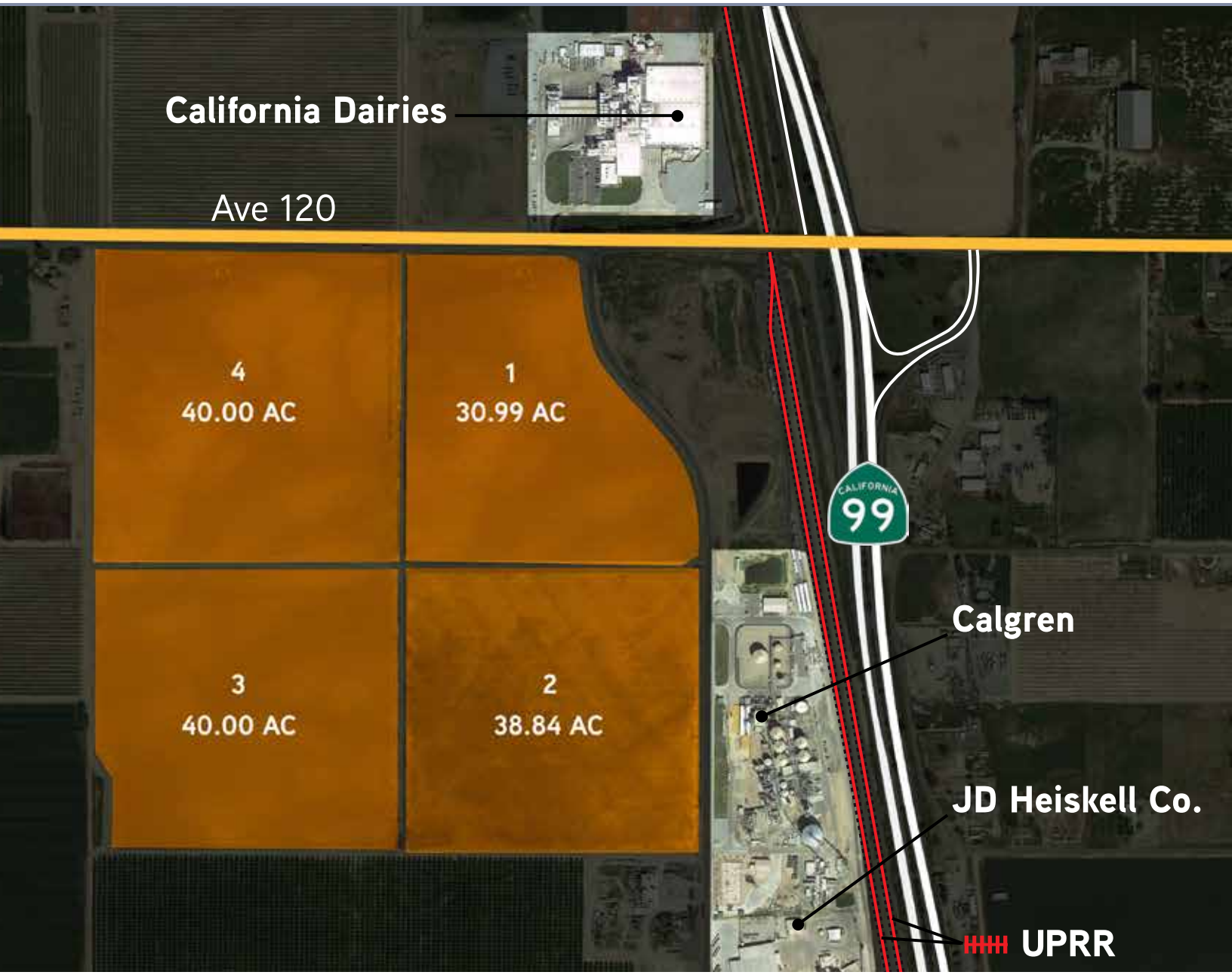
FOR SALE

+/- 150 ACRES IN CENTRAL VALLEY GATEWAY

AVENUE 120 AND STATE HIGHWAY 99, PIXLEY CALIFORNIA



Property Amenities

- Total Acreage: +/- 150
- 4 Development Ready Parcels
- 2 Proposed Buildings totaling +/- 3 MSF
- Direct 99 Freeway Access
- Access to Union Pacific
- Central Location between LA & SF
- Great Opportunity in Growing Central Valley Industrial Market

