



FOR SALE

96.53 ACRES

**SEQ I-5 &
HAGEMAN
ROAD
(FKA HWY 58)**

BAKERSFIELD, CA



Hageman Rd

Tracy Ave

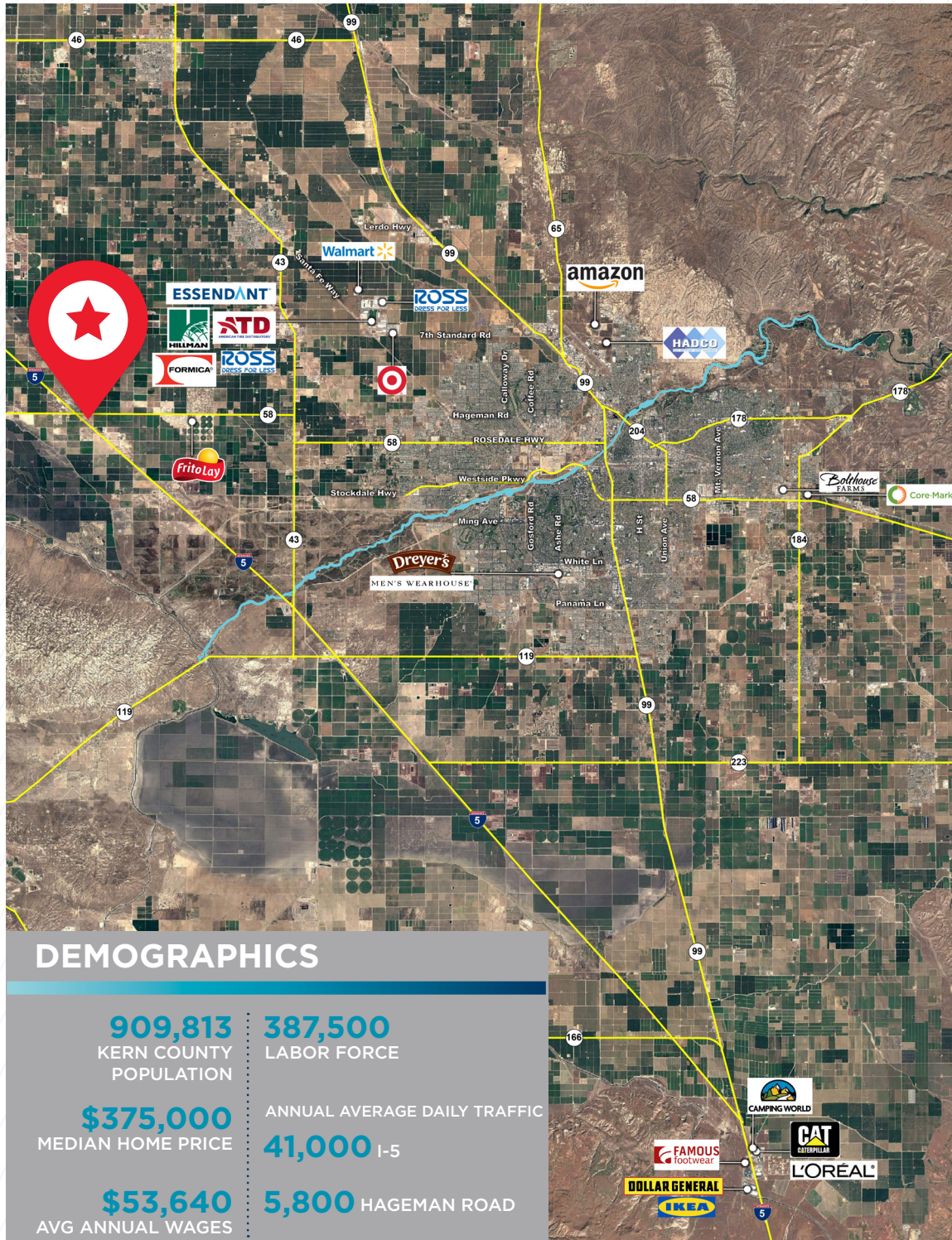
Hwy Commercial
Retail, Food,
Gas & Hotel Users

Hageman Rd fka Hwy 58



J.G. Boswell Company





PROPERTY FEATURES

Total Site:	96.53 Acres
Asking Price:	\$1,930,600 (\$20,000/Ac)
Zoning:	Ag - Allows industrial uses pertinent to Ag
Water:	Interstate 5 Utility Company
Sewer:	Interstate 5 Utility Company
Gas:	SoCal Gas
Telecom:	Verizon, CTC, GTE
Electric:	PG&E <ul style="list-style-type: none"> 12kv line along north side Hageman Road Midway Substation 3-miles to west
Rail:	<ul style="list-style-type: none"> 1/2 mile of UPRR/SJVR Mainline track borders site Property has Private Railroad Crossing Spur/Siding potential
Potential Advertising Revenue!	Billboards! <ul style="list-style-type: none"> 3,300' of frontage on I-5 east side—just before off-ramp 700' frontage on I-5 west side 3,600' of frontage on Hageman Road

*utilities are in close proximity to property

EXISTING DISTRIBUTION CENTERS & FULFILLMENT CENTERS

- Site is population center of California!
- There are some 50 major distribution centers in Kern County within 50 miles of site.
- Employees enjoy the best wage-to-living standard ratio of any major logistics hub in the Western 13 states.
- Site gives fulfillment businesses efficient access to more consumers than any other site in Southern California—40 million!

AERIAL



KEY ADVANTAGES



Strategic Location

(population center of State)



Available Land & Facilities

(room to grow!)



Business Friendly

(fast permitting)



Quality, Affordable Workforce

(enables growth)

I-5 is a “West Coast Electric Highway” (network of EV fast charging stations every 25-50 miles)

**Sources: Kern County Economic Development Corporation*



STRATEGIC LOCATION

- Close proximity to the Greater LA region and the Ports of Los Angeles, Long Beach and Oakland
- More than 40 million consumers within a 4-hour truck drive
- Access to 14% of the US population within a 300-mile radius — site is population center of California
- Access to Interstate 5, Highway 99 North and South, Highway 46 West to the Central Coast, and Highway 58 East to America
- Easy access to I-5 on/off ramps. Close proximity to gas, hotel, and restaurant users



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