

58

LOGISTICS CENTER

UNLIMITED POTENTIAL, UNMATCHED REACH



MT. VERNON AVE & E. BELLE TERRACE

BAKERSFIELD, CA

3-BUILDING BUILD-TO-SUIT CAMPUS

IN A COVETED
LAST-MILE LOCATION



58

LOGISTICS CENTER

2,251,000 SF

TOTAL AVAILABLE

128.07 ACRES

NET DEVELOPABLE

167-070-03

APN

M-2

ZONING

UTILITIES

POWER

PG&E

GAS

PG&E

WATER

California Water Service

SEWER

City of Bakersfield

TRASH

City of Bakersfield

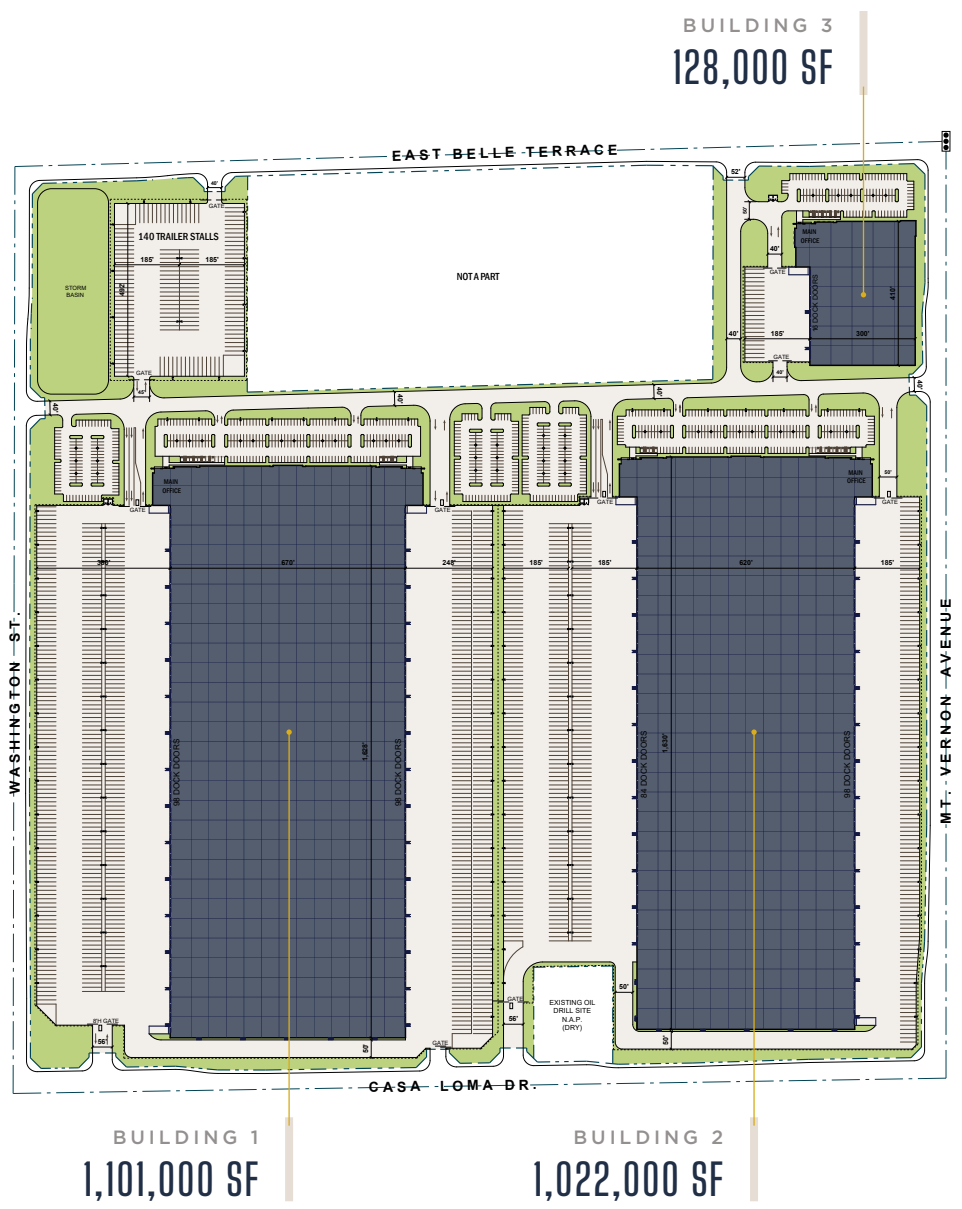
HIGH-SPEED
INTERNET

Spectrum and AT&T

SITE PLAN

58

LOGISTICS CENTER



1

BUILDING 1
1,101,000 SF

CLEAR HEIGHT	AUTO STALLS	DOCK DOORS	TRAILER STALLS
40'	510	196	590

2

BUILDING 2
1,022,000 SF

CLEAR HEIGHT	AUTO STALLS	DOCK DOORS	TRAILER STALLS
40'	394	182	430

3

BUILDING 3
128,000 SF

CLEAR HEIGHT	AUTO STALLS	DOCK DOORS	TRAILER STALLS
36'	130	16	22

KERN COUNTY

A STRONG BUSINESS ADVANTAGE

Locating in Kern County offers access to a large, high-quality workforce and **significantly lower costs of doing business**, both of which give businesses competitive advantages. The site is outside of the SCAQMD and offers lower taxes and labor costs compared to LA and the Inland Empire, without sacrificing proximity to shipping and transit networks.



KEY ADVANTAGES OF 58 LOGISTICS CENTER



STRATEGIC LOCATION



AVAILABLE LAND & FACILITIES



BUSINESS FRIENDLY



QUALITY, AFFORDABLE WORKFORCE

*Sources: Kern County Economic Development Corporation

LARGEST ECONOMY

