



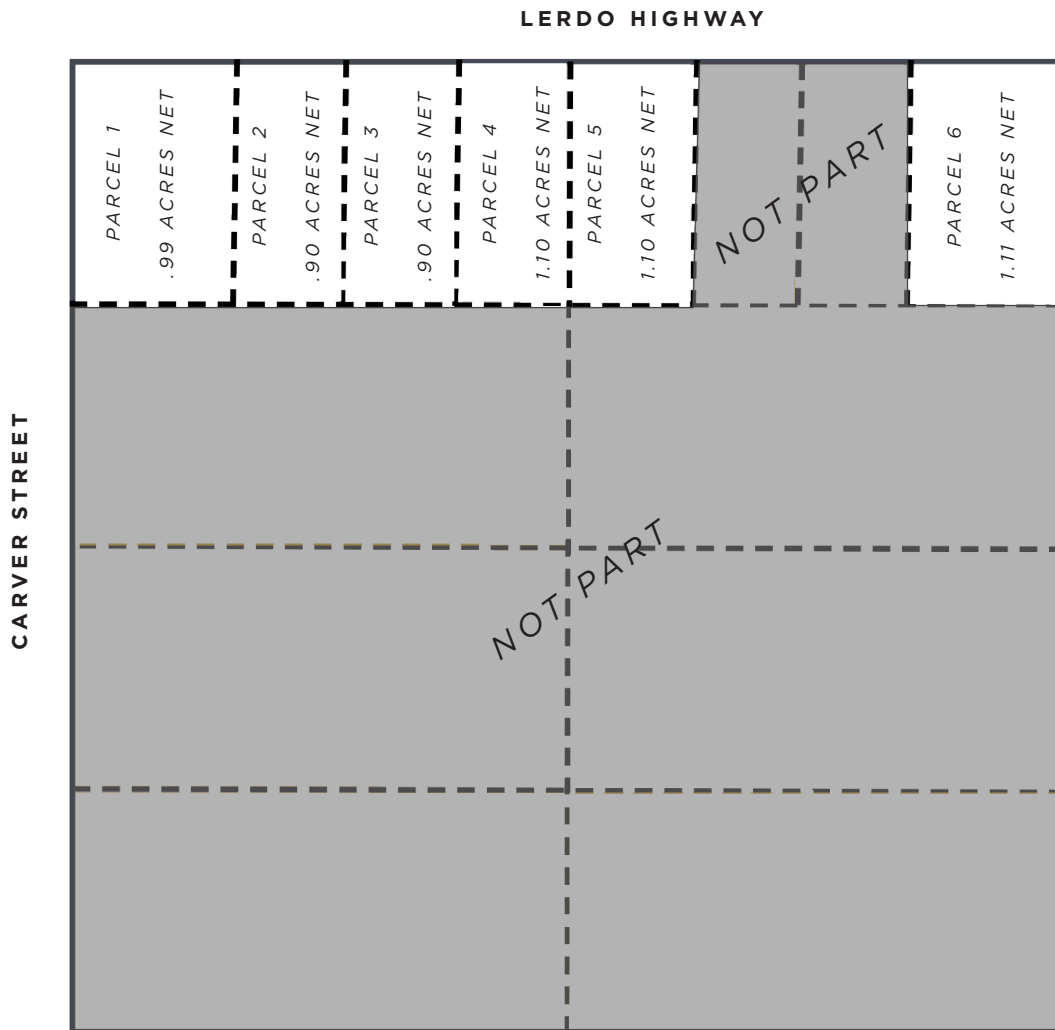
FOR LEASE

**BUILD-TO-SUIT/GROUND LEASE
INDUSTRIAL/BUSINESS PARK LOTS
E. LERDO HIGHWAY**

SHAFTER, CA 93263

PROPERTY DESCRIPTION

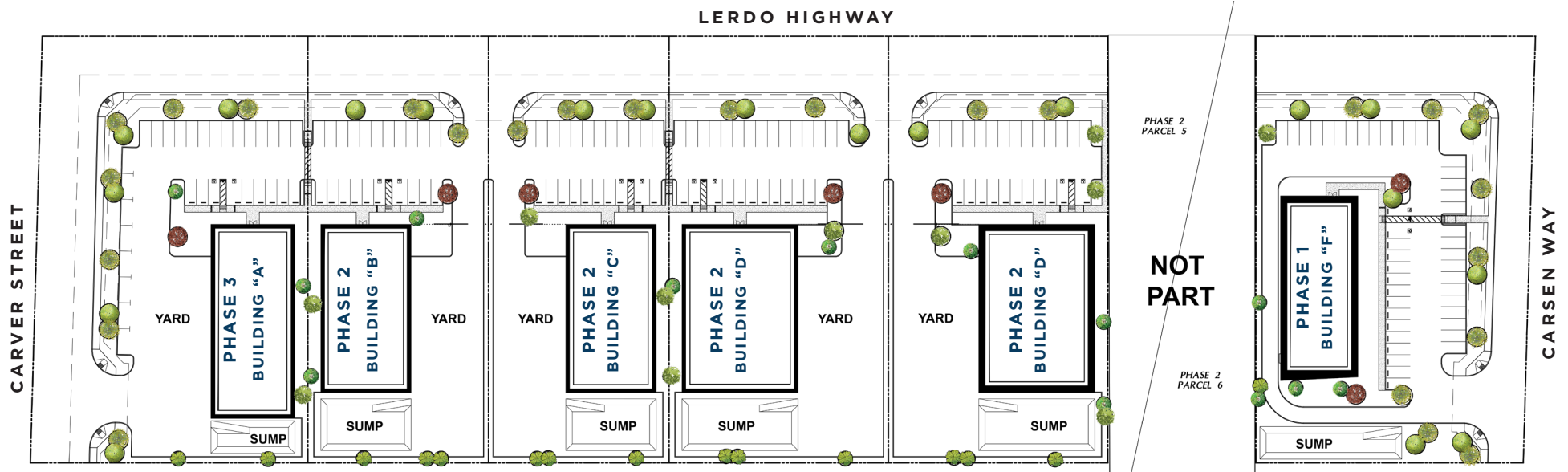
Six lots of approximately 1.0 acres each available individually or combined for ground lease or build to suit. Located on the south side of Lerdo Hwy. just west of the Freeway 99 offramp, the location is very accessible and highly visible. The project is just south of the Shafter Airport and there are two corner locations. Functional designed buildings with office build out, roll up doors and small fenced yard areas can be used for many purposes. Let us build your next building here.



PROPERTY HIGHLIGHTS

Building Sizes:	Building 1 : ±21,816 SF Building 2 : ±2,560 SF Building 3 : ±11,520 SF
Zoning :	Industrial Business Park / District, City of Shafter
APN #'s :	Parcel 1: 091-180-15 (±0.98 Acres) Parcel 2: 091-180-08 (±0.90 Acres) Parcel 3: 091-180-09 (±0.90 Acres) Parcel 4: 091-180-10 (±1.10 Acres) Parcel 5: 091-180-11 (±1.10 Acres) Parcel 6: 091-180-04 (±1.11 Acres)
# of Lot Sizes :	6 Lots
Total Acres :	±6.09 Acres
Utilities :	Electric: PGE Gas: So. Cal Water: City of Shafter Sewer: Septic/Dry Sewer * *Subject to annexation into City of Shafter sewer sanitation service (In Process) Trash: American Refuse/ Varner Bros.

