

±1,053,900 Sq. Ft. Industrial Building

NWC OF HOSKING AVE & H ST
BAKERSFIELD, CA 93307



BAKERSFIELD
GATEWAY

FOR LEASE

FULLY ENTITLED
BREAKING GROUND 2Q 2023



LEASING INFO & CONTACT

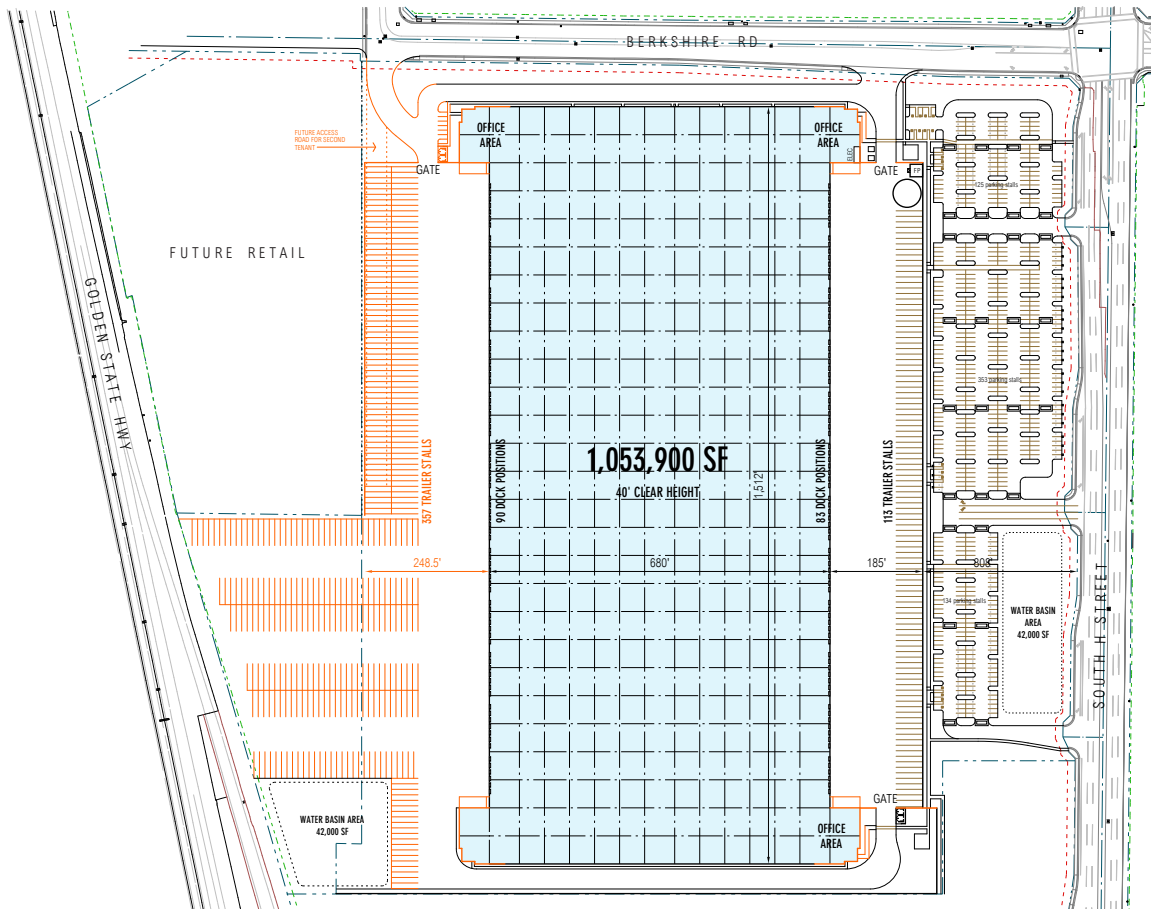
Andrew Starnes
Vice Chair
+1 909 942 4667
andrew.starnes@cushwake.com
Lic. 01799801

Cruise Adams
Senior Director
+1 909 942 4641
cruise.adams@cushwake.com
Lic. 02075368

Wayne Kress, SIOR
Executive Director
+1 661 633 3819
wayne.kress@cushwake.com
Lic. 00834680



±1,053,900 Sq. Ft. Industrial Building
 NWC OF HOSKING AVE & H ST, BAKERSFIELD, CA 93307