IN THE SAN JOAQUIN VALLEY

#2 IN AGRICULTURAL PRODUCTION NATIONWIDE

#3 IN ECONOMIC DIVERSITY NATIONWIDE

#4 IN STEM JOBS NATIONWIDE

+50 MAJOR DISTRIBUTION CENTERS

ENERGY CAPITAL OF CALIFORNIA

LARGEST PROVIDER OF OIL & RENEWABLE ENERGY IN THE STATE

#1 LARGEST WIND FARM IN THE U.S.

#2 LARGEST SOLAR FARM IN THE U.S.

#7 OIL-PRODUCING COUNTY IN THE NATION

+50 WORLD TECH "FIRSTS"

UNMATCHED ACCESSIBILITY

PROXIMITY TO GREATER LA AND THE PORTS OF LA + LONG BEACH

Businesses here have ample space to build large distribution or manufacturing facilities while still enjoying a direct route and strategic proximity to the Greater LA region and the Ports of Los Angeles and Long Beach. From there, the world is within easy reach - more quickly and efficiently.

STRATEGIC LOCATION

- + More than 40 million consumers within a 4-hour truck drive
- + Access to 14% of the US population within a 300-mile radius
- + Access to Interstate 5, Highway 99 North and South, Highway 46 West to the Central Coast, and Highway 58 East to Interstate 40
- + Class 1 Rail from Union Pacific and BNSF

58

LOGISTICS CENTER



*Sources: Kern County Economic Development Corporation

CORPORATE NEIGHBORS

EXISTING DISTRIBUTION CENTERS & FULFILLMENT CENTERS

- + There are over **50 major distribution centers** in Kern County immediately surrounding 58 Logistics Center
- + Employees enjoy the **best wage-to-living standard ratio** of any major logistics hub in the Western 13