SITE PLAN/CONCEPT



PHASE 3 PARCEL 1 BUILDING "A" ±9,750 SF	PHASE 2 PARCEL 1 BUILDING "B" ±9,100 SF	PHASE 2 PARCEL 2 BUILDING "C" ±9,100 SF	PHASE 2 PARCEL 3 BUILDING "D" ±11,700 SF	PHASE 2 PARCEL 4 BUILDING "D" ±11,700 SF	PHASE 1 PARCEL 1 BUILDING "F" ±8,400 SF
PARKING REQUIRED (±1,950 SF / 250) (±7,800 SF / 1,000) 16 PARKING STALLS	PARKING REQUIRED (±1,820 SF / 250) (±7,280 SF / 1,000) 16 PARKING STALLS	PARKING REQUIRED (±1,820 SF / 250) (±7,280 SF / 1,000) 16 PARKING STALLS	PARKING REQUIRED (±2,340 SF / 250) (±9,360 SF / 1,000) 20 PARKING STALLS	PARKING REQUIRED (±2,340 SF / 250) (±9,360 SF / 1,000) 20 PARKING STALLS	PARKING REQUIRED (±8,400 SF / 250) 34 PARKING STALLS
PARKING PROVIDED: 22 PARKING STALLS	PARKING PROVIDED: 22 PARKING STALLS	PARKING PROVIDED: 22 PARKING STALLS	PARKING PROVIDED: 27 PARKING STALLS	PARKING PROVIDED: 27 PARKING STALLS	PARKING PROVIDED: 45 PARKING STALLS



Skarphol/Frank

Associates

ARCHITECTURE-PLANNING-INTERIORS

Paul Taylor, President - Skarphol/Frank, Inc.

