



AVAILABLE
for Lease

**New Construction
Industrial
Warehouses**

Bakersfield, California 93308



Property Highlights

- 115 Acre Master Planned Mixed Development
- Industrial, Office and Retail Space Available
- Adjacent to Meadows Field Airport

**Rendering Not Final, Subject To Change.*

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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New Construction Industrial Warehouses

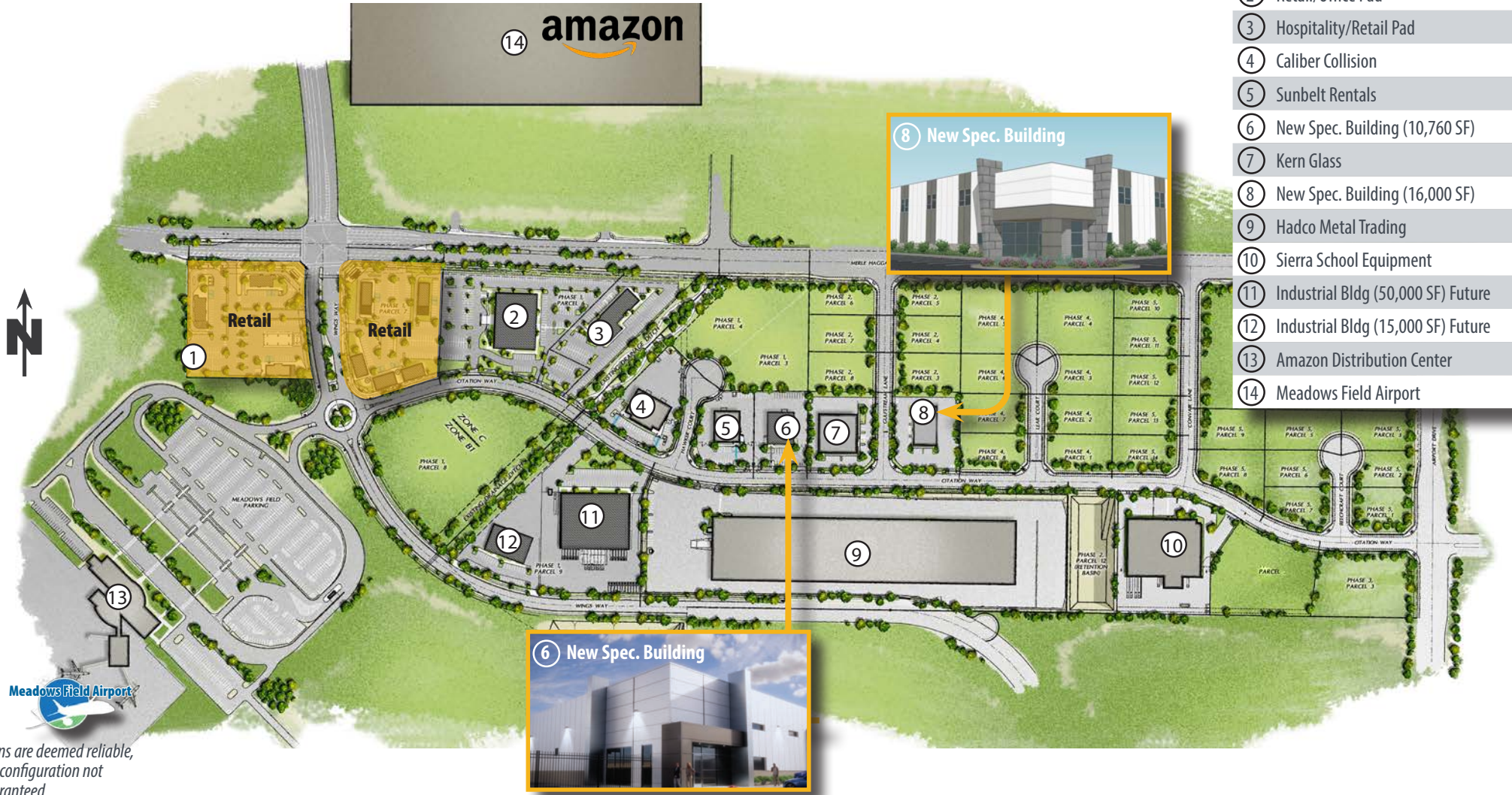
Silver Wings Site Plan

Citation Way
Bakersfield, California 93308



Building Key

- ① Retail Pads
- ② Retail/Office Pad
- ③ Hospitality/Retail Pad
- ④ Caliber Collision
- ⑤ Sunbelt Rentals
- ⑥ New Spec. Building (10,760 SF)
- ⑦ Kern Glass
- ⑧ New Spec. Building (16,000 SF)
- ⑨ Hadco Metal Trading
- ⑩ Sierra School Equipment
- ⑪ Industrial Bldg (50,000 SF) Future
- ⑫ Industrial Bldg (15,000 SF) Future
- ⑬ Amazon Distribution Center
- ⑭ Meadows Field Airport



Plans are deemed reliable,
but configuration not
guaranteed.