Bakersfield Logistics Center | Building 1

Site Area	52.26 Net Ac
Building Size	1,053,900 SF Building 30,000 SF Office
Clear Height	40'
Power	4,000 Amps
Doors	DH: 175 Dock High GL: 4 Grade Level
Parking	612 Auto Stalls 470 Trailer Stalls
Truck Court	185' and 248.5'
Ingress/Egress	2 with full drive around capability
Sprinkler	ESFR
Loading Config.	Cross Dock



**LEASING INFO
& CONTACT**

Andrew Starnes
 Vice Chair
 +1 909 942 4667
 andrew.starnes@cushwake.com
 Lic. 01799801

Cruise Adams
 Senior Director
 +1 909 942 4641
 cruise.adams@cushwake.com
 Lic. 02075368

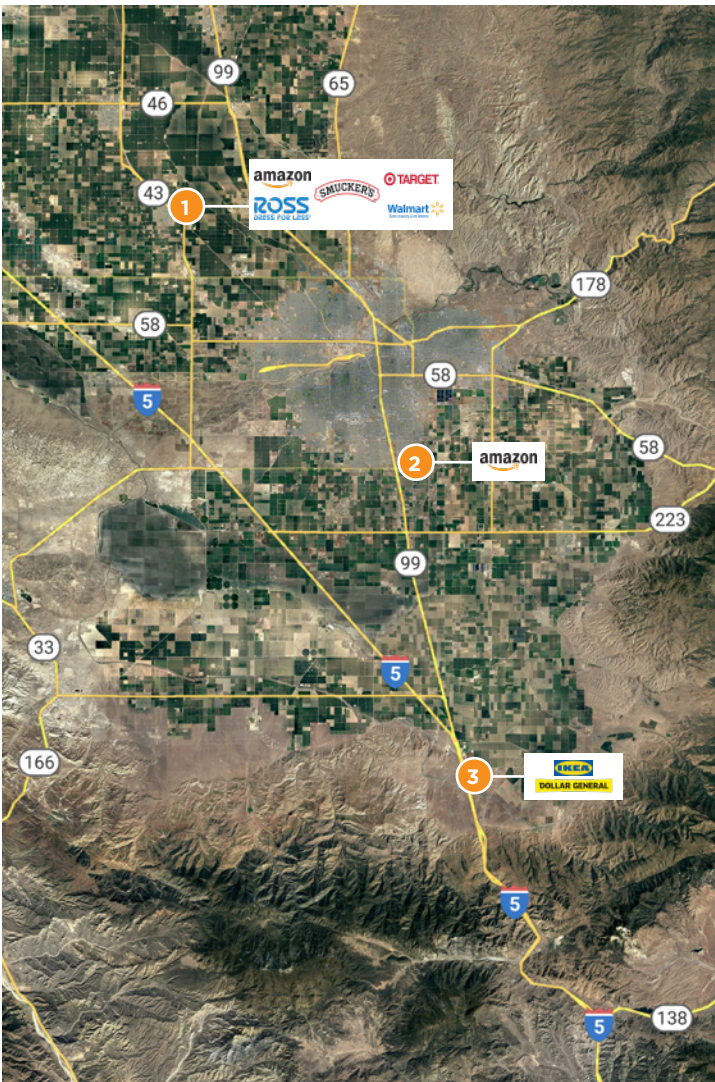
Wayne Kress, SIOR
 Executive Director
 +1 661 633 3819
 wayne.kress@cushwake.com
 Lic. 00834680

±1,053,900 Sq. Ft. Industrial Building
 NWC OF HOSKING AVE & H ST, BAKERSFIELD, CA 93307

Drive Time Analysis

Central Valley South is a Proven Corporate Occupier Market

The Market Extends from Shafter (North) to Tejon Ranch (South)
 25 MSF in the Overall Submarket



1 SHAFTER (WONDERFUL PARK)

- Distance from Port: 150 miles
- Major tenants: Ross (3msf), Target (2msf), Amazon (1msf), Smuckers (1msf), Walmart (630ksf)
- Labor comes from Bakersfield (20 mins away)

2 BAKERSFIELD

- Distance from Port: 130 miles
- Major tenants: Amazon (2.6msf)
- Labor comes from within the city limits