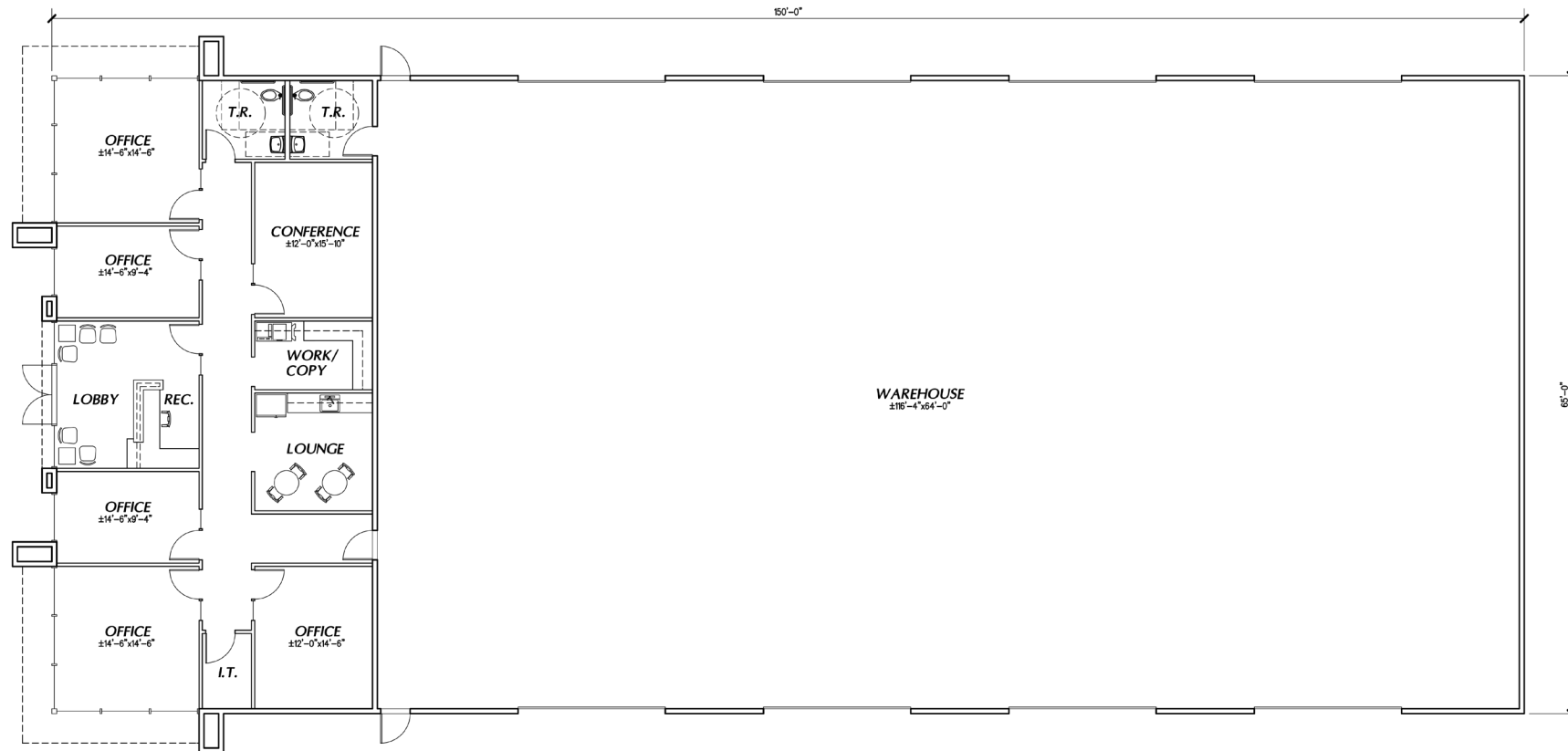
925 17th Street

Bakersfield, CA 93301

(805) 334-2141

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These drawings, plans, specifications, notes, reports and proposals constitute the entire contract for the project. No other documents, verbal or written, shall be binding on the project. All work shall be done in accordance with the drawings and specifications. The client shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.



CONCEPT SCHEMATIC FLOOR PLAN 1/8"

BUILDING "A"

