

31149

COBERLY ROAD

FURNITURE CITY

FURNITURE CITY

FOR LEASE/SALE
±129,465 SF
Spec Building

2 Additional Parcels
Available for Build-to-Suit
SWC Coberly Road &
Cherry Avenue
Shafter, CA

 **CUSHMAN &
WAKEFIELD**

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



// PROPERTY HIGHLIGHTS

ESTIMATED DELIVERY DATE
Q1 2026 - BUILDING 1

TOTAL SITE SIZE
±19.58 ACRES

APN
090-340-18

PROPOSED TOTAL BUILDING
±408,218 SF

ZONING
M-2 PD, COUNTY OF KERN

CLEAR HEIGHT
±30' MIN

PARCEL 1 - SPEC BUILDING
±129,465 SF (BLDG 1)

PARCEL 1 SITE
±6.34 NET ACRES

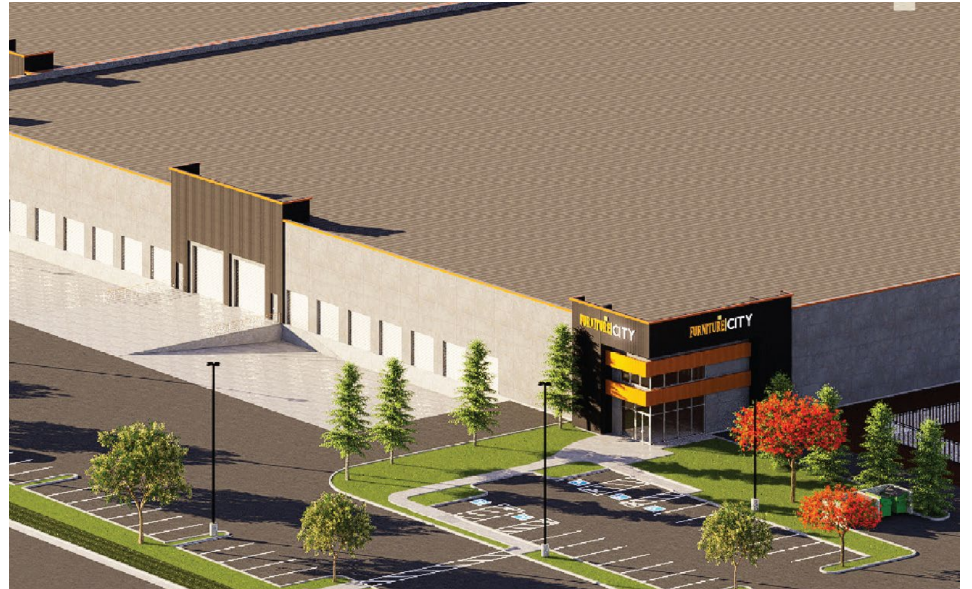
PARCEL 2
±141,104 SF (FUTURE)

PARCEL 2 SITE
±5.87 NET ACRES

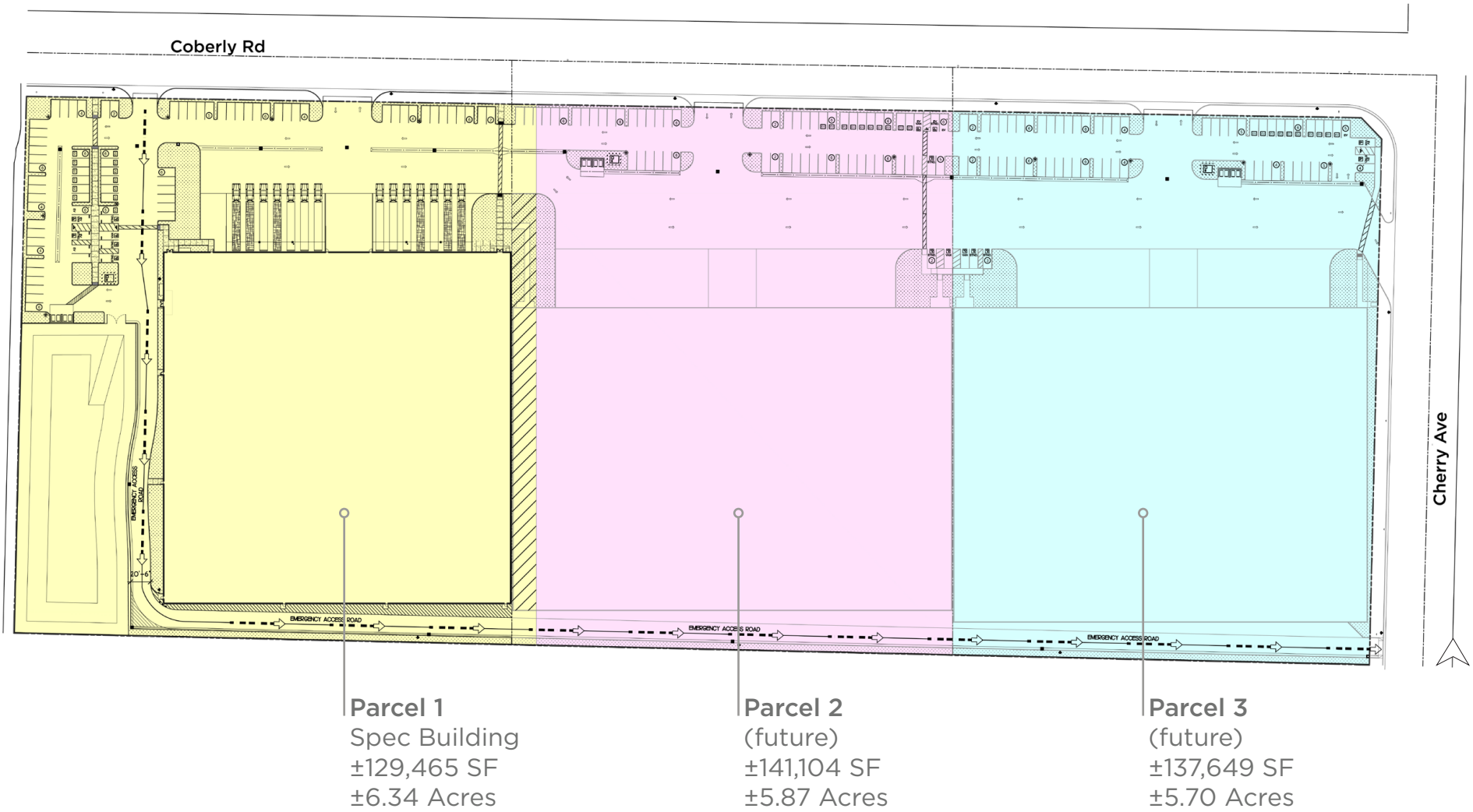
PARCEL 3
±137,649 SF (FUTURE)

