

# CENTRAL GATEWAY INDUSTRIAL PARK

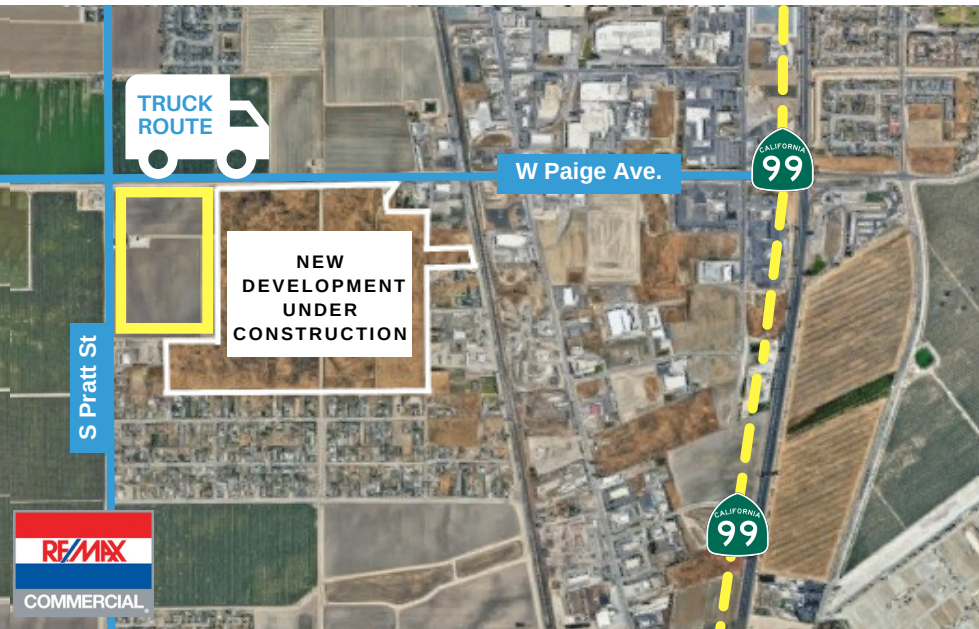
**FOR LEASE or BTS**

Located in Tulare, CA the Central Valley Gateway of California

± 250,000 - 1,100,000 SF

2918 PRATT ST, TULARE, CA

BLOCKS AWAY FROM CA 99 FREEWAY



# COMING SOON

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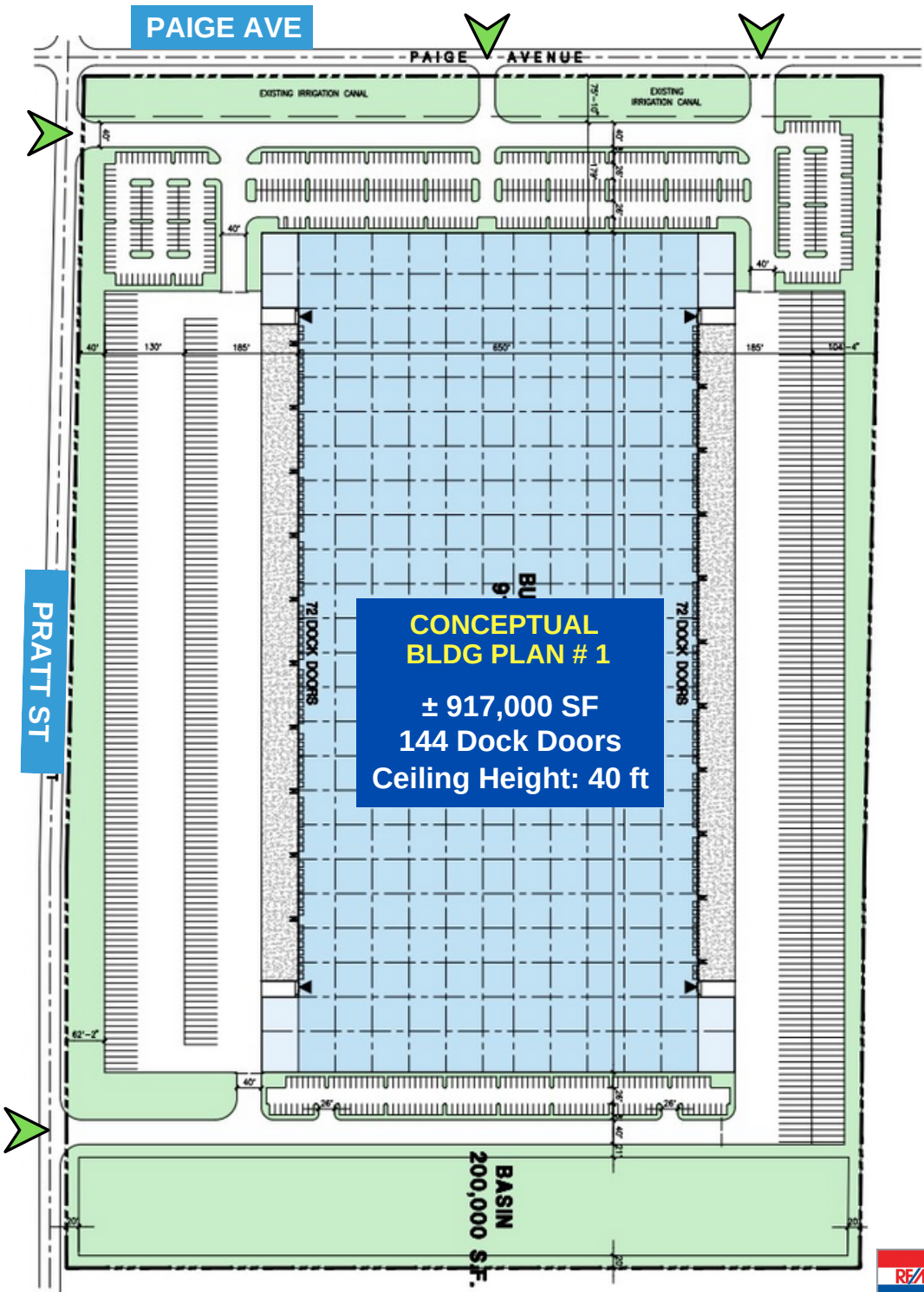
**RE/MAX**  
COMMERCIAL

# CONCEPTUAL SITE PLAN # 1

## BUILDING FEATURES

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

<b>Building Size:</b>	± 917,000 SF
<b>Building Height:</b>	40 Ft
<b>No. of Docks:</b>	144
<b>Zoning:</b>	M1
<b>Building Area</b>	
Warehouse	± 907,000 SF
Office	± 10,000 SF
<b>TOTAL</b>	<b>± 917,000 SF</b>
<b>Site Area</b>	
	± 2,513,055 SF (± 57.69 AC)
<b>Parking</b>	647 Stalls
<b>Trailer Parking</b>	520 Stalls
<b>Celing Height</b>	Up to 75 Ft



