

Regional Distribution Center

FOR LEASE ■ 5408 Express Avenue ■ Shafter, CA 93263



■ 1,058,373 SF on 72.11 Acres

■ Q1 2024 Delivery Date



Wesley M. McDonald ■ Principal ■ 661 599 2134 ■ wesley.mcdonald@asuassociates.com ■ CA RE #01511739
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax



Tim Hawke ■ President ■ 951 533 2513 ■ thawke@stratarealty.com ■ CA RE #00880273
2433 Pomona Road ■ Corona, CA 92878 ■ 951 280 1733 telephone



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Location Map | Property Details



Property Details

- **Address** 5408 Express Avenue, Shafter, CA 93263
- **Location** Adjacent to Wonderful Industrial Park
- **Building Size** 1,058,373 SF
- **Site** 72.11 Net Acres
- **Construction** Concrete Tilt-Up
- **Jurisdiction** Kern County, City of Shafter
- **Office Build-To-Suit**
 - First Floor - 5,000 SF
 - Second Floor - 5,000 SF
- **Clear Height**
 - 40' Clear
 - 48' Roof Deck Height
- **Dock Doors** 214 - 9' x 10' Dock High Door (107 Per Side)
- **Drive-In Doors** 4 - 12' x 14' Grade Level Doors
- **Column Spacing**
 - Loading Bays 60' x 60'
 - Interior Bays 56' x 60'
- **Fire Suppression** ESFR with K25.2 Heads, 50 PSI
- **Truck Court** 198' - 333' (4,000 PSI Concrete)
- 4 Gated Entrances
- **Auto Parking** 266 Auto Stalls
- **Trailer Parking** 1,038 Trailer Stalls
- **Box Container Storage** 44 Box Containers (10' x 40')

[CLICK HERE FOR DRONE VIDEO](#)



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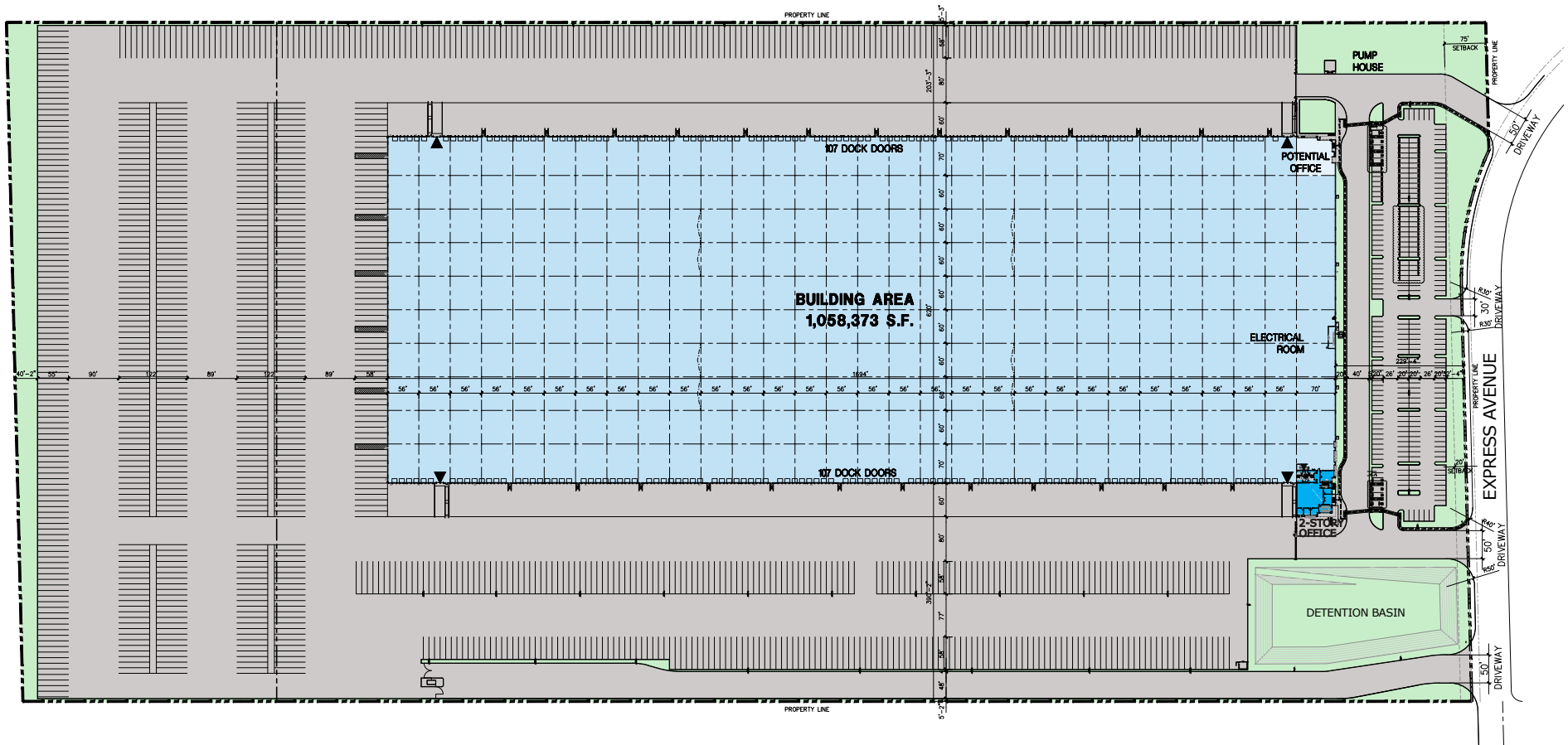
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Site Plan