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New Construction Industrial Warehouses

④ Spec Building Property Details & Availability

1322 Citation Way
Bakersfield, California 93308



Property Details

- **Building Size** 14,820 SF
- **Parcel Size** 1.61 Net Usable Acres
- **Office** 1,204 SF
- **Roof** Metal deck with insulation
- **Power** 1,000 Amps
120/208 Volts
3 Phase, 4 Wire
- Insulated metal panel construction
- Pre-engineered metal frame
- Clear span no columns
- New construction
- March 2022 completion
- Can be divided into two (2) 7,410 SF units
- Clear Height - 22'-24'
- 2-12' x 14' ground level roll up doors
- Warehouse exhaust fans
- Fenced & paved yard area



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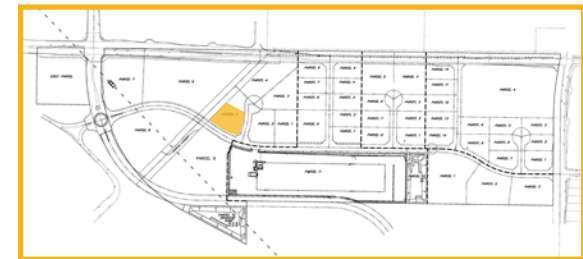
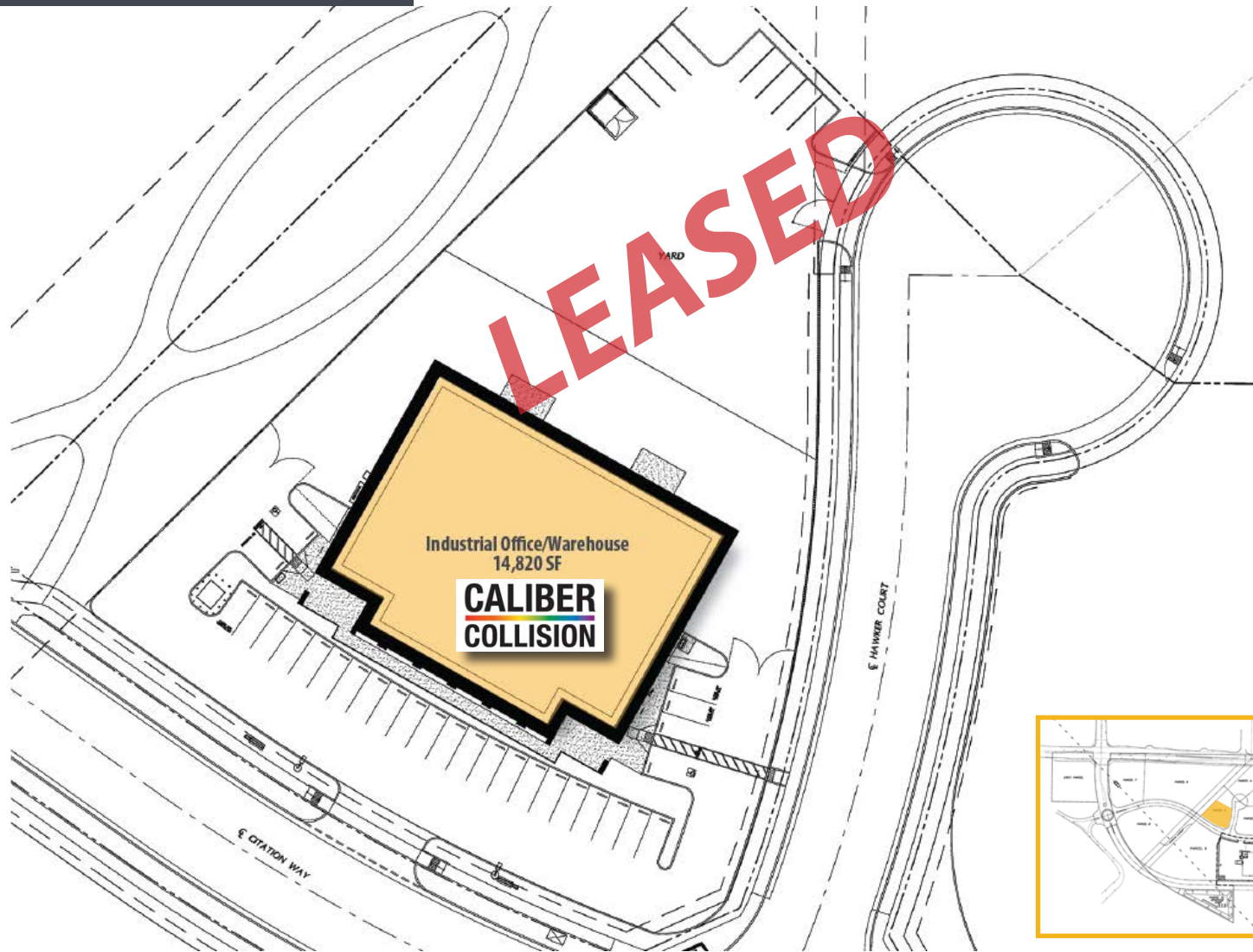


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New Construction Industrial Warehouses

④ Spec Building
Site Plan - 1.61 Net Usable Acres

1322 Citation Way
Bakersfield, California 93308



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New Construction Industrial Warehouses

⑤ Spec Building Property Details & Availability

1260 Citation Way
Bakersfield, California 93308



Property Details

- **Building Size** 10,760 SF
- **Parcel Size** 1.26 Net Acres
- **Office** 1,099 SF
- **Roof** Metal deck with insulation
- **Power** 800 Amps
120/208 Volts
3 Phase, 4 Wire
- Insulated metal panel construction
- Pre-engineered metal frame
- Clear span no columns
- New construction
- March 2022 completion
- Clear Height - 19'-23'
- 1-12'x14' roll up door
- Warehouse exhaust fans
- Fenced & paved yard area