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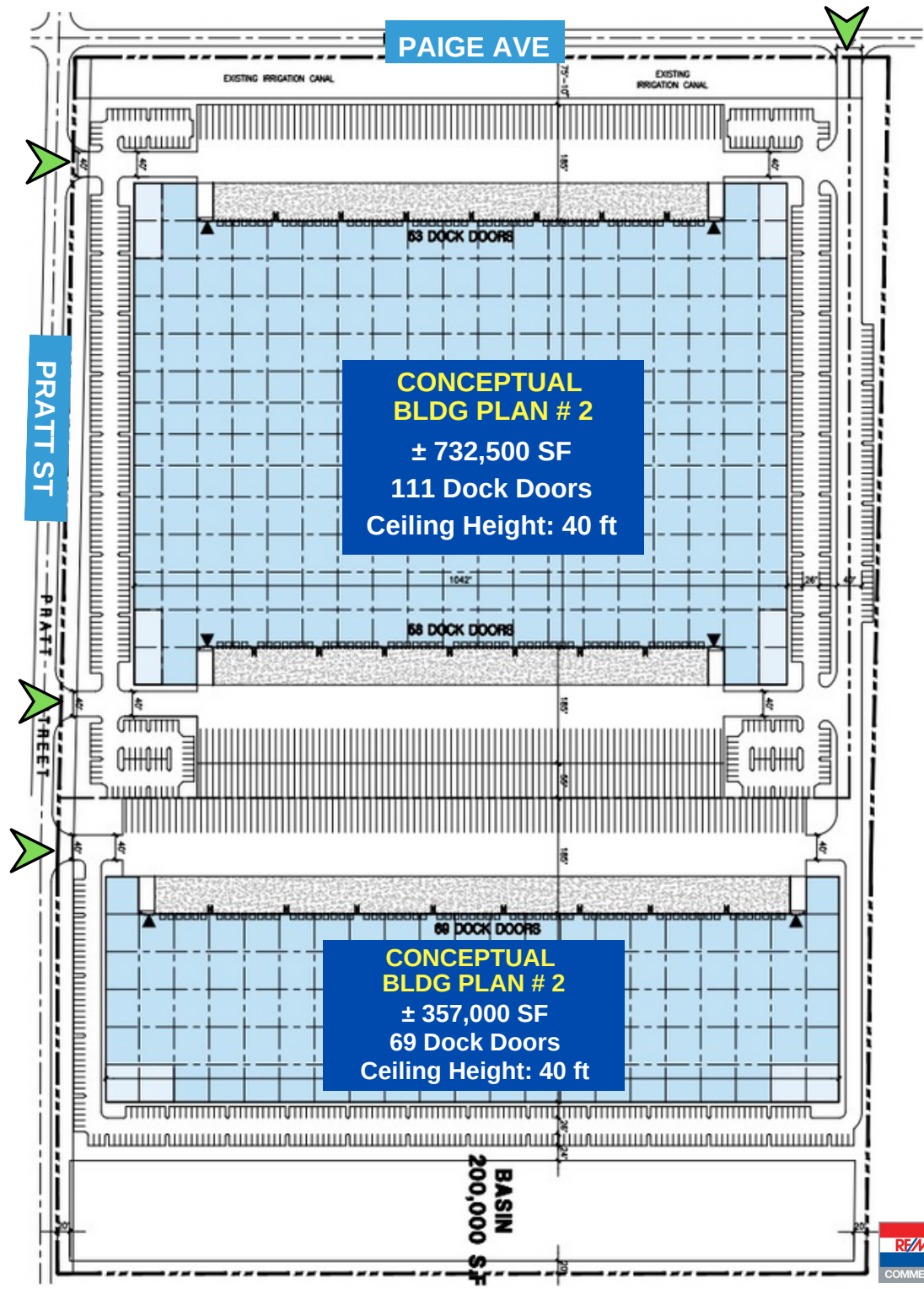


# CONCEPTUAL SITE PLAN # 2

## BUILDING FEATURES

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

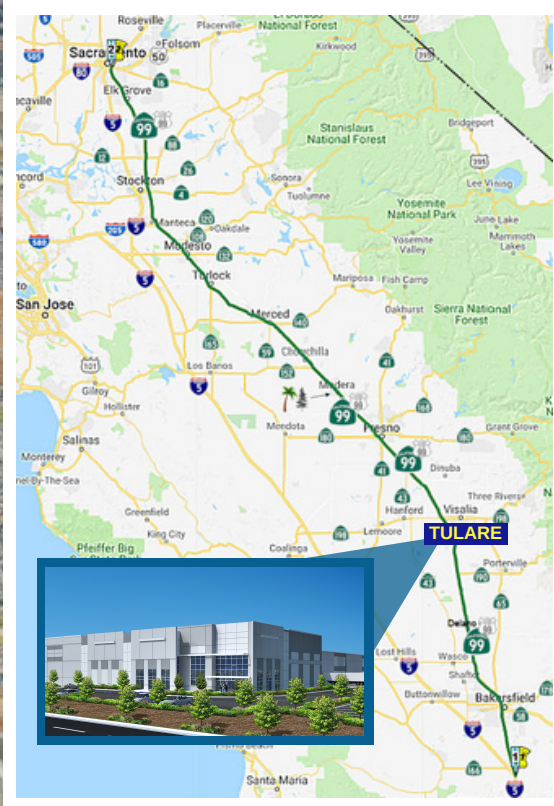
<b>Building Size:</b>	± 1,089,500 SF		
Bldg 1	± 732,500 SF		
Bldg 2	± 357,000 SF		
<b>Building Height:</b>	40 Ft		
<b>No. of Docks:</b>	180		
Bldg 1	111		
Bldg 2	69		
<b>Zoning:</b>	M1		
	<u>Bldg 1</u>	<u>Bldg 2</u>	<u>TOTAL</u>
<b>Building Area</b>			
Warehouse	± 722,500	± 351,000	± 1,073,500 SF
Office	± 10,000	± 6,000	± 16,000 SF
<b>TOTAL</b>	<b>± 732,500</b>	<b>± 357,000</b>	<b>± 1,089,500 SF</b>
<b>Site Area</b>	± 1,473,008	± 1,040,047	± 2,513,055 SF
	± 33.82	± 23.88	± 57.7 AC
<b>Parking</b>	524	283	807 Stalls
<b>Trailer Parking</b>	249	108	357 Stalls
<b>Celing Height</b>	Up to 75 Ft		