±9,750 GROSS SF

±2,155 OFFICE SPACE

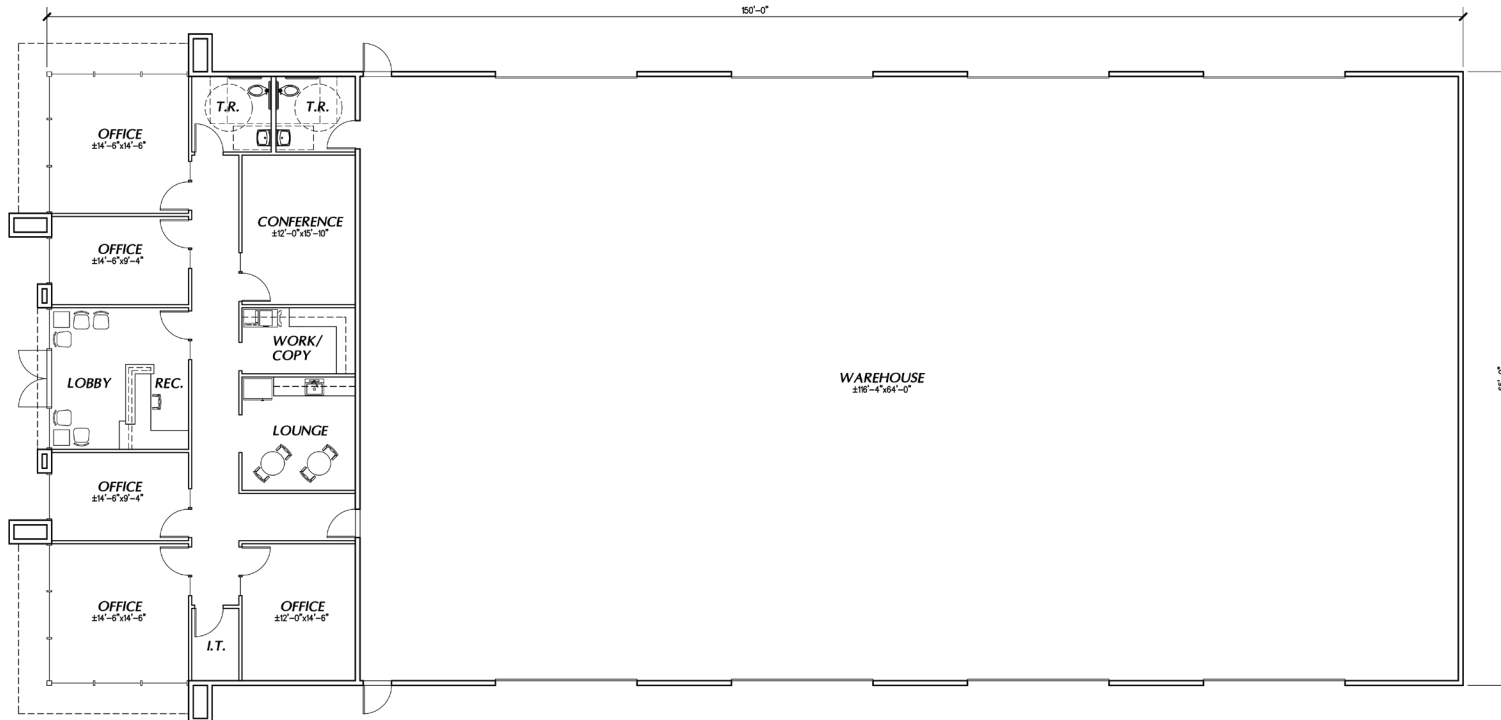
±7,595 SF WAREHOUSE

SITE PLAN/CONCEPT

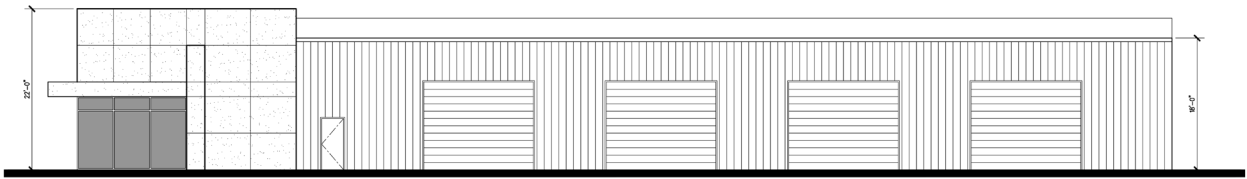
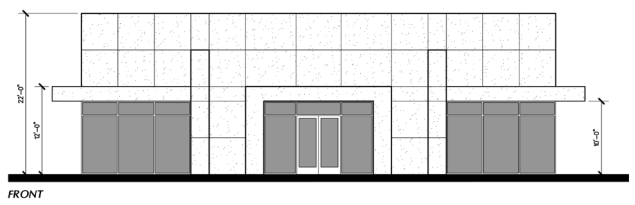


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These drawings, unless specifically stated, depict only conceptual information and are not intended to be used for construction. They are not to be used for any other purpose without the written consent of Skarphol/Frank Associates. All dimensions and quantities are approximate and subject to change without notice.



CONCEPT SCHEMATIC FLOOR PLAN 1/8"



CONCEPT EXTERIOR ELEVATIONS

HIGHLIGHTS

CONCEPT SCHEMATIC FLOOR PLAN 1/8"

BUILDING "A"