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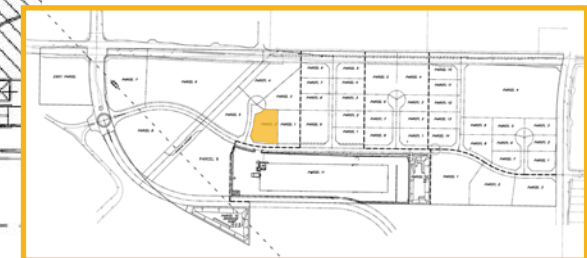
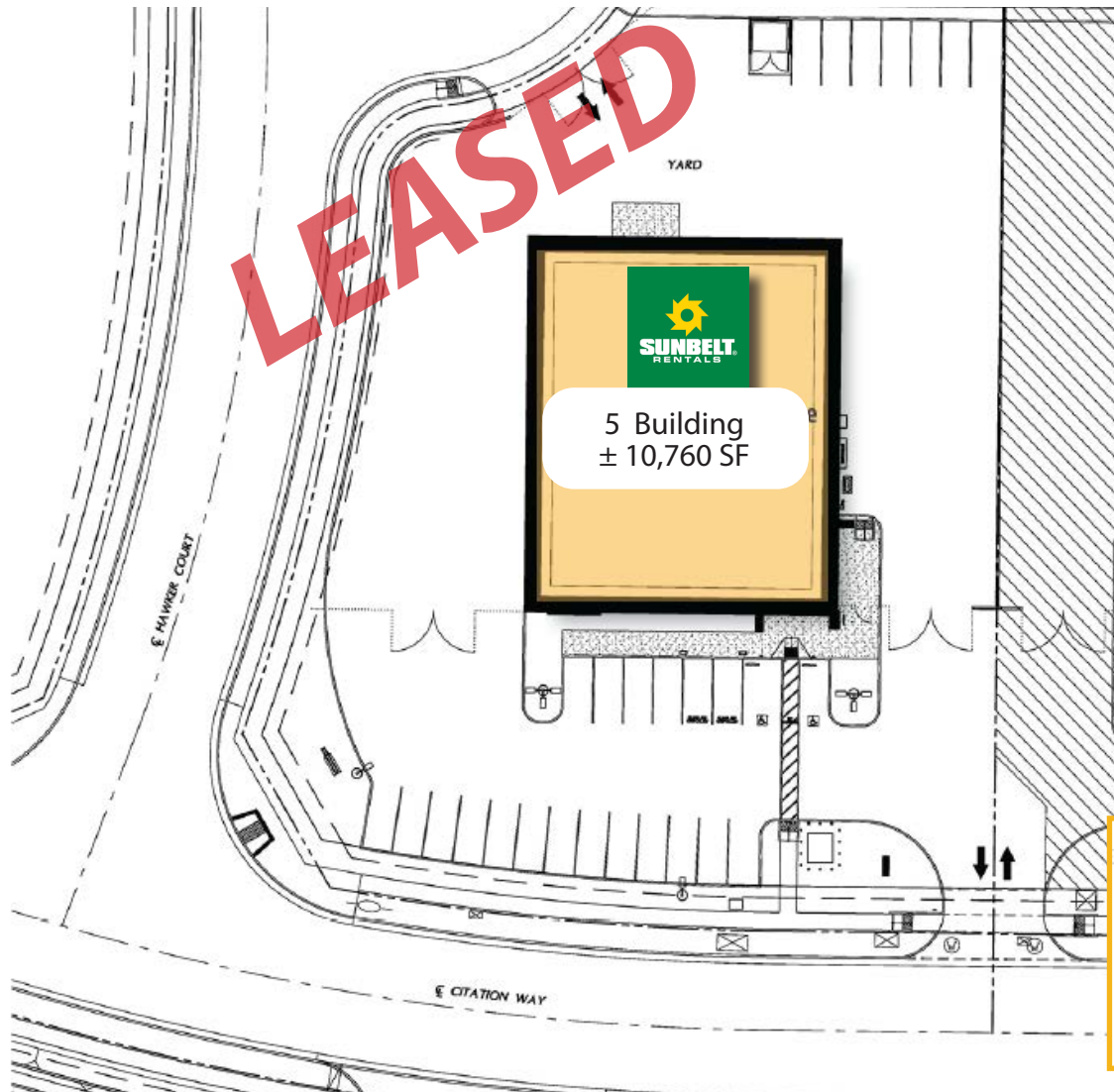


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⑤ Spec Building
Site Plan - 1.26 Net Acres

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New Construction Industrial Warehouses

⑥ Spec Building Property Details & Availability

Citation Way
Bakersfield, California 93308



Property Details

- **Building Size** 10,760 SF
- **Parcel Size** 1.26 Net Acres
- **Office** 1,099 SF
- **Roof** Metal deck with insulation
- **Power** 800 Amps
120/208 Volts
3 Phase, 4 Wire
- Insulated metal panel construction
- Pre-engineered metal frame
- Clear span no columns
- New construction
- Q3 2024
- Clear Height - 19'-23'
- 1-16'x16' roll up door
- Warehouse exhaust fans
- Fenced & paved yard area



▪ Plans are deemed reliable, but configuration not guaranteed.



