

# AVAILABLE FOR LEASE

358,660 SF - 717,320 SF  
Brand New Class "A" State of the Art  
Warehouse ▪ Distribution ▪ Logistics ▪ Dock

**1 Gecko Street**  
Shafter, CA 93263



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Wesley M. McDonald ▪ Principal ▪ 661 885 6950 ▪ wesley.mcdonald@asuassociates.com ▪ CA RE #01511739  
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax



# 358,660 SF - 717,320 SF State of the Art Warehouse • Distribution • Logistics • Dock Available For Lease

## Property Information | Site Plan

1 Gecko Street • Shafter, CA

### Property Description

The subject is located within one (1) mile from Freeway 99 at the Lerdo Highway off/on ramps, which is the next off/on ramp north of Seventh Standard Road | Merle Haggard Drive in Bakersfield. The Seventh Standard Road | Merle Haggard Drive off/on ramps will provide direct access to the Wonderful Industrial Park going west and to North Meadows Business Park, Landings Logistics Center, Silver Wings Business Park and the new 2.6M SF Amazon Distribution Center going east.

### Property Details

- **Total Available Space** +/- 358,660 SF (Expandable to 717,320 SF)
- **Warehouse Space** +/- 353,660 SF
- **Office Space** +/- 5,000 SF (BTS per tenant's needs)
- **Parcel Size** 18.33 Net Acres (Expandable to 36.66 Acres)
- **Dock Doors** Sixty-five (65) 9' x 10' (Expandable to 130 Dock Doors)
- **Ground Level Doors** Two (2) 12' x 14' (Expandable to Four (4) 12' x 14')
- **Clear Height** 40'
- **Lighting** Energy Efficient LED
- **Zoning** I (Industrial), City of Shafter
- **Auto Parking** 180 auto parking stalls (Expandable to 361 Stalls)
- **Trailer Parking** 105 trailer parking stalls (Expandable to 210 Stalls)
- **Power** 2,000 amps of 480/277 volt
- **Signage** Building & Monument Signage available

### Property Highlights

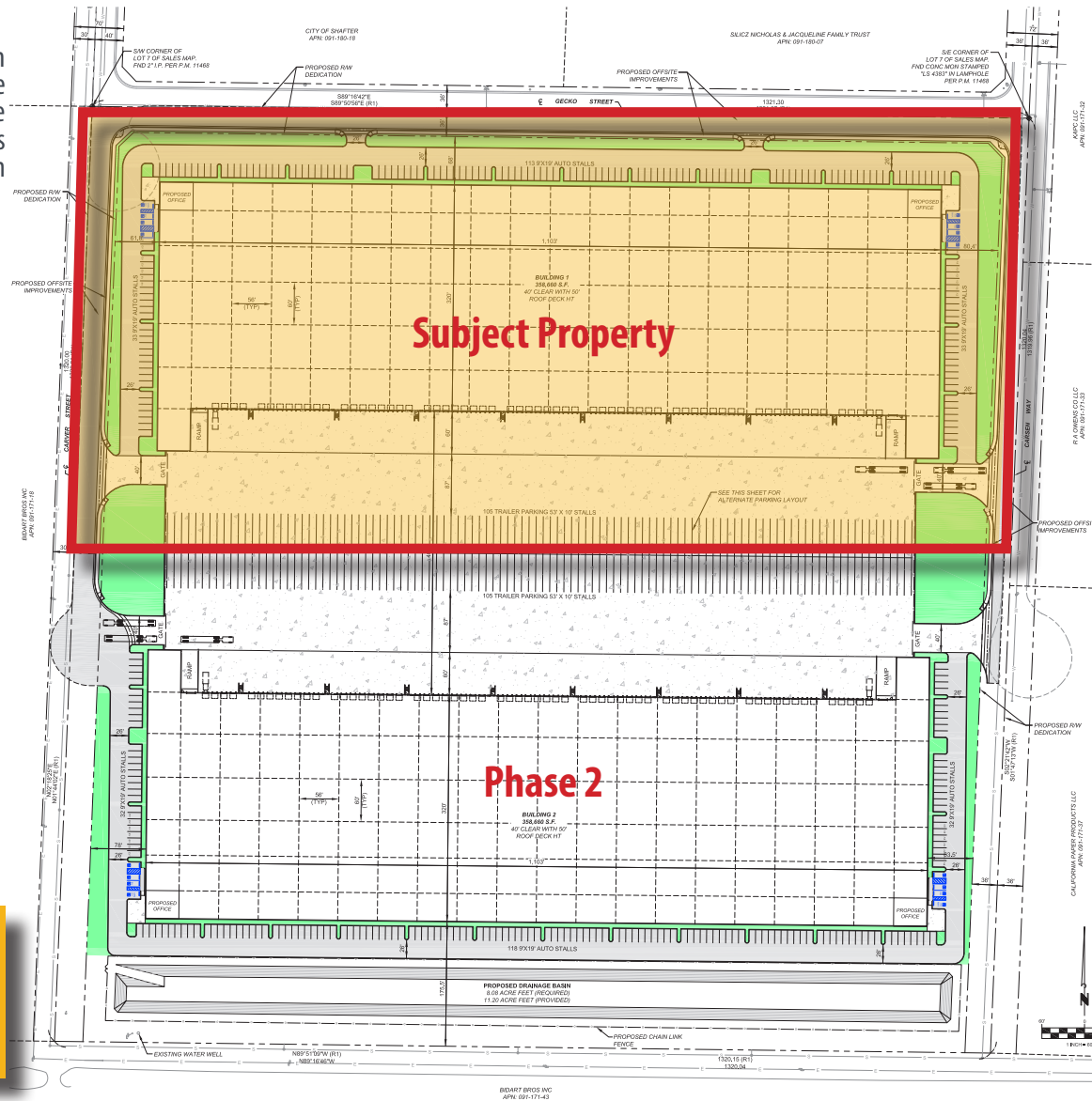
- Concrete tilt-up (CTU) construction
- Six (6) rolling gate entrances into the yard – one from each Carver Street and Carsen Way
- Easy access to northbound and southbound Highway 99 by Lerdo Highway on/off ramps & Highway 65 as well as Interstate 5, Westside Parkway and Highway 58
- Entire yard paved with Concrete

