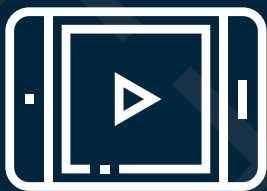


Where Connectivity Meets Opportunity

– California in a Day



Property Video

I-5+ HWY46



Perfection in Location

Introducing a prime distribution center in Kern County, Bakersfield, CA. Located at the highly visible Highway 46 interchange on the I-5 Freeway, this 3,615,411 square feet development on ±83-acre land parcel offers an exceptional opportunity for development. With its strategic position, businesses can **reach all of California within one day** and the **western region within two days**. Don't miss this opportunity to establish a highly efficient distribution hub in Central Valley.

Property & Parcel

83.02-acre site with spec plan entitlement
(3,615,411 SF)

Zoning: **Light Industrial (M1)**

Cross-dock facility:
1,576,733 SF (720' w x 2,162' d)

Four tenant divisibility plan

Minimum warehouse clearance: **40'**

Auto parking: **759 spaces**

Dock door positions: **242**

Truck courts: **171' to 201'**

Ground-level ramps: **8**

Trailer parking: **525 spaces**

Dedicated truck queue lane: accommodating
approx. **30 truck** ingress and egress on site

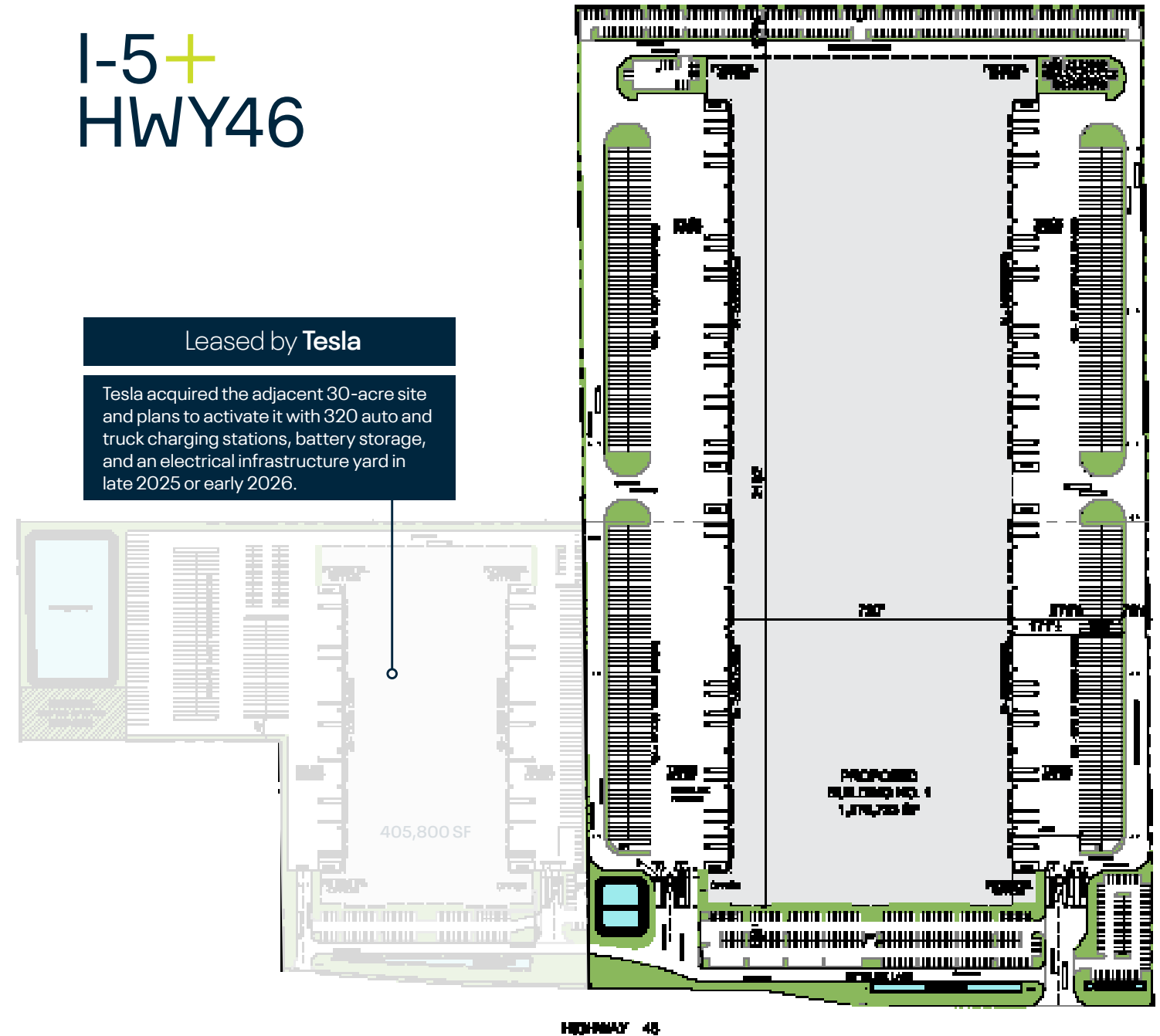
Fully fenced and secured site conditions

Kern County Parcel Number: **058-340-036**

I-5+ HWY46

Leased by **Tesla**

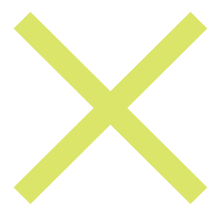
Tesla acquired the adjacent 30-acre site and plans to activate it with 320 auto and truck charging stations, battery storage, and an electrical infrastructure yard in late 2025 or early 2026.



Plan & Permitting

Fully entitled site with completed Environmental Impact Report (EIR) and precise development plan

Comprehensive due diligence package available, including ALTA survey, Geotechnical Study, and Phase I Environmental report



Potential uses are plentiful



E-commerce



Light assembly and manufacturing



Temperature controlled or cold storage facility



Warehouse/distribution



Agriculture Logistics



Equipment manufacturing



Electric truck manufacturing facility



Battery storage or related electric infrastructure applications



Population statistics

Access to **65 million people** within a **2-day truck turn** across eleven western states

2-hour drive from Ports of LA/Long Beach, handling 38% of U.S. volume

4-hour drive from Ports of Oakland and San Francisco, avoiding single port congestion risk

One-day truck turn to **40 million customers** and two-day truck turn to over 70 million customers

Access to **±80,000 cars** daily traffic

I-5 Freeway serves as the main artery between Southern and Northern California

Approximately **25% of Southern California residents** regularly stop in the trade market along I-5, with around 12 million annual visitors

2nd largest Tesla Supercharger location targeting travelers with higher disposable income



Kern County population and labor

Abundant Labor as Kern County's workforce population has grown by +50% the third highest in the state, while warehousing jobs grew by +500%

Low Cost of Living with +1.5 million residents living within a 30 minute radius and high quality, hardworking, and loyal workforce enhanced by dense affordable housing making labor very sticky

Most favorable and lowest cost industrial labor market in CA and top 3 in Southwest U.S., Lowest relative cost labor pool in CA and lower than Reno, NV as a comparison

Highly productive workers, reported by occupiers to be +15% more productive than anticipated, turn-over rates reported less than 5% and no unionized facilities

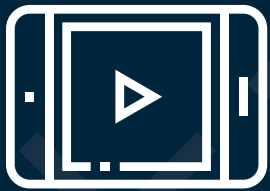




Tesla

I-5 +
HWY 46

Commercial
Services Center



Property Video

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