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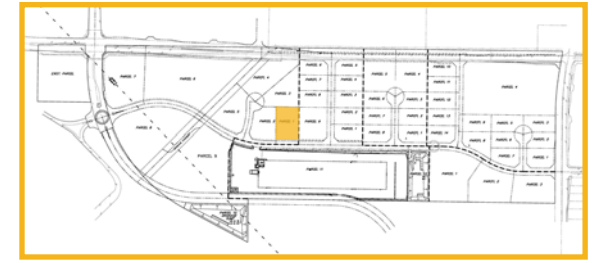
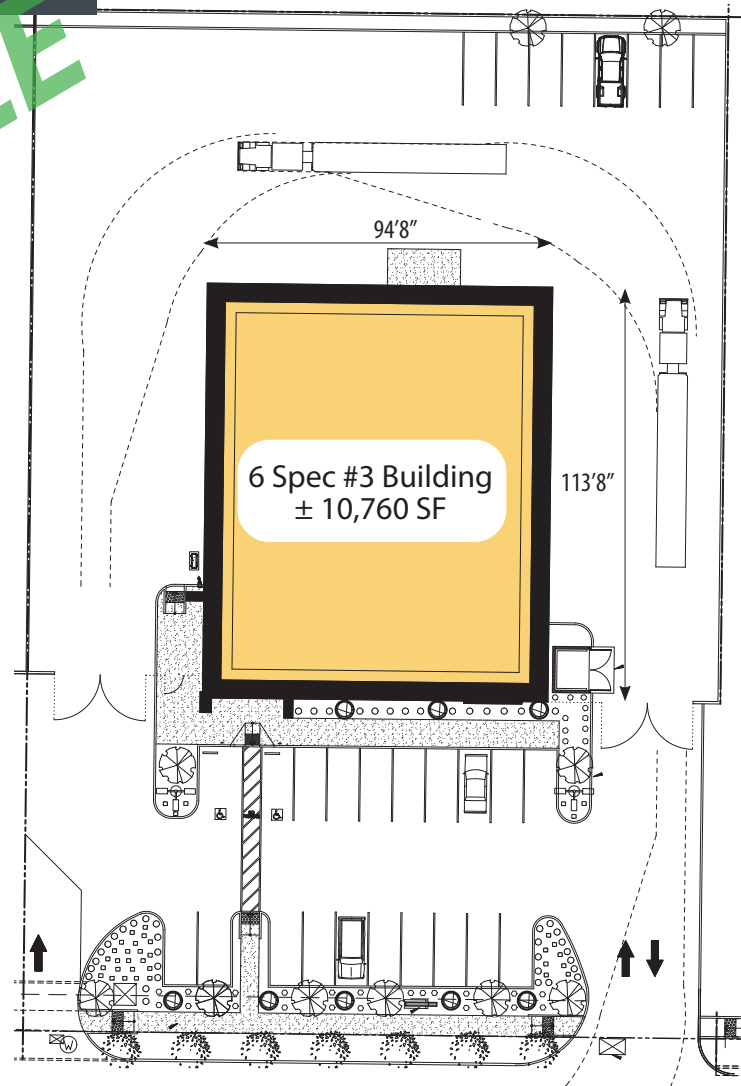
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⑥ Spec Building
Site Plan - 1.26 Net Acres

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New Construction Industrial Warehouses

⑧ Spec Building
Property Details & Availability

Gulfstream Lane
Bakersfield, California 93308



Property Details

- **Building Size** 16,000 SF (Divisible to ±8,000 SF)
- **Parcel Size** 1.61 Net Acres
- **Office** 1,204 SF
- **Roof** Metal deck with insulation
- **Power** 1,000 Amps
120/208 Volts
3 Phase, 4 Wire
- Insulated metal panel construction
- Pre-engineered metal frame
- Clear span no columns
- New construction
- Q3 2024
- Clear Height - 20'-24'
- 5-14'x16' roll-up doors
- Fenced & concrete paved yard



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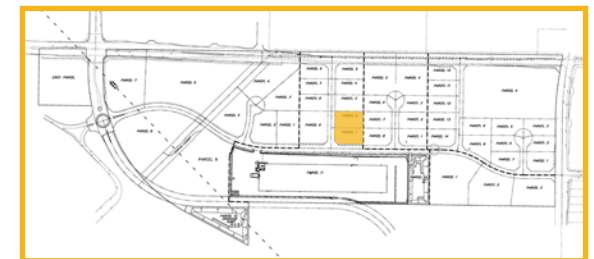
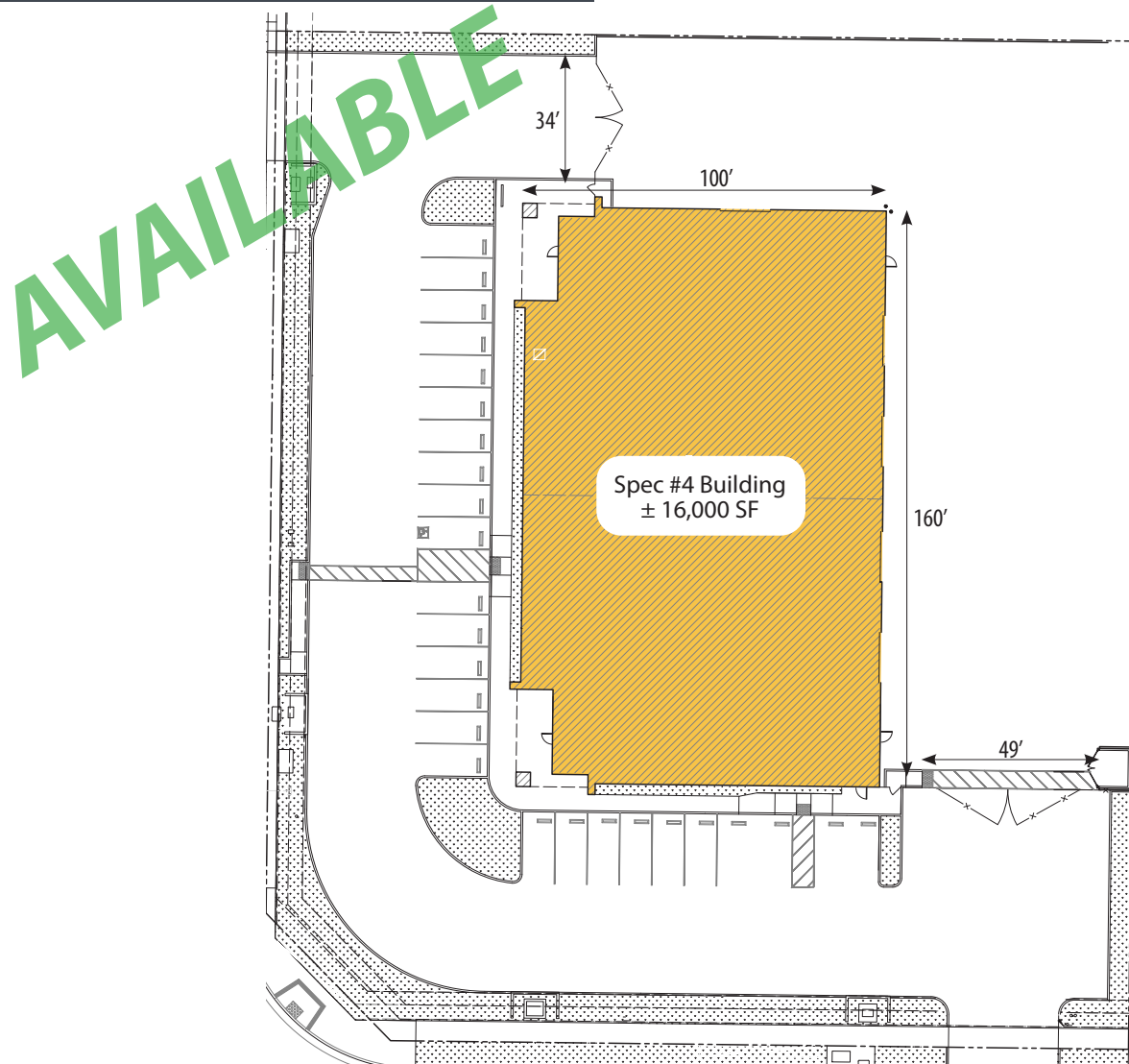