Utilities

- Water City of Shafter
- Sewer City of Shafter
- Gas Southern California Gas Company
- Electricity Pacific Gas & Electric



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Neighborhood Map



5408 Express Avenue

Neighbor	Square Feet
ROSS DRESS FOR LESS	3.135 M
TARGET	1.86M
amazon	1.05 M
STU AMERICAN THE DISTRIBUTORS	1 M
Walmart	628 K (Cold Storage)
ESSENDANT	404 K
DMSI	350 K
GAF	430 K
JTI	233 K
FedEx	210 K
HILLMAN	134 K
FORMICA	98 K
MRC Global	85 K
State Farm	84 K



16 Miles to Interstate 5

6 Miles to Highway 99



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Highway Aerial



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Logistics

California Drive Time From Kern County



- Strategically located adjacent to the Wonderful Industrial Park: A 1,625-acre fully entitled master-planned commercial development
- Limited regulatory hassles and ease of doing business in the City of Shafter
- Convenient access to Highway 99, 58 and Interstate 5, and direct access to the BNSF Railway, minimizing transportation costs
- Access to an abundant labor pool with hourly wages far below those in peer cities. Nearly 700,000 residents within 25-mile radius
- Corporate neighbors including Walmart, Amazon, Fedex, Ross, American Tire Distributors, and Target
- Ability to reach 35 million consumers in a one-day by truck
- Near the FedEx Ground sort hub; less than 20 minutes from UPS Ground hub
- Minutes from Meadows Field Airport, the regions primary commercial airport
- Foreign-Trade Zone 276 is ready for activation—so importers can defer import duties/tariffs until the imported products enter U.S. commerce

Kern Economic Development Corporation County Stats

- #2 in the Nation for Agriculture Production (2019 Kern County Crop Report)
- #3 in the nation for Job Creation (Surge Cities 2020)
- The Bakersfield metropolitan area is ranked the fifth most affordable housing market in the nation (RealtyHop)
- #7 Oil-producing County in the U.S. (Drilling Edge)
- #3 in Nation for Human Capital Availability (WalletHub)

Development Friendly Environment

The city of Shafter is a business-friendly location that provides significant benefits to developers and corporate users:

- Expedited development process, reducing overall development times
- Low impact fees
- Hiring and other tax credits
- Job training and job search assistance provided by Kern County
- Active business development efforts through Kern Economic Development Corporation

U.S. Drive Time From Kern County



Low Labor Costs And Attractive Government Incentives

- Lower property taxes than competing area in California
- Lower insurance costs than in competing areas of California
- Lower common area charges than in competing areas of California
- Competitive rent
- Tax incentives for California sales
- Inland port* helps off-set drayage costs

**Please note, the inland port is not owned by Developer, nor is it being offered or marketed as an incentive to Tenant by Developer. Developer or Brokers can facilitate a meeting with Inland port owner/operator if its use is beneficial to Tenant/Client.*

Demographics

- **Total Population** 905,189
- **Average Household Income** \$74,123
- **Unemployment Rate** 12.4%

Education

- **High School** 24.28%
- **Associates** 7.6%
- **Bachelors** 11.4%
- **Graduate Degree** 5.9%

<https://kernedc.com/market-overview/>



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“Top 10 Reasons To Do Business In Kern County”



1 | Location, Location, Location!

KERN COUNTY IS GEOGRAPHICALLY THE CENTER OF CALIFORNIA'S POPULATION, making it accessible to nearly 40 million consumers.



Photo courtesy Bakersfield CVB

2 | #2 in the Nation for Agriculture Production

(2019 Kern County Crop Report)

The county leads the nation in pistachio and almond production, with grapes, citrus, and milk being some of the other top commodities.



