

# MidState 99 Distribution Center

LOGISTICS PARK

VISALIA • CALIFORNIA



Strategically located in the heart of California, the MidState 99 Distribution Center is quite literally California's new "center" for distribution and manufacturing.

Located in Visalia, midway between San Francisco and Los Angeles, the property is adjacent to Highway 99, a major north-south artery and trucking corridor, and easily accessible by air and rail. From this convenient location, over 98% of all California zip codes can be served overnight by UPS ground service, allowing for overnight service at ground rates. A total population of 35 million is within a 300-mile radius.

The 480-acre master-planned and entitled property accommodates existing and new industrial

facilities at MidState 99. Federal, state and local incentives, including Foreign Trade Zone and California Enterprise Zone programs, offer fast-track permitting, duty and fee deferrals, equipment tax credits, hiring tax credits, net operating loss carryovers and comprehensive start-up hiring assistance and training benefits.

Build-to-suit sites and speculative facilities are available.

SIZE: 480 acres

[www.MidState99.com](http://www.MidState99.com)