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⑧ Spec Building
Site Plan - 1.26 Net Acres

Gulfstream Lane
Bakersfield, California 93308



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Tentative Parcel Map

Citation Way
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6 Spec Building Available
Citation Way

Kern Glass
Kern Glass
3701 Gulfstream Lane

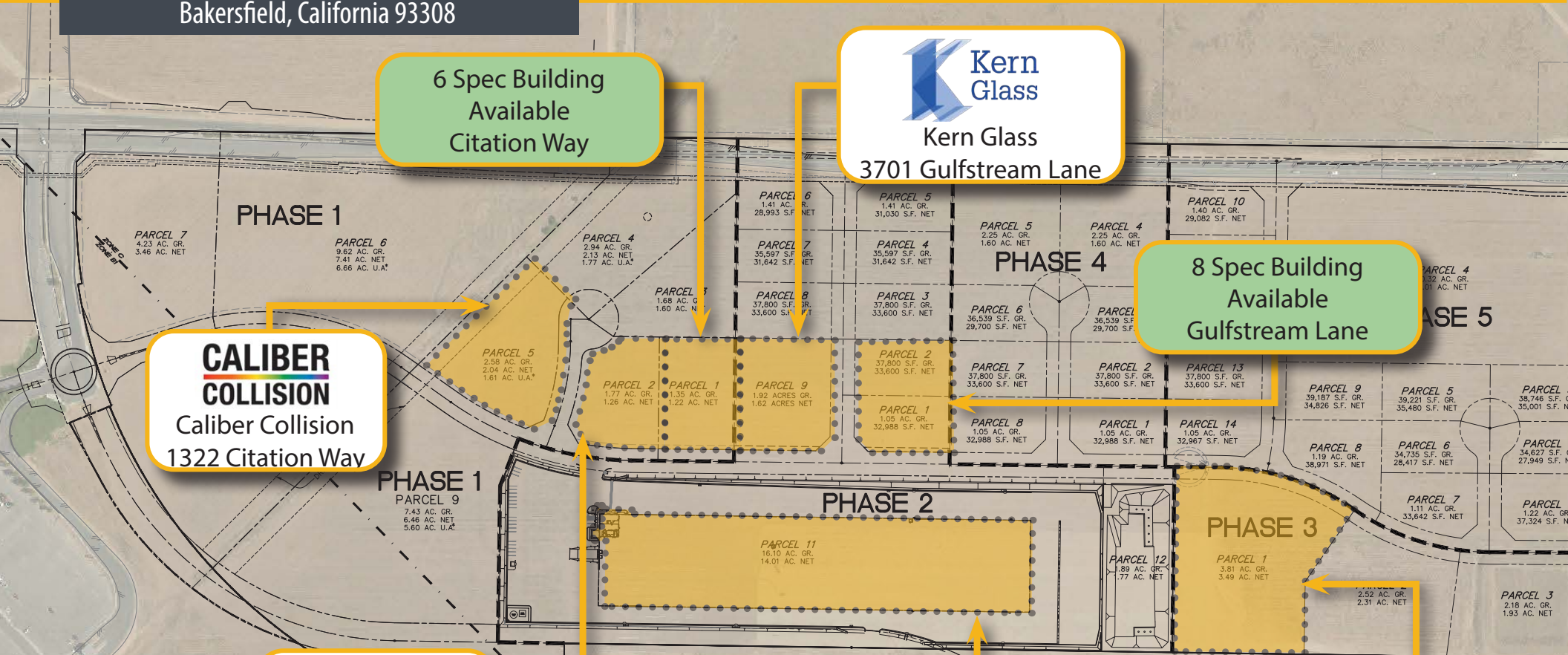
8 Spec Building Available
Gulfstream Lane

