

# RAIL SERVED INDUSTRIAL LAND

## 152.85± Acres Lemoore, California

### KINGS RIVER BUSINESS & INDUSTRIAL PARK

- Lease/Build to Suit
- Industrial Zone
- Excellent location for both Rail and Freeway transportation
- Enterprise and Recycling and Development Zone with Financial Incentives
- Central California Location for West Coast Distribution



#### FOR ADDITIONAL INFORMATION CONTACT:

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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

# PROPERTY INFORMATION

## KINGS RIVER BUSINESS & INDUSTRIAL PARK

|                          |   |
|--------------------------|---|
| <b>DESCRIPTION:</b>      | The 152.85± acre property will be parceled off and be similar to the map configuration on front of this brochure. This property is in the city limits of Lemoore and zoned for industrial use. The property is flat terrain with good drainage, clean, and has utilities to site. The City of Lemoore has an estimated population of 22,508 with an average house hold annual income of \$58,186 and unemployment of 7.25%. Kings County population is 140,941.   |
| <b>LOCATION:</b>         | <p>The property is located approximately 200 miles north of Los Angles and 200 miles south of San Francisco near the crossroads of Highway 198 and Highway 41. Interstate 5 and Highway 99 are within thirty five miles from the site, which are the state's major north/south arterials. Highway 198 is the east/west connection to Highway 101 to the west.</p> <p>*Leprino Cheese has an new mozzarella plant located just to the east of the subject property and West Hills College has a new two year college campus located just to the south.</p> |
| <b>ZONING &amp; USE:</b> | ML (Light Industrial) Service Commercial zone uses apply in the ML District. The Williamson Act 10 year non-renewal period ends January 2007. The property is located in the 100 year flood zone, flood insurance is required by lenders, and consists of 152± acres, which is a portion of APNs 023-520-004 and 023-510-027. California Enterprise Zone tax credits are available and the property is also located in the Recycling Market Development Zone.   |
| <b>TRANSPORTATION:</b>   | Union Pacific Railroad service is available adjacent to the property through San Joaquin Valley Railroad. The tracks were recently improved to handle 286,000 lbs cars.   |
| <b>UPS:</b>              | UPS guaranteed overnight ground service is available to nearly 98% of California.   |
| <b>TRUCKING:</b>         | Several inter and intra state companies, as well as local contract haulers, serve Lemoore with overnight delivery to Los Angeles and San Francisco. Please see Regional Distribution Map.   |
| <b>UTILITIES:</b>        | <p>Water and Sewer: City of Lemoore</p> <ul style="list-style-type: none"><li>• 12" water line in Production Place and Industrial Way</li><li>• 12" sewer line in Production Place</li></ul> <p>Natural Gas: The Gas Company<br/>Electricity: Pacific Gas and Electric Company<br/>Telephone: Pacific Bell</p>  |
| <b>AVAILABLE:</b>        | Owners will Build to Suit.  |
| <b>SALE PRICE:</b>       | Owners will negotiate a land sale.  |



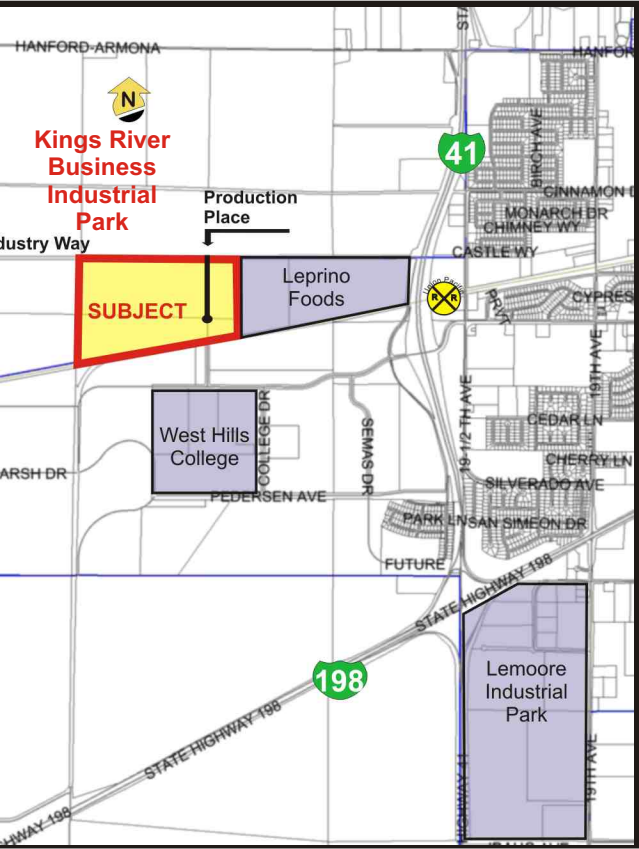
## NATIONAL RAIL FLOW MAP



## NATIONAL TRUCK FLOW MAP



LEMOORE LOCATION MAP



REGIONAL DISTRIBUTION MAP



Estimated Average Daily Truck Traffic: 1998



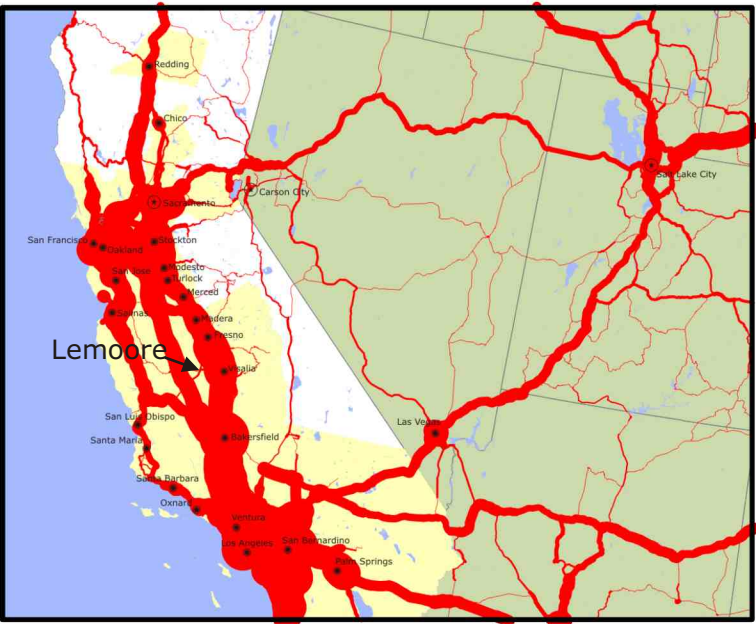
Estimated Average Annual Daily Truck Traffic: 1998



US Department of Transportation  
Federal Highway Administration  
Office of Freight Management and Operations  
Freight Analysis Framework



Estimated Average Daily Truck Traffic: 2020



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