3 | #3 in Job Creation

(Surge Cities 2020)

Bakersfield was ranked #3 in job creation for attracting more entrepreneurs and providing an opportunity for businesses to stand out.



4 | Fastest-growing City in California

(California Department of Finance, Demographic Research Unit)

Bakersfield's population grew by 1.7% in 2019, which was more than eight times greater than California's growth rate.



5 | Economic Resiliency

(Chmura Economics & Analytics, JobsEQ)

Bakersfield MSA ranked among top 15 metro areas in the U.S. for economic resiliency during the COVID-19 pandemic. Rankings were based on news reports for key industries, unemployment claims data, job postings, and other data.



Photo courtesy Michael McCloskey

6 | #5 Housing Market in the Nation

(RealtyHop)

Bakersfield is ranked the fifth most affordable housing market in the nation.



7 | #7 Oil-producing County in the U.S.

(Drilling Edge)

Kern County is the No. 7 oil-producing county in the nation, yielding 111 million barrels of oil annually. This amount represents 71% of California's total oil production and a daily production of 326,000 barrels of oil.



8 | #1 in the U.S. for Engineering Salaries

(Live Career)



Photo courtesy The Bakersfield Californian

9 | Kern County Jobs Pay More than the U.S. Average

(Bureau of Labor Statistics)

Employees in 29 different occupations earn more in the Bakersfield area compared to the national average.



10 | #3 in Nation for Human Capital Availability

(WalletHub)

The Bakersfield MSA ranked #3 in the U.S. for human capital availability, defined as the economic value of an employee's skill set. 💎

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Bakersfield & Kern County Information

Location

Bakersfield and Kern County is the geographic center of California's weighted population. Located at the southern end of the San Joaquin Valley, Bakersfield is within four hours driving distance from 90 percent of the California Population. Located approximately 100 miles north of Los Angeles and 251 miles south of San Francisco, Bakersfield is easily accessible, just 15 minutes east of Interstate 5 and positioned at the crossroads of State Highways 99 and 58.

Population & Demographic

The City of Bakersfield has seen a population increase of 57.64% between 2000 and 2019 and now stands at just over 389,000 residents within the city limits. Affordability of housing compared to other parts of California has caused the influx of residents and growth of population. Continued growth is expected with a projected 2030 population of 566,000 residents. The median age in Kern County 31.7, considerably younger when compared to California at 36.1 years of age and the nation at 37.7 year of age. Bakersfield is the ninth largest metropolitan area in California and the 52nd largest in the US.

Economy

Energy/Oil and Agriculture are the two industries that have historically driven the Bakersfield and Kern County economies. Kern County is the #5 oil producing county in the United States accounting for approximately 72% of total California production. Kern leads the nation in production of almonds and pistachios and other leading commodities include grapes, citrus, milk and carrots. Government and military employment are strong in the county with Edwards Air Force Base and China Lake Naval Weapons Center ranking as two of the top employers in Kern County. Logistics, transportation and warehousing are rapidly expanding industries in the area given Kern's central location and broad reach to as many as 14% of the US population within 300 miles.

Housing

The median home value of approximately \$272,000 (2020), making Kern County is the second most affordable housing market in California. Compared to the median home value in California at approximately \$712,000, affordability is a key to growth of the market. This has led to 61% of households owning their home. More than 50% of households are able to afford a median priced home compared with only 33% in California. The average household size of 3.16 persons.

Climate

Bakersfield covers approximately 110 square miles and is 492 feet above sea level. It is partially surrounded by three mountain ranges: The Tehachapi range to the west, the Tehachapi range to the south and the Sierra Nevada range to the east. The Kern River flows through the valley; the fastest falling river in the United States. Bakersfield is centrally located about 100 miles north of Los Angeles, 90 miles south of Fresno, and 90 miles east of the Pacific Ocean, which puts Bakersfield close to a variety of recreational and business resources. Generally, temperatures are mild year-round. Summers are warm and dry, winters are



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Kern County At A Glance

KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#2 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide

#4 in STEM Jobs Nationwide

OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest Wind Farm in the U.S.



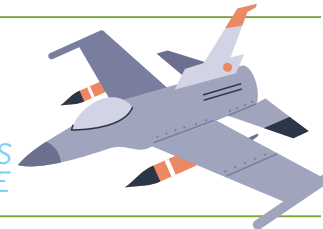
2ND Largest Solar Farm in the U.S.



#7 Oil-Producing County in the Nation

OVER 50 WORLD TECH "FIRSTS"

NAVAL AIR WEAPONS STATION CHINA LAKE



1ST COMMERCIAL SPACE PORT IN U.S.

MOJAVE AIR & SPACE PORT



1ST SPACE SHUTTLE LANDING

EDWARDS AIR FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com



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