CALIBER COLLISION
Caliber Collision
1322 Citation Way

SUNBELT RENTALS
Sunbelt
1260 Citation Way

HADCO
Hadco
1201 Citation Way

SIERRA SCHOOL EQUIPMENT CO.
Sierra School Equipment
3003 Citation Way



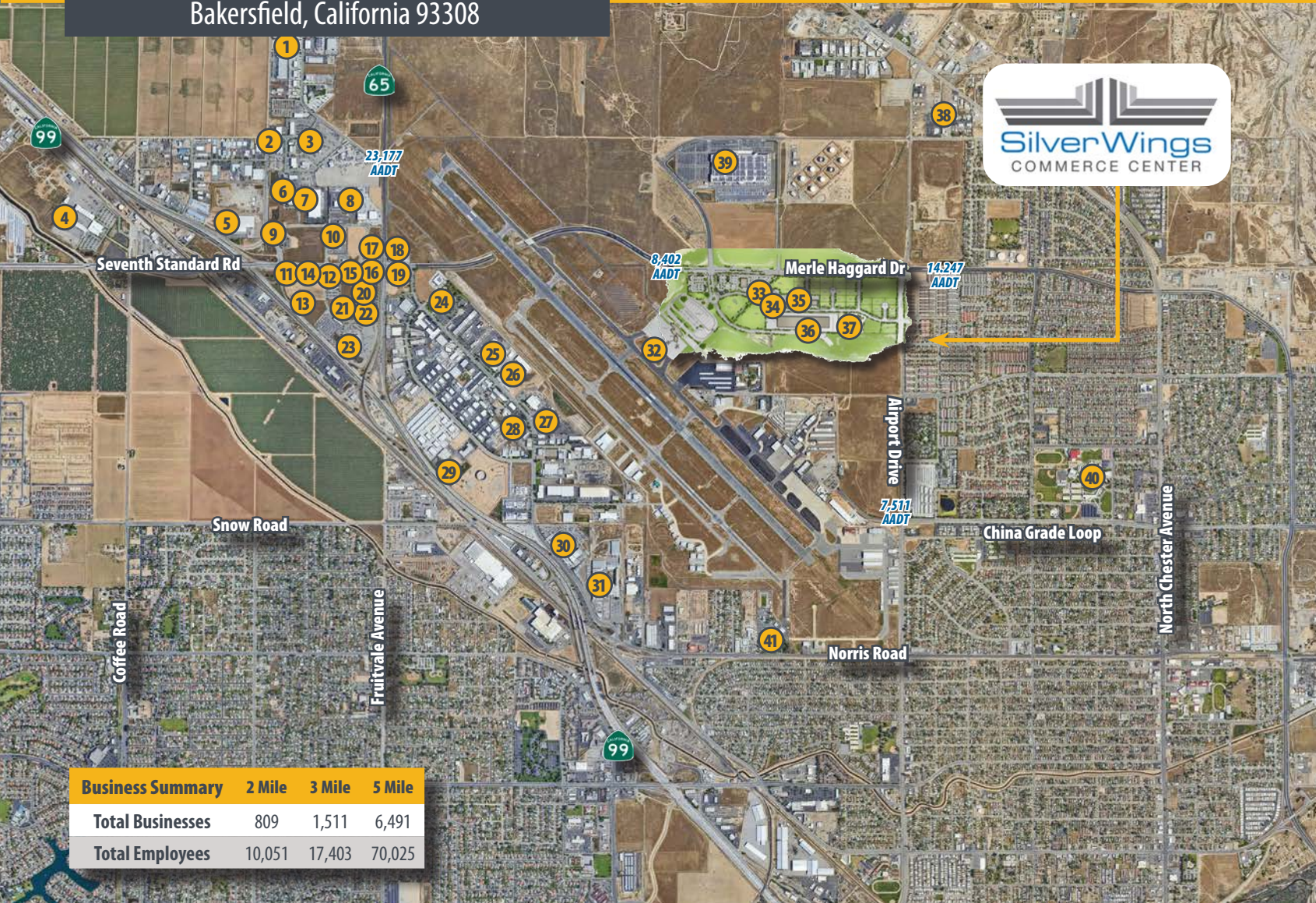
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Area Employer Map



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Area Employers

1	Amware Logistics
2	Pape Kenworth
3	United Rentals
4	Halliburton
5	Camping World
6	M.D. Manufacturing Inc.
7	CarQuest
8	Bureau of Land Management
9	Holiday Inn
10	Case Tractor Company
11	Harley Davidson
12	Farm Credit West
13	Kern Schools Federal Credit Union
14	Panda Express
15	Starbucks
16	Dennys
17	Shell
18	AM/PM
19	Chevron
20	La Quinta
21	Hampton Inn
22	Fairfield Marriott
23	Toyota of North Bakersfield
24	Amazing Flooring International
25	US Postal Annex
26	Safelite Autoglass
27	Berchtold Equipment
28	Schlumberger
29	Sherwin Williams Paints
30	Quinn Company/Cat Construction
31	Pactiv
32	Meadows Field Airport
33	Caliber Collision
34	SunBelt
35	Kern Glass
36	Hadco
37	Sierra School Equipment
38	Ken Small Industries
39	Amazon
40	North High School
41	Kern County Sheriff Department

Business Summary	2 Mile	3 Mile	5 Mile
Total Businesses	809	1,511	6,491
Total Employees	10,051	17,403	70,025