PARCEL 3 SITE
±5.70 NET ACRES

















// RENDERINGS



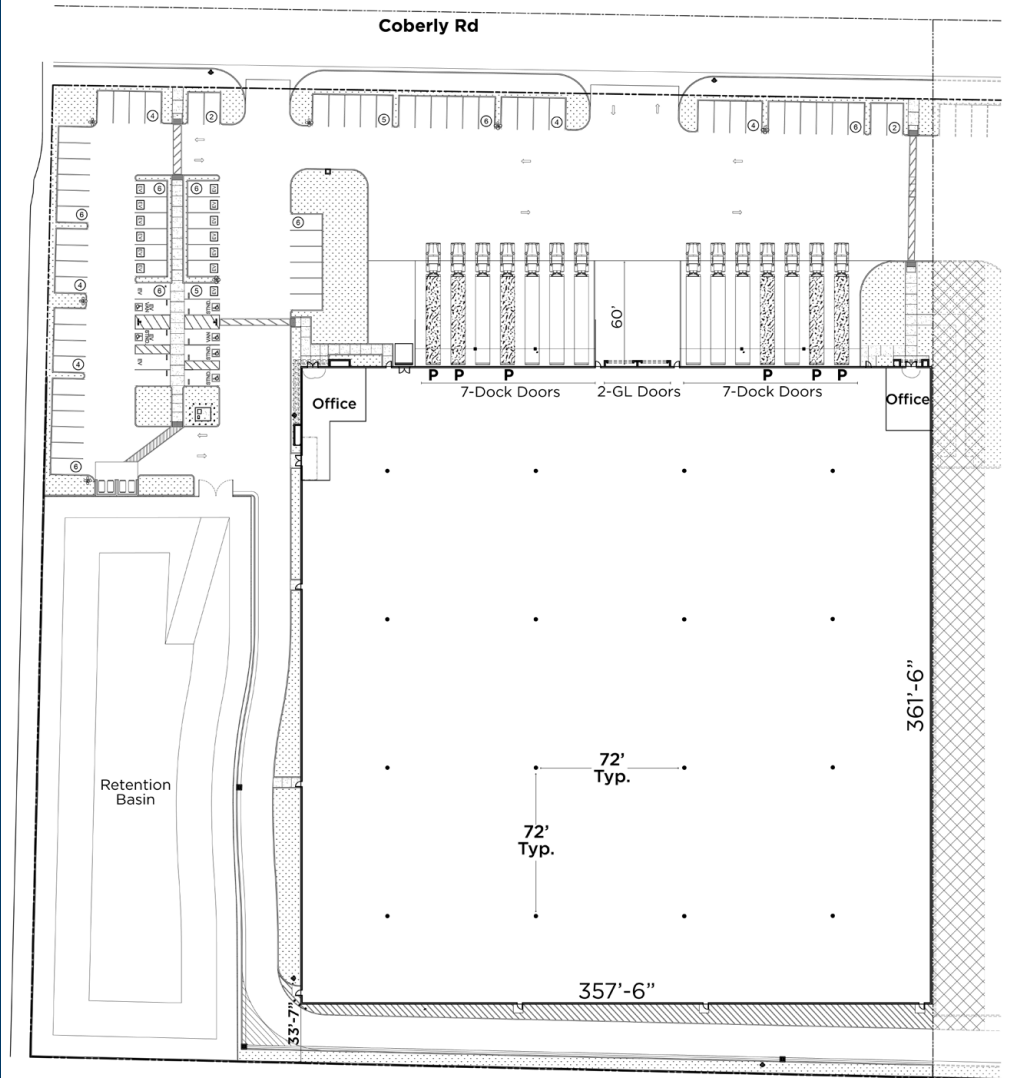
// SITE PLAN



// BLDG 1 FEATURES

-  **Q1 2026** EST. DELIVERY DATE
-  **±129,465 SF** TOTAL BUILDING DIVISIBLE TO **HALF**
-  **±2,286 SF** TOTAL OFFICE SPACE
-  **±6.34 ACRES** PARCEL
-  **1200AMPS 480V** POWER
-  **72' X 72'** COLUMN SPACING
-  **±30' MIