



**FOR SALE**

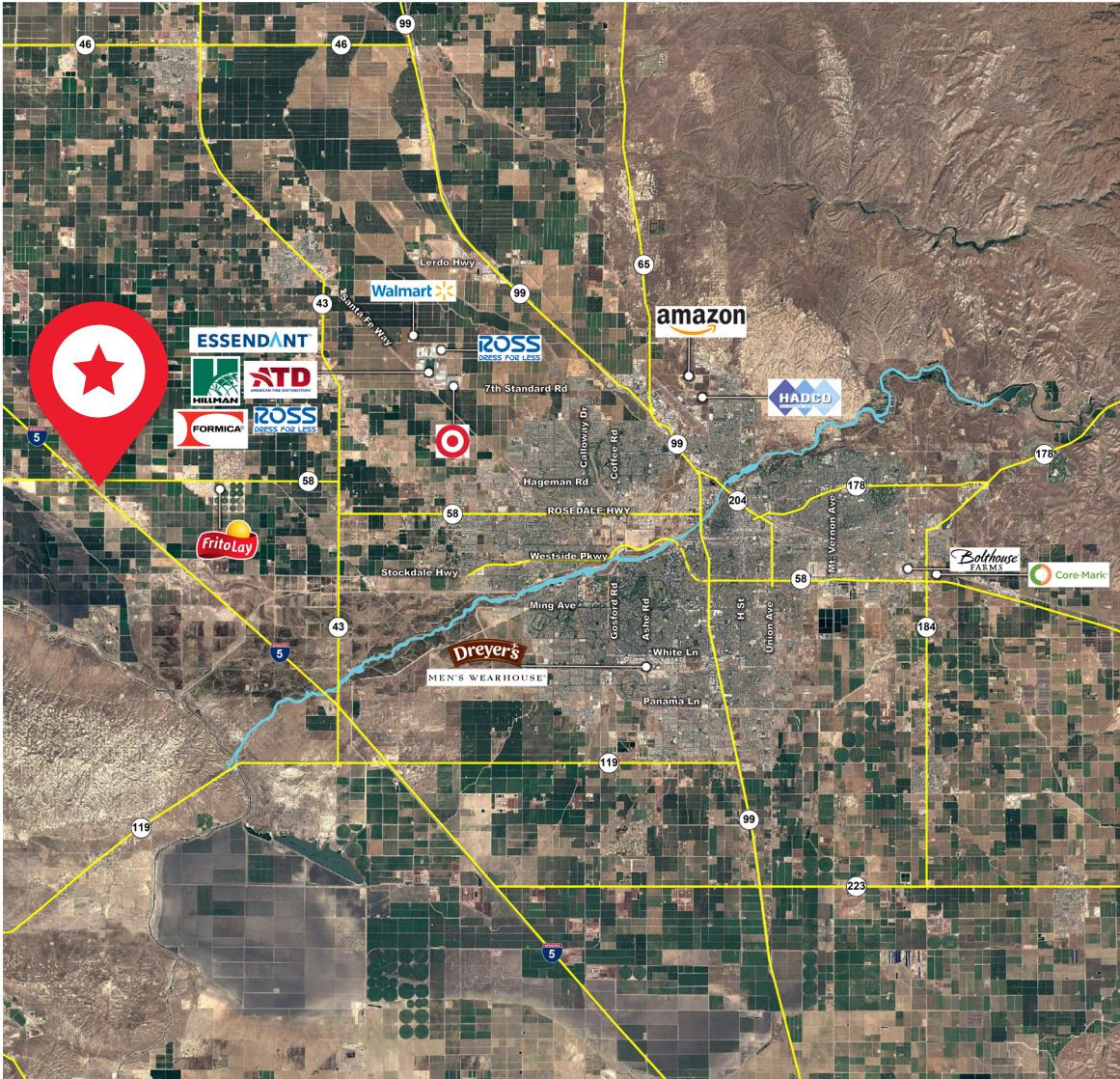
96.53 ACRES

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

BAKERSFIELD, CA



## CORPORATE CRITICAL MASS



## DEMOGRAPHICS

**909,813**  
KERN COUNTY  
POPULATION

**\$375,000**  
MEDIAN HOME PRICE

**\$53,640**  
AVG ANNUAL WAGES

**387,500**  
LABOR FORCE

ANNUAL AVERAGE DAILY TRAFFIC

**41,000** I-5

**5,800** HAGEMAN ROAD



## 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

- 12kv line along north side Hageman Road
- Midway Substation 3-miles to west

**Rail:**

- 1/2 mile of UPRR/SJVR Mainline track borders site
- Property has Private Railroad Crossing
- Spur/Siding potential

**Potential Advertising Revenue!**

Billboards!

- 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

## REACHING CONSUMERS



## 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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