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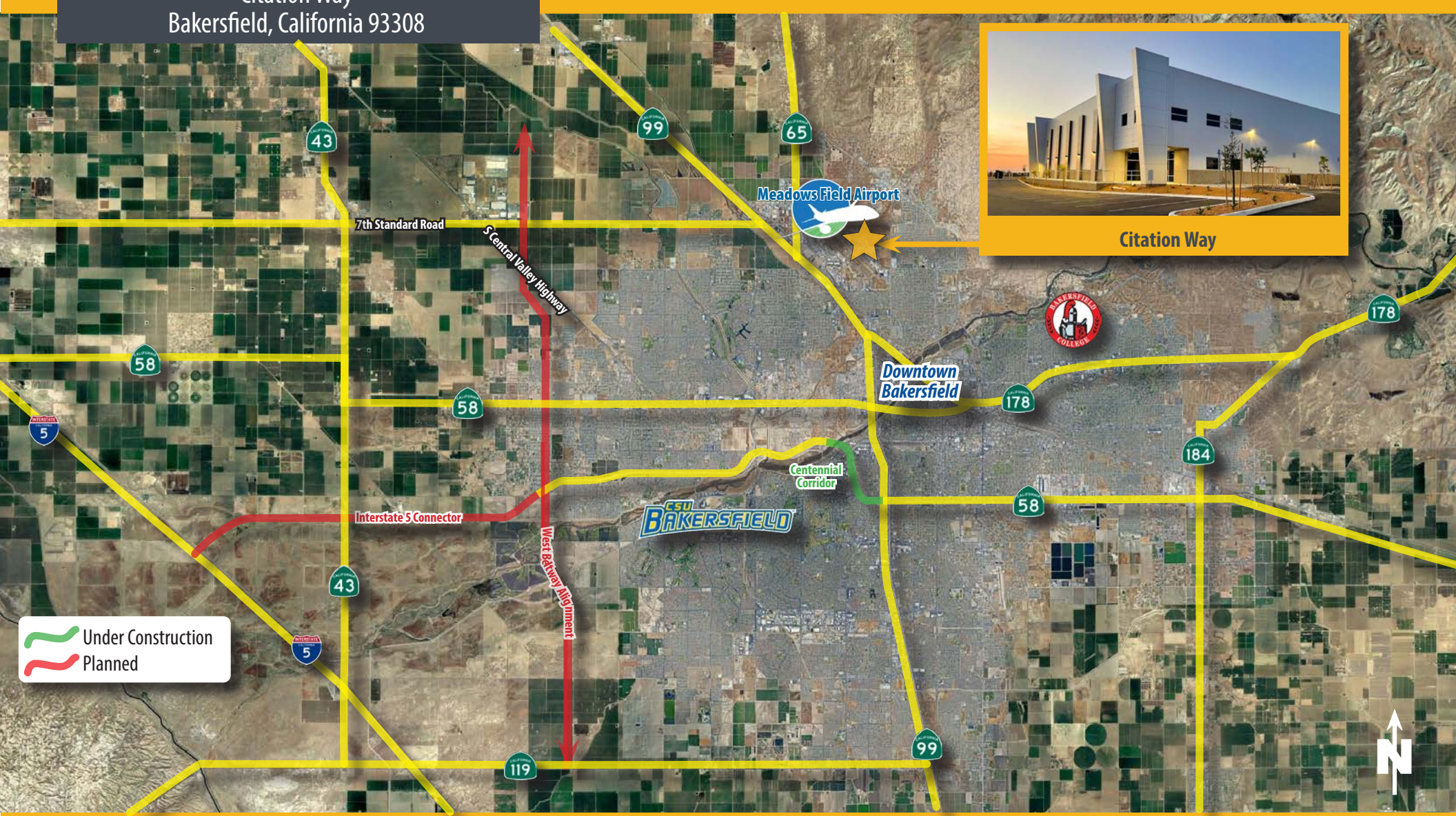
Location Map



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Bakersfield, California 93308



Citation Way



 Under Construction
 Planned



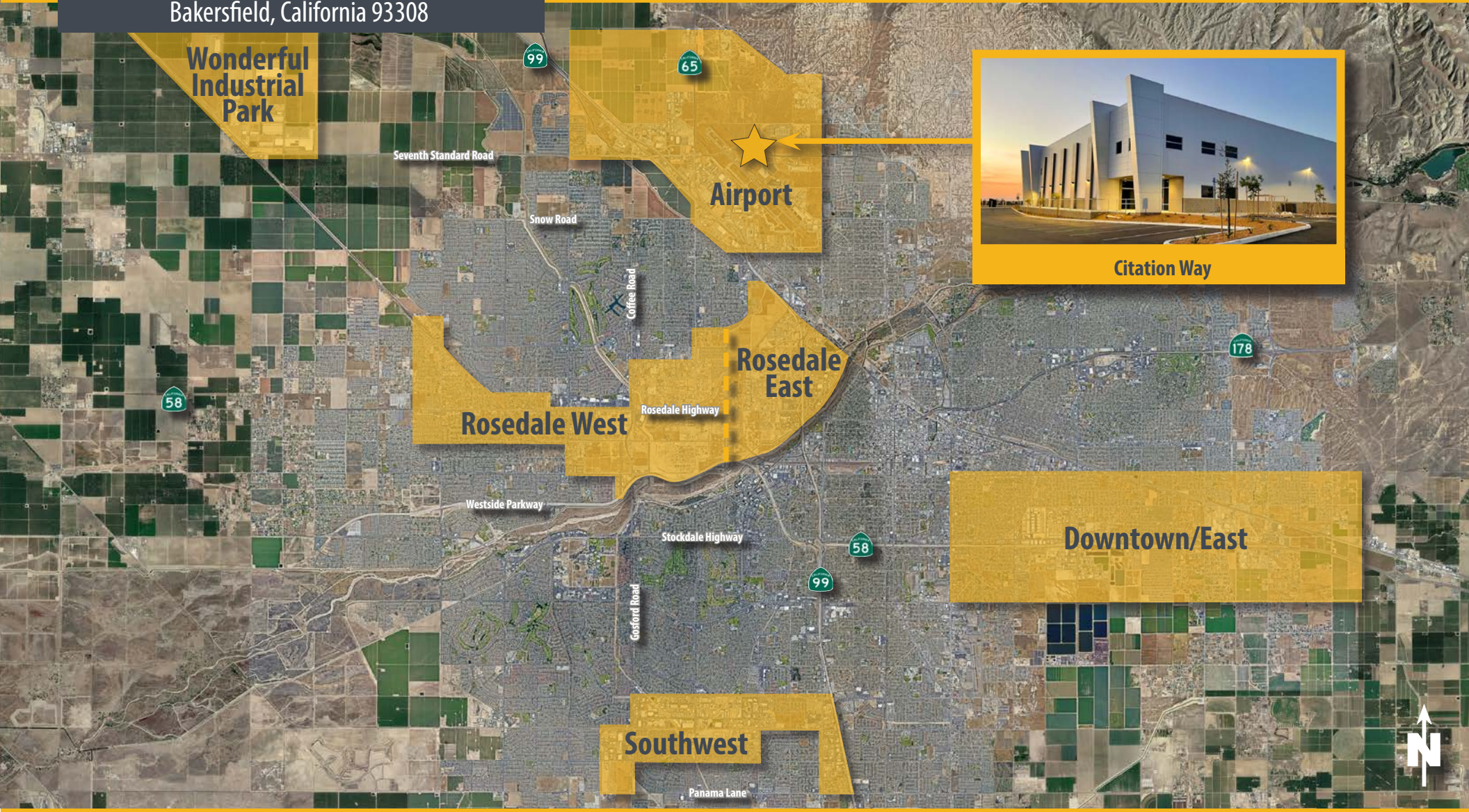
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Industrial Submarket Map