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# AERIAL MAP



W Paige Ave.



**FOR LEASE or BTS**  
± 250,000 - 1,100,000 SF

S 1ST  
UNION PACIFIC RAILROAD  
S K ST

**NEW SOUTH TULARE INTERCHANGE**

**MEFFORD FIELD AIRPORT** ✈️



**WORLD AG EXPO**  
THE WORLD'S LARGEST ANNUAL OUTDOOR AGRICULTURE EXPOSITION



# PROPERTY DESCRIPTION

**Address:** 2918 Pratt St., Tulare, CA 93274

**Lot Size:** ± 57.8 AC

**Zoning:** M1

**APN:** 187-030-001, 002, 003, and 187-040-016

## HIGHLIGHTS

- **Prime Site, Located at the Central Industrial District**
- **Located in Foreign Trade Zone**
- **Located on Corner Location**
- **Paige St is a Designated Truck Route**
- **One Block Away from CA 99 Fwy (The "Golden State Highway")**
- **Ideal Central East Logistical Center for West Coast Operations**
- **Tulare is the Host of the World's Largest Agricultural Expo and Only One Block Away from the Subject Property**
- **Located One Exit Away from Tulare's New South Interchange, Estimated to be Completed in July 2025**
- **Built to Suit Opportunity**

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## TULARE COUNTY

Tulare County is in the center of a robust and world class agriculturally-related region within a few hours of major metropolitan markets.

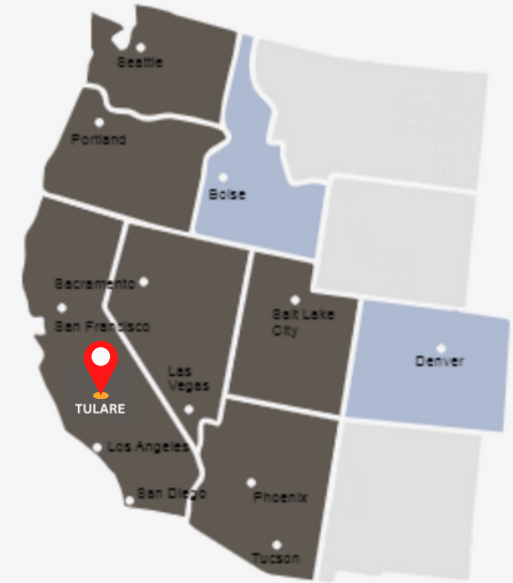
The County is strategically located to accommodate agriculturally-related industries focused on food transportation facilities, food processing facilities and ever growing commodity warehouse - distribution centers.

Industrial development opportunities are apparent along Tulare County highway corridors and select unincorporated communities, making Tulare a prime opportunity as an ideal logistical center to service California and beyond.

### CENTRAL GATEWAY TO MAJOR MARKETS

<b>Los Angeles</b>	170 Miles
<b>Sacramento</b>	200 Miles
<b>Las Vegas</b>	345 Miles
<b>Oxnard</b>	185 Miles
<b>San Francisco</b>	221 Miles
<b>San Jose</b>	195 Miles
<b>San Diego</b>	290 Miles
<b>Port of Hueneme</b>	186 Miles
<b>Port of Long Beach</b>	199 Miles
<b>Port of Oakland</b>	229 Miles
<b>Port of San Diego</b>	292 Miles
<b>Port of Stockton</b>	177 Miles





1 2 3 4 **TRANSIT DAYS**

Central Gateway Industrial Park, Tulare, is strategically and centrally located in the heart of the state's Central Valley, which provides several advantages that make it an attractive location for distribution and logistic centers.

