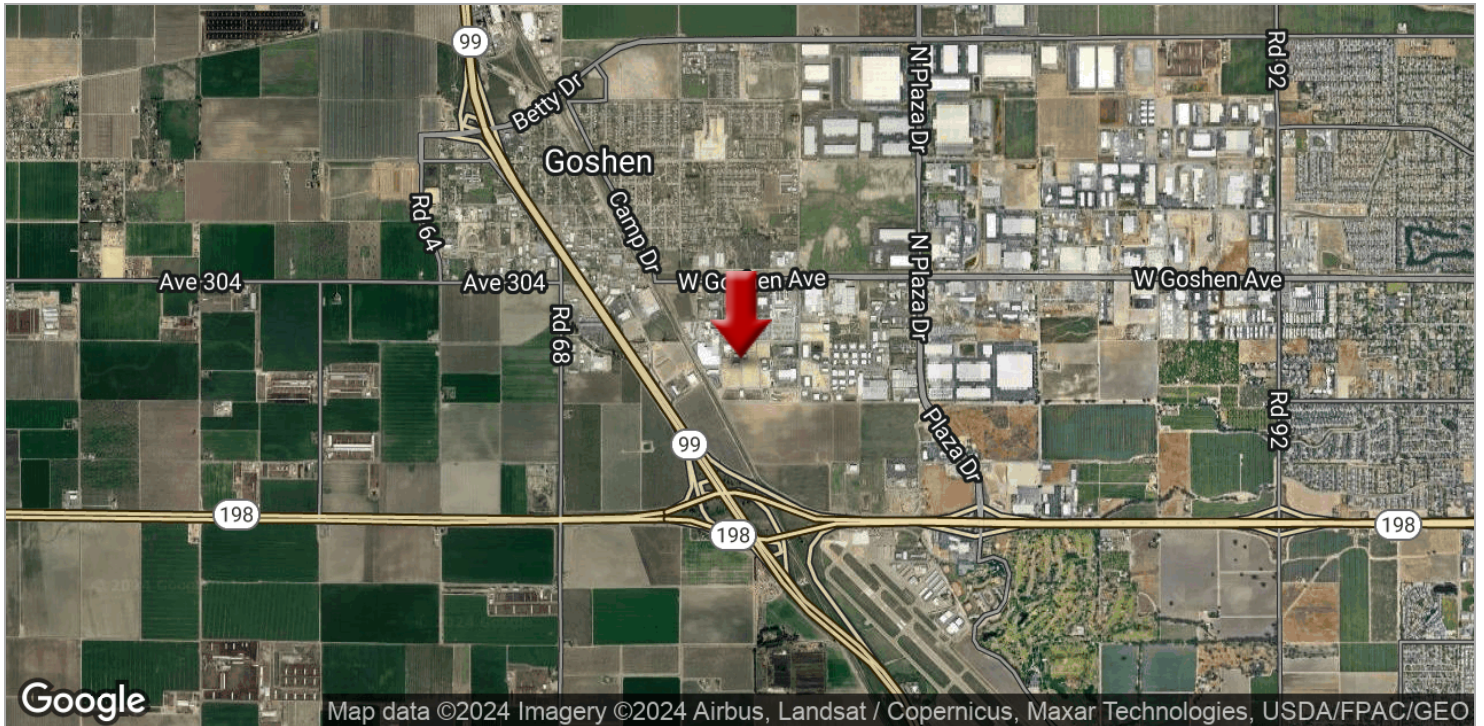
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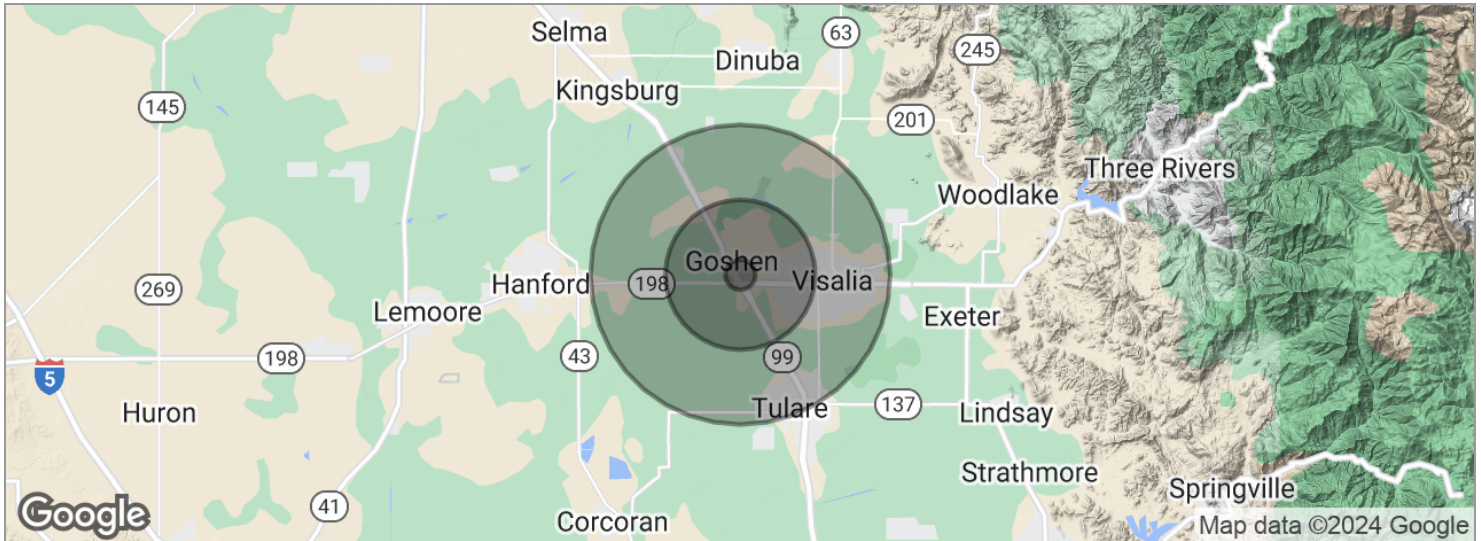
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,308	53,697	190,850
Median age	30.3	36.9	32.5
Median age (male)	29.2	36.1	31.7
Median age (Female)	30.9	37.5	33.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	908	19,481	64,073
# of persons per HH	3.6	2.8	3.0
Average HH income	\$80,074	\$90,432	\$76,925
Average house value	\$239,050	\$282,871	\$240,806
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	70.7%	43.0%	54.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	54.0%	70.3%	67.2%
Black	0.4%	1.5%	2.8%
Asian	8.6%	6.0%	5.2%
Hawaiian	0.1%	0.0%	0.1%
American Indian	0.8%	1.3%	1.0%
Other	30.1%	13.5%	16.2%

* Demographic data derived from 2020 ACS - US Census

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