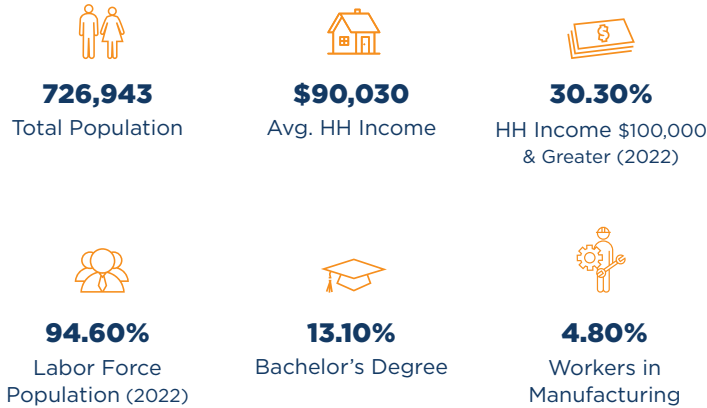
3 TEJON RANCH

- Distance from Port: 110 miles
- Major tenants: IKEA, Dollar General
- Labor comes from Bakersfield (30 mins away)

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 01/12/23

±1,053,900 Sq. Ft. Industrial Building
NWC OF HOSKING AVE & H ST, BAKERSFIELD, CA 93307

DEMOGRAPHICS - 30 MI



LOCATION OVERVIEW

- Southern California's Most Competitive Big Box Lease Rates - Less than Half of Inland Empire West & Less than High Desert
- Drayage Cost Virtually Same as Inland Empire East with Less Time on Road
- Gateway to Western US Population and Consumer Markets
- Unrivaled Outbound Logistics Location
- Best-in-Class Labor Pool - Bakersfield Features the Deepest Labor Pool in the Central Valley
- Who's Who of Corporate Occupiers Located in Submarket
- New State-of-the-Art Development
- Less than 1-day truck service to > 60MM customers, 7 states and 3 major ports
- 2-day truck service to 11 states