### Lease Rate

- Call Broker for Details
- **Estimated Completion Date**  
9-12 months from lease execution

### Utilities

<b>Electric</b>	PG&E
<b>Gas</b>	The Gas Company
<b>Water</b>	City of Shafter
<b>Sewer</b>	City of Shafter



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**Building Elevations**

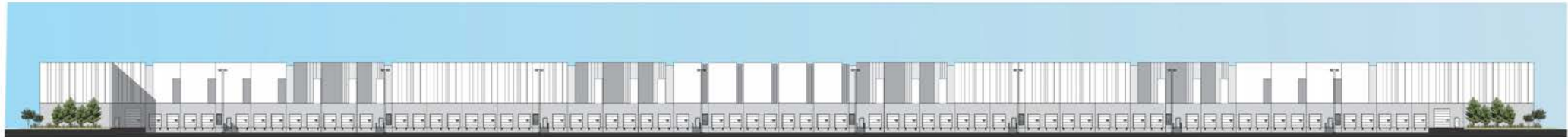
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Gecko Street - North Elevation



Carsen Way - East Elevation



South Elevation



Carver Street - West Elevation

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**Logistics**

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**California Drive Time From Kern County**



— BSNF Railroad — Union Pacific Railroad — Roads - - Drive Time

**U.S. Drive Time From Kern County**



— Roads - - Drive Time



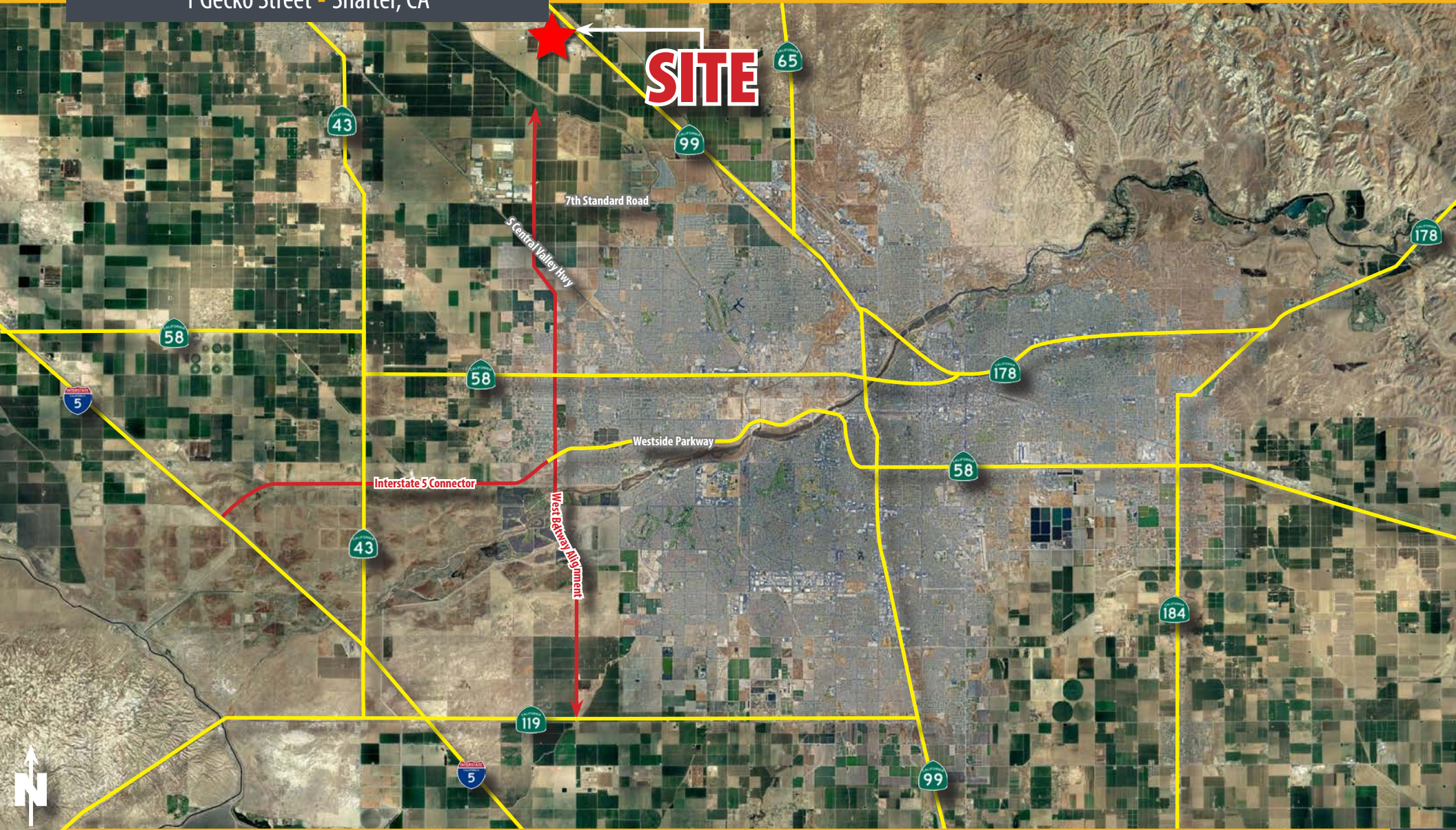
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## Roadway Aerial

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ANOTHER PROJECT BY  
**REXCO**

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**Kern County At A Glance**

1 Gecko Street • Shafter, CA

# 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.

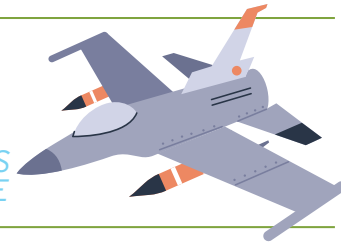


**2<sup>ND</sup>** Largest  
Solar Farm  
in the U.S.



**#7** Oil-Producing  
County in  
the Nation

**OVER 50** WORLD TECH  
"FIRSTS"  
NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1<sup>ST</sup>** COMMERCIAL SPACE  
PORT IN U.S.  
MOJAVE AIR &  
SPACE PORT



**1<sup>ST</sup>** SPACE SHUTTLE  
LANDING  
EDWARDS AIR  
FORCE BASE



KERN COUNTY, *California*. WHERE BUSINESS IS BOUNDLESS



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