- Proximity to Major Highways
- Central Valley Location
- Access to Ports
- Proximity to Key Markets
- Agricultural Industry
- Infrastructure and Logistics Support
- Intermodal Transportation Options

This location provides distribution and fulfillment centers to reach most major Western markets and customers on a statewide basis within 1-2 days of ground shipping.

## TRANSIT DAYS FROM TULARE, CA

### Central Gateway Industrial Park

Located in Tulare, CA the Central Valley Gateway of California



# LOCATED IN FOREIGN TRADE ZONE (FTZ)

Tulare County is in Foreign Trade Zone 226 allowing businesses or developers to activate as a Subzone which includes the entirety of FTZ benefits. Today, there is an active FTZ site in Tulare County located in the Midstate 99 Distribution Center in Visalia CA. All areas within Tulare County are eligible for FTZ Subzone designation through an activation with U.S. Customs.

If you import goods worth \$1 million or more, or if you purchase foreign goods from a domestic supplier valued at \$1 million or more, you'd do well to examine the benefits that an FTZ offers.

- Merchandise imported into an FTZ and later re-exported from the zone is never assessed for any customs duties.
- Imported merchandise admitted into a zone and then rejected, scrapped, or returned to the vendor – and the waste products of a manufacturing process – are considered duty-free. Some materials can be consumed in the zone and receive duty-free status as well.
- When imported merchandise is shipped to U.S. locations from a zone, duties are deferred until the merchandise leaves the zone.
- When components are imported into an FTZ and manufactured into a new product for re-export or sale in the U.S., the importer may choose between the finished-product duty rate and the imported-component duty rate, whichever is lower.
- Importers located in an FTZ are required to submit only one customs entry per week, instead of an entry on each and every shipment. Firms using an FTZ are the only ones in the U.S. that currently enjoy this type of efficiency.
- Merchandising processing fees (MPF), based on the value of the goods, are typically paid on a per-entry basis with a maximum dollar cap. Weekly entry for FTZ allows users and operators to file what would be multiple payments of the MPF only once, with the dollar cap still applying. This can constitute tremendous savings in MPF, reducing costs to importers who otherwise would file multiple entries.

<https://www.tularecountyedc.com/site-selection-services/incentives-financing/>





## THE WORLD'S LARGEST ANNUAL OUTDOOR AGRICULTURE EXPOSITION

Tulare's World Ag Expo is one of the largest agricultural trade shows in the world, held annually in Tulare, California. Here's some information about the event:

- **Size and Attendance:** The World Ag Expo spans over 2.6 million square feet (240,000 square meters) and attracts an average of 100,000 attendees from around the globe. The event takes place over three days, usually in February.
- **Exhibitors:** The expo features more than 1,400 exhibitors showcasing the latest advancements in agricultural technology, equipment, services, and products. Exhibitors come from various sectors, including irrigation, livestock equipment, agribusiness, renewable energy, software solutions, and more.
- **Demonstrations:** The World Ag Expo provides live equipment demonstrations, allowing attendees to witness the performance and capabilities of agricultural machinery and technologies. These demonstrations help farmers and industry professionals make informed decisions about incorporating new equipment into their operations.
- **Seminars and Workshops:** The event offers educational seminars and workshops covering a wide range of agricultural topics. Experts and industry professionals deliver presentations on subjects such as water management, crop production, livestock handling, precision agriculture, agribusiness, and regulatory issues. These sessions provide valuable insights and help attendees stay up to date with the latest trends and best practices.
- **International Trade:** The World Ag Expo serves as a platform for international agricultural businesses to showcase their products and services. It attracts exhibitors and attendees from all over the world, fostering global trade relationships and promoting agricultural advancements on an international scale.

Tulare's World Ag Expo has established itself as a premier event for agricultural professionals, offering a comprehensive showcase of the latest advancements, educational opportunities, and networking platforms in the industry.

ONE EXIT AWAY FROM THE WORLD AG EXPO



# CONTACT



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#3 Nationwide

#6 Worldwide

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