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Citation Way



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New Construction Industrial Warehouses

US Drive Time From Silver Wings



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Bakersfield, California 93308

Location Highlights

- Access to over 35 million of the US population within 250 trucking miles
- Access to over 48 million of the US population within 500 trucking miles
- Proximity to Highway 99 and Interstate 5
- FedEx and UPS ground hubs
- Adjacent to Meadows Field Airport



Silver Wings Proximity

- 2 hours north of Los Angeles
- 2 hours south of Fresno
- 4 hours north of San Diego
- 4 hours south of San Francisco
- 6 hours south of Reno
- 7 hours west of Phoenix



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Bakersfield & Kern County Information

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Bakersfield, California 93308



Location

Bakersfield and Kern County are the geographic center of California's weighted population. Located at the southern end of the San Joaquin Valley, Bakersfield is within four hours driving distance from 90 percent of the California Population. Located approximately 100 miles north of Los Angeles and 251 miles south of San Francisco, Bakersfield is easily accessible, just 15 minutes east of Interstate 5 and positioned at the crossroads of State Highways 99 and 58.

Population & Demographic

The City of Bakersfield has seen a population increase of 57.64% between 2000 and 2019 and now stands at just over 389,000 residents within the city limits. Affordability of housing compared to other parts of California has caused the influx of residents and growth of population. Continued growth is expected with a projected 2030 population of 566,000 residents. Bakersfield is the ninth largest metropolitan area in California and the 52nd largest in the US.

Economy

Energy/Oil and Agriculture are the two industries that have historically driven the Bakersfield and Kern County economies. Kern County is the #5 oil producing county in the United States accounting for approximately 72% of total California production. Kern leads the nation in production of almonds and pistachios and other leading commodities include grapes, citrus, milk and carrots. Government and military employment are strong in the county with Edwards Air Force Base and China Lake Naval Weapons Center ranking as two of the top employers in Kern County. Logistics, transportation and warehousing are rapidly expanding industries in the area given Kern's central location and broad reach to as many as 14% of the US population within 300 miles.

Housing

The median home value of approximately \$365,000 (Oct: 2022), Kern County makes the fourth most affordable housing market in California. Compared to the median home value in California at approximately \$821,680, affordability is a key to growth of the market. This has led to more than 60% of households owning their home. The average household size is 3.16 persons.

Climate

Bakersfield covers approximately 110 square miles and is 492 feet above sea level. It is partially surrounded by three mountain ranges: The Tumbler range to the west, the Tehachapi range to the south and the Sierra Nevada range to the east. The Kern River flows through the valley; the fastest falling river in the United States. Bakersfield is centrally located about 100 miles north of Los Angeles, 90 miles south of Fresno, and 90 miles east of the Pacific Ocean, which puts Bakersfield close to a variety of recreational and business resources. Generally, temperatures are mild year-round. Summers are warm and dry, winters are cool with mild rainfall, and snow about once every 30 years!

Source: Kern EDC Market Report, 2021 & Gary Crabtree, SRA



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New Construction Industrial Warehouses

Top 10 Reasons To Do Business in Kern County

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Bakersfield, California 93308



Photo courtesy Bakersfield CVB



1 | Location, Location, Location!

KERN COUNTY IS GEOGRAPHICALLY THE CENTER OF CALIFORNIA'S POPULATION, making it accessible to nearly 40 million consumers.

2 | #2 in the Nation for Agriculture Production

(2019 Kern County Crop Report)

The county leads the nation in pistachio and almond production, with grapes, citrus, and milk being some of the other top commodities.

3 | #3 in Job Creation

(Surge Cities 2020)

Bakersfield was ranked #3 in job creation for attracting more entrepreneurs and providing an opportunity for businesses to stand out.

4 | Fastest-growing City in California

(California Department of Finance, Demographic Research Unit)

Bakersfield's population grew by 1.7% in 2019, which was more than eight times greater than California's growth rate.

5 | Economic Resiliency

(Chmura Economics & Analytics, JobsEQ)

Bakersfield MSA ranked among top 15 metro areas in the U.S. for economic resiliency during the COVID-19 pandemic. Rankings were based on news reports for key industries, unemployment claims data, job postings, and other data.



Photo courtesy Michael McCloskey



6 | #5 Housing Market in the Nation

(RealtyHop)

Bakersfield is ranked the fifth most affordable housing market in the nation.

7 | #7 Oil-producing County in the U.S.

(Drilling Edge)

Kern County is the No. 7 oil-producing county in the nation, yielding 111 million barrels of oil annually. This amount represents 71% of California's total oil production and a daily production of 326,000 barrels of oil.

8 | #1 in the U.S. for Engineering Salaries

(Live Career)



Photo courtesy The Bakersfield Californian

9 | Kern County Jobs Pay More than the U.S. Average

(Bureau of Labor Statistics)

Employees in 29 different occupations earn more in the Bakersfield area compared to the national average.



10 | #3 in Nation for Human Capital Availability

(WalletHub)

The Bakersfield MSA ranked #3 in the U.S. for human capital availability, defined as the economic value of an employee's skill set. 💎

Source: Kern Economic Development Corporation
<https://kernedc.com/market-overview/>



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Kern County At A Glance

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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.

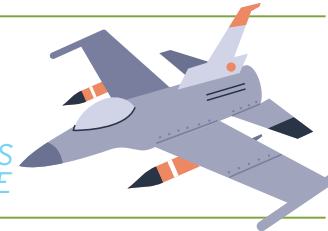


2ND Largest
Solar Farm
in the U.S.



#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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