

AVAILABLE FOR LEASE

701,440 SF
Brand New Class "A" State of the Art
Warehouse • Distribution • Logistics • Yard

2 Gecko Street
Shafter, CA 93263



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Property Information | Site Plan

2 Gecko Street • Shafter, CA

Property Description

The subject property is accessible from two (2) roads; Carver Street and Carsen Way. 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** +/- 701,440 SF
- **Warehouse Space** +/- 696,440 SF
- **Office Space** +/- 5,000 SF (BTS per tenant's needs)
- **Parcel Size** 36.27 Net Acres
- **Dock Doors** One Hundred Fourteen (114) 9' x 10'
- **Ground Level Doors** Four (4) 12' x 14'
- **Clear Height** 40'
- **Lighting** Energy Efficient LED
- **Zoning** I (Industrial), City of Shafter
- **Auto Parking** 315 auto parking stalls
- **Trailer Parking** 408 trailer parking stalls
- **Power** 2,000 amps of 480/277 volt
- **Signage** Building & Monument Signage available

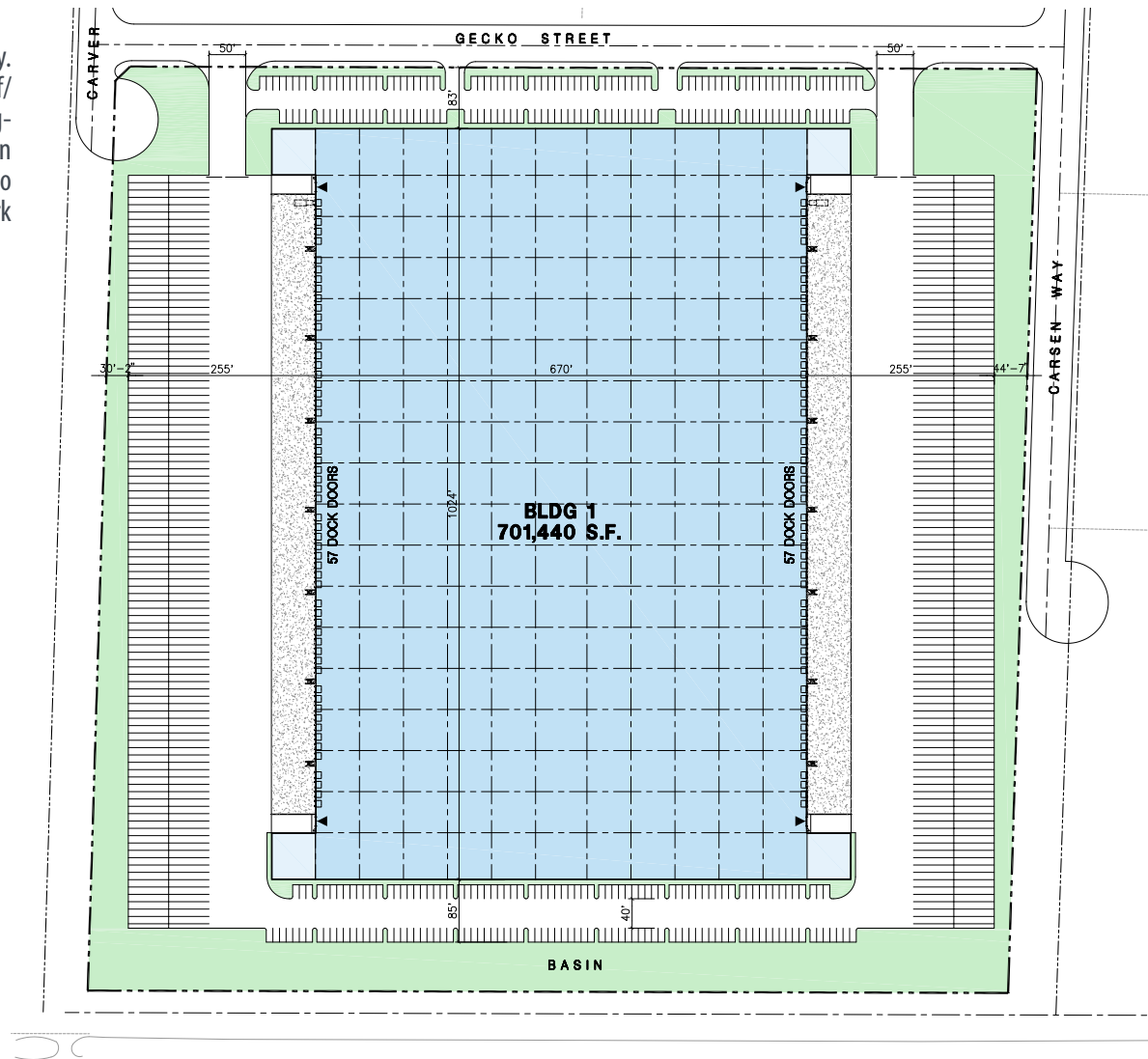
Utilities

- **Electric** PG&E
- **Gas** The Gas Company
- **Water** City of Shafter
- **Sewer** City of Shafter