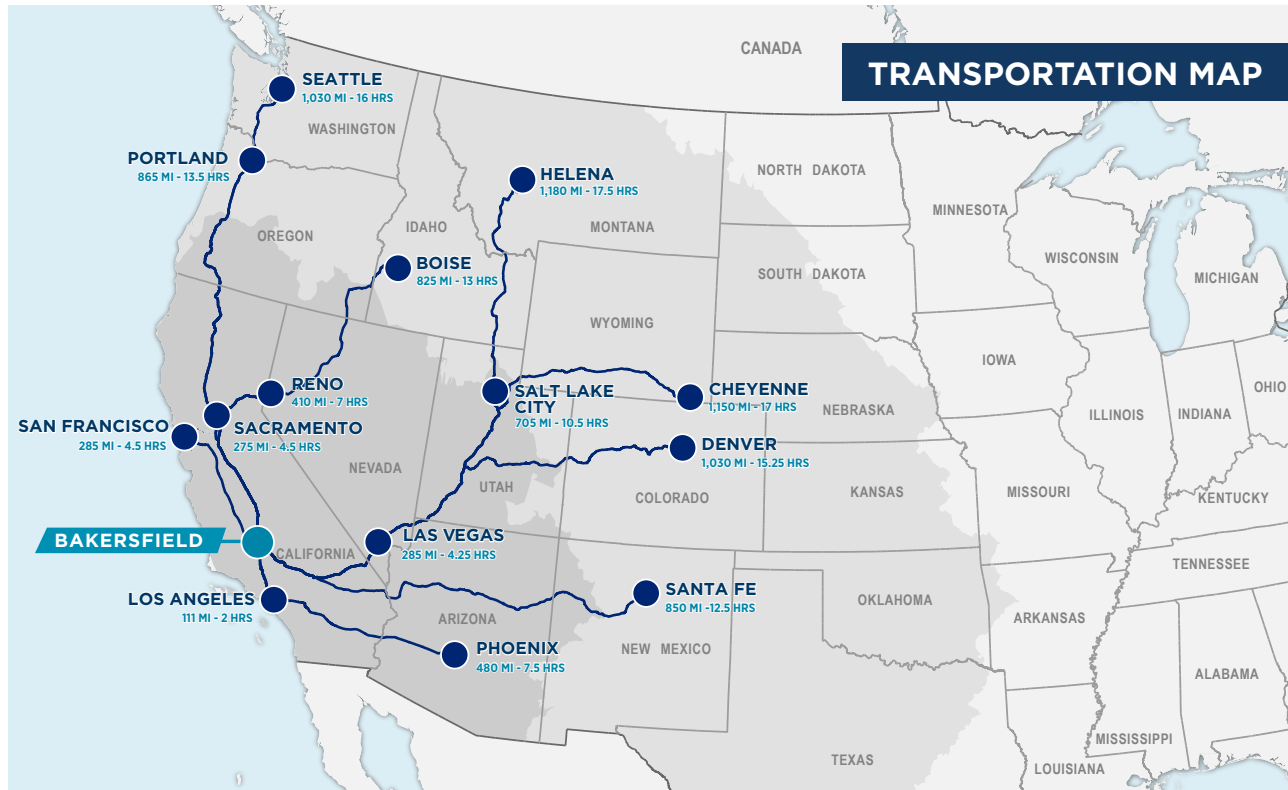
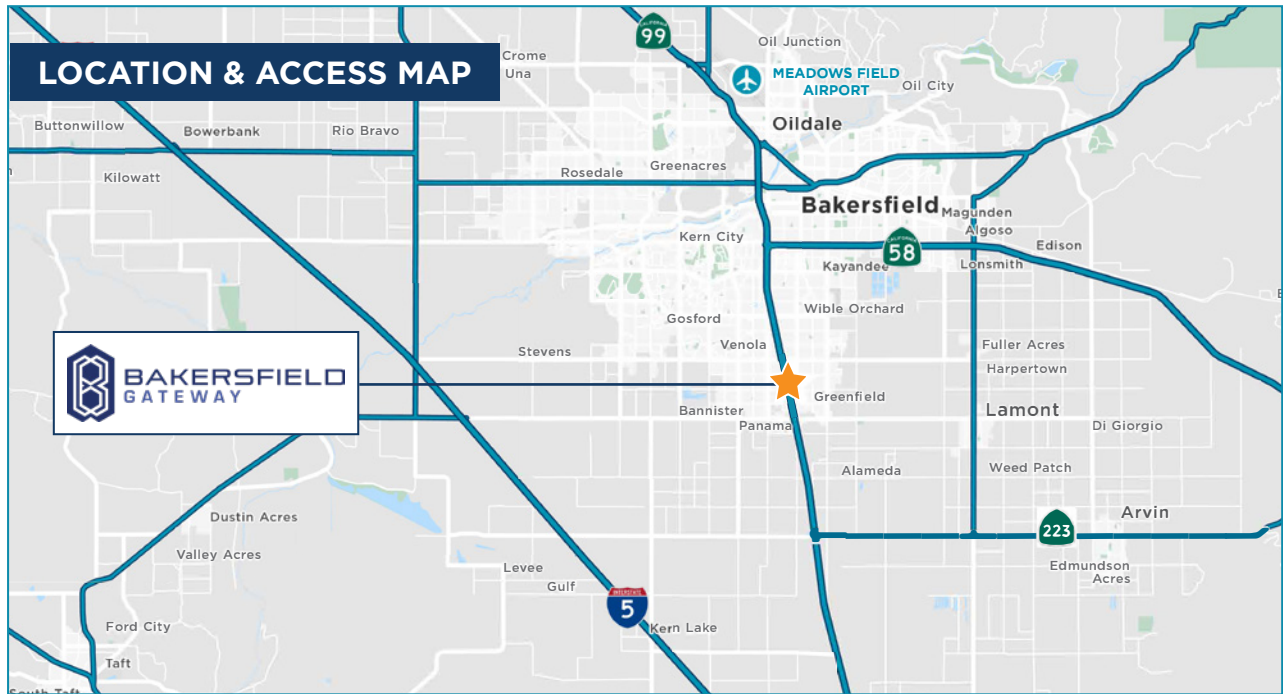
**LEASING INFO
& CONTACT**

Andrew Starnes
 Vice Chair
 +1 909 942 4667
 andrew.starnes@cushwake.com
 Lic. 01799801

Cruise Adams
 Senior Director
 +1 909 942 4641
 cruise.adams@cushwake.com
 Lic. 02075368

Wayne Kress, SIOR
 Executive Director
 +1 661 633 3819
 wayne.kress@cushwake.com
 Lic. 00834680

±1,053,900 Sq. Ft. Industrial Building
NWC OF HOSKING AVE & H ST, BAKERSFIELD, CA 93307



**LEASING INFO
& CONTACT**

Andrew Starnes
 Vice Chair
 +1 909 942 4667
 andrew.starnes@cushwake.com
 Lic. 01799801

Cruise Adams
 Senior Director
 +1 909 942 4641
 cruise.adams@cushwake.com
 Lic. 02075368

Wayne Kress, SIOR
 Executive Director
 +1 661 633 3819
 wayne.kress@cushwake.com
 Lic. 00834680