914,193
KERN COUNTY
POPULATION

380,100
LABOR FORCE

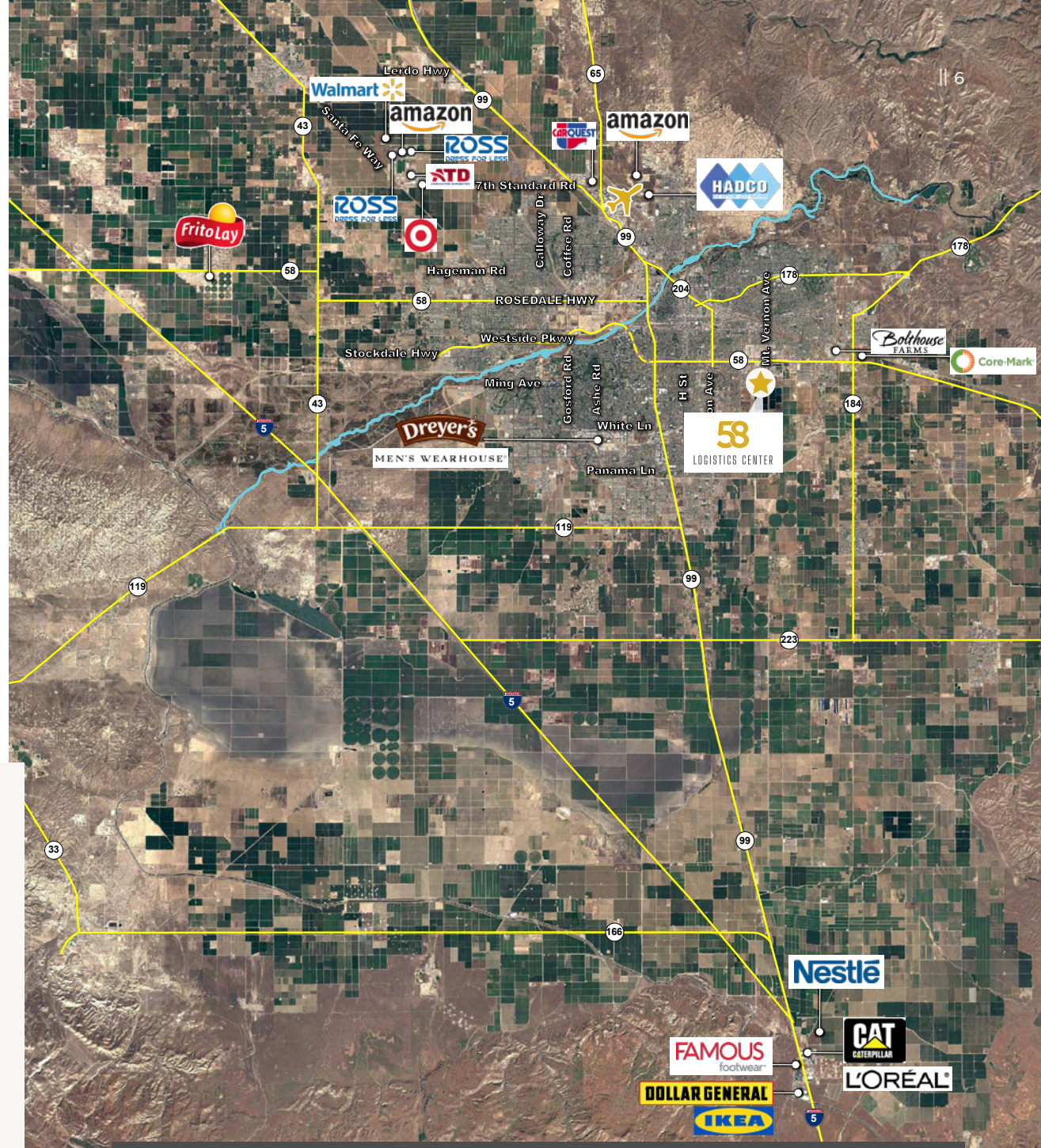
\$89,559
MEDIAN HH
INCOME

\$367,000
MEDIAN HOME
PRICE

ANNUAL AVERAGE DAILY TRAFFIC

63,596
MT VERNON AVE.

30,262
HWY 58



*Sources: Kern County Economic Development Corporation

REACHING CONSUMERS

58

LOGISTICS CENTER

OUTSTANDING CONSUMER & END USER ACCESS

58 Logistics Center gives fulfillment businesses efficient access to more consumers and end users than any other site in Southern California.



*Sources: Kern County Economic Development Corporation

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LOGISTICS CENTER

BAKERSFIELD, CA

 CUSHMAN &
WAKEFIELD

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E. BELLE TERRACE



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