www.CentralValleyGateway.com

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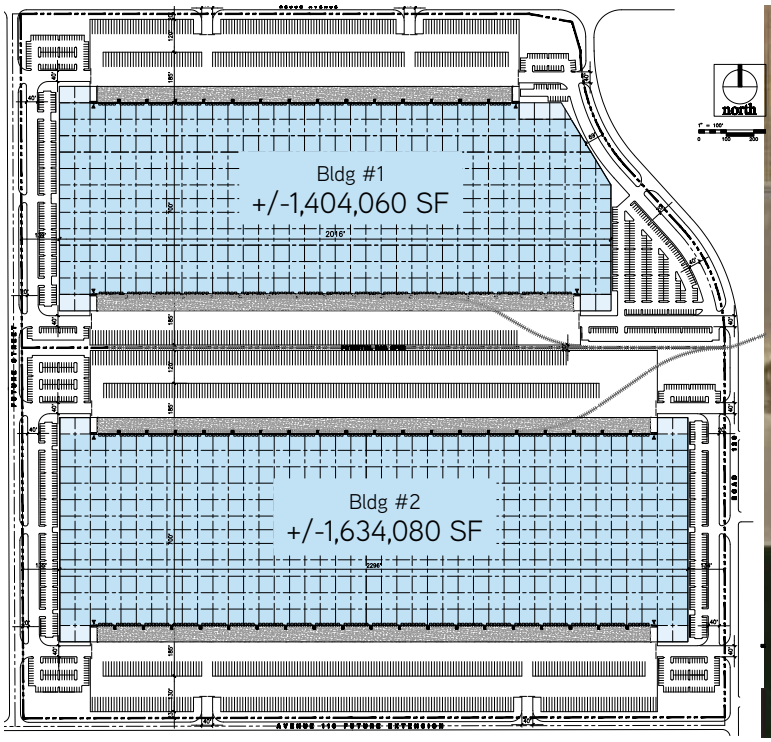
Central Valley Gateway

+/- 150 Acres for Sale in Pixley, California



Proposed +/- 3, 038, 140 SF Project:

Colliers is pleased to announce Central Valley Gateway, a 150 Acre property in the heart of California's Central Valley, a growing industrial center. Located at the interchange of Avenue 120 and California Highway 99, it is equidistant to Los Angeles and the Bay Area in business friendly Tulare County. Part of the California Business Incentive Zone, the county offers 21 day permit fast-tracking and deferred payment plans for development fees with no payments required until occupancy. Within 200 feet, the Union Pacific Railroad mainline runs parallel to State Highway 99. A recorded rail easement ties the property to the Union Pacific Rail right of way.

Central Valley Gateway is in a prime location for food and/or agricultural industrial, retail distribution and manufacturing uses. Other possible industrial uses may include dry, refrigerated and frozen warehousing, food and agricultural logistics, retail logistics, packing, processing and shipping, and equipment manufacturing. The proposed buildings offer:

- Building 1: +/- 1,404,060 SF on 63.85 Acres with 25,000 SF of Office Space & 1031 Trailers Spaces
- Building 2: +/- 1,634,090 SF on 79.63 Acres with +/- 35,000 of Office and 1315 Trailers Spaces
- Both Buildings are ESFR with 48.6% Coverage, 75' Maximum Building Height, Maximum Floor Area Ratio at .50, Setbacks at 10' front, 5' side and 15' Rear, 1,521 Parking Stalls
- Zoned Light Industrial

http://www.sequoiavalley.com/incentive_zone.html

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Central Valley Gateway

+/- 150 Acres for Sale in Pixley, California

Tulare County, Growing Industrial Center in California:

Tulare County is used as a distribution point by many major corporations. Walmart and Best Buy each occupy over 1-million square feet of warehouse space. Jo-Ann Stores, Inc. in Visalia has 650,000 SF for West Coast distribution purposes. VF Outdoor Inc., an outdoor and active clothing company, and VWR, a laboratory and research supplies company, both have their West Coast distribution centers in Visalia

Tulare County is also home to manufacturers such as Beckman Instruments, International Paper, Peninsula Packaging, Bowsmith, National Diversified Sales (NDS), Royalty Carpets, Voltage Multipliers, Fisher Manufacturing, and US Tower. It is also home to food processors such as Land O'Lakes, Kraft Foods, National Pretzel, Nestlé, Saputo Cheese, Advanced Food Products, California Dairies, Odwalla, Setton Pistachio and others.

The Central Valley has one of the least expensive "all in" Building Costs in the state, nearly 30% less than that of The Inland Empire and Los Angeles (S. California) and Tracy/ Patterson (N. California). The region provides efficient, well-trained and low-cost labor sources with approximately 30% population growth in the last decade.

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