±9,750 GROSS SF

±2,155 OFFICE SPACE

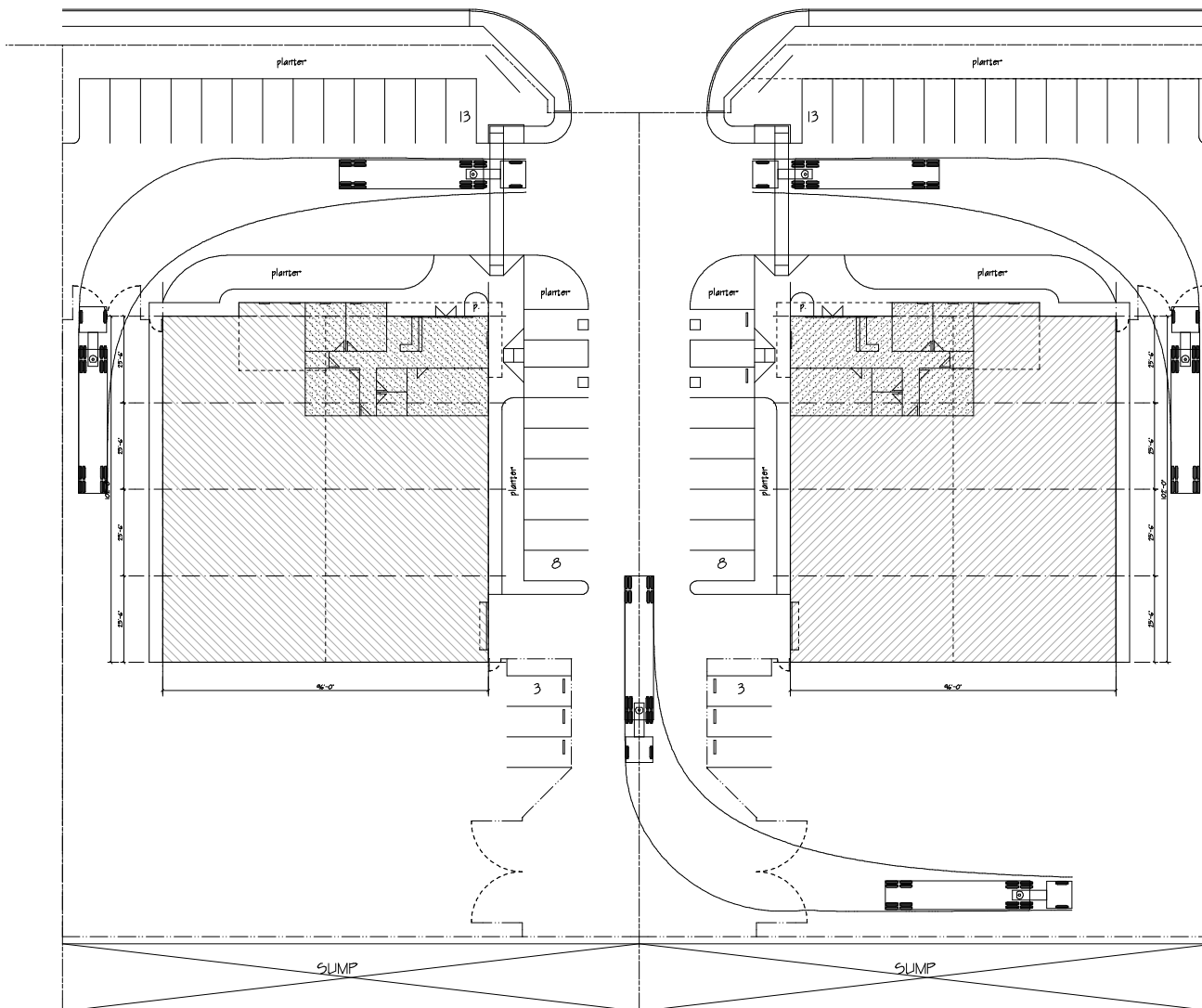
±7,595 SF WAREHOUSE



**FRONT & STREET VIEW
RENDERINGS**



SITE LAYOUT



PROJECT INFO

CONCEPT SCHEMATIC

BUILDING AREA : ±9,996 SF
OFFICE : ±1,680 SF
MANUFACTURING : ±8,286 SF
BUILDING OCCUPANCY USE : F-1
CONSTRUCTION TYPE : 11-B
ALLOWABLE AREA (NS) : ±15,500 SF
ZONING : BP-H
PARKING (OFFICE) : 1/250 SF
PARKING (MANUFACTURE) : 1/500 SF
PARKING REQ'D : 24 STALLS
(7 FOR OFFICE & 17 FOR MFG.)
PARKING PROVIDED : 24 STALLS

AERIAL VIEW



CALIFORNIA
99

E Lerdo Highway

Zerker Road

Zerker Road

Carlsen Way

Carver Street



LOCATION MAP





CONTACT INFO

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