Lease Rate

- Call broker for details

- **Estimated Completion Date 9-12 months from lease execution**



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Building Elevations

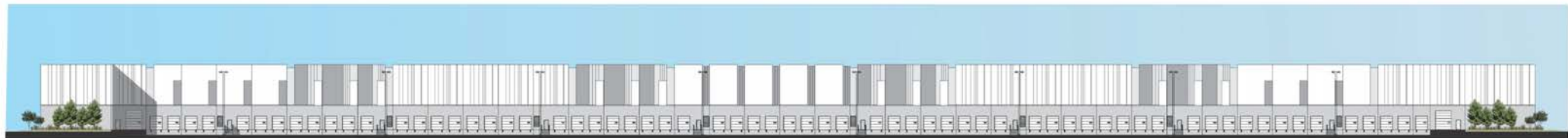
2 Gecko Street • Shafter, CA



Gecko Street - North Elevation



Carsen Way - East Elevation



South Elevation



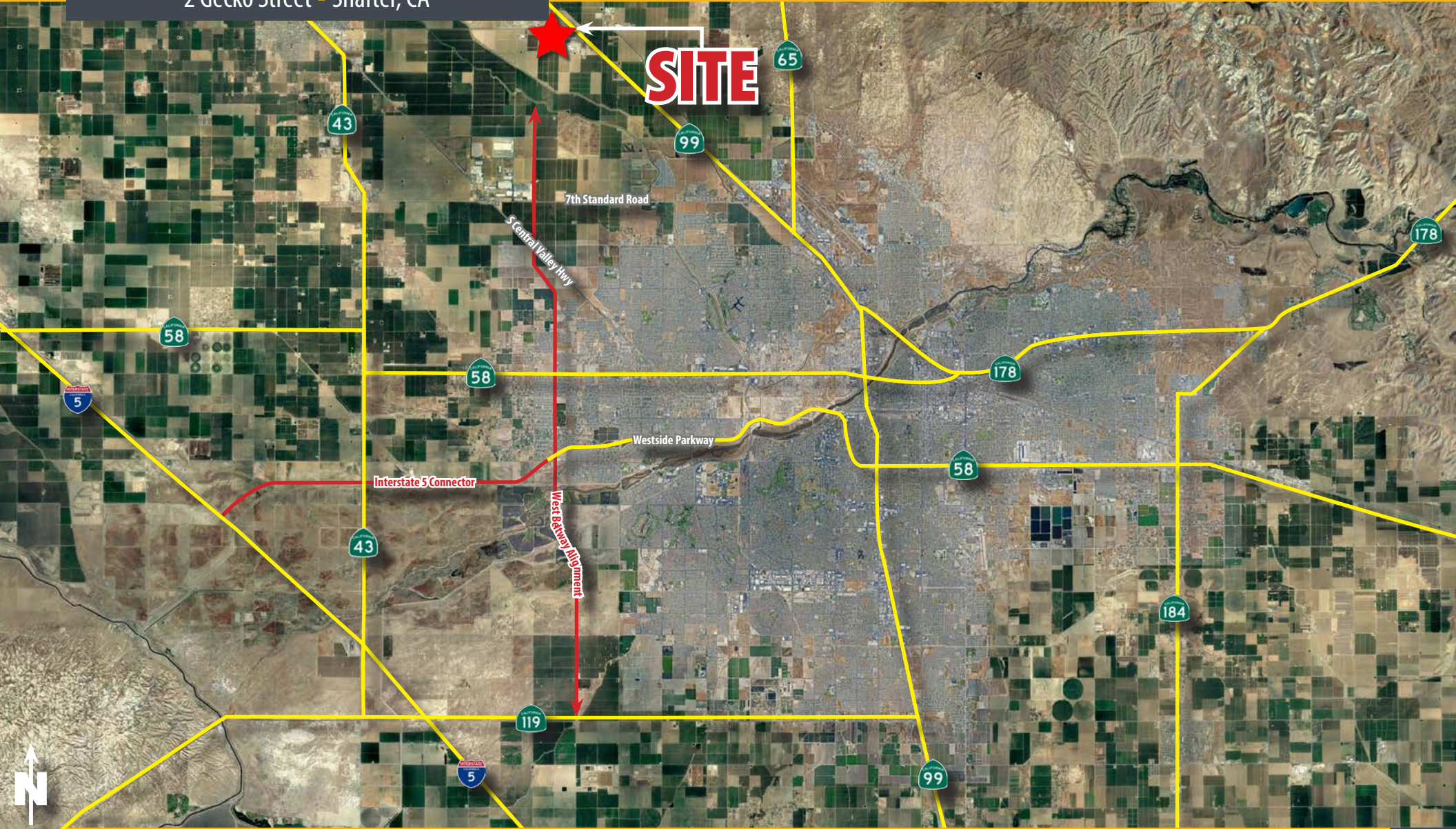
Carver Street - West Elevation

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Roadway Aerial

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ANOTHER PROJECT BY
REXCO

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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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Kern County At A Glance

2 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.

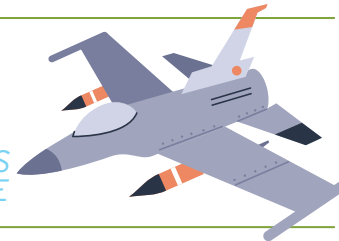


2ND Largest
Solar Farm
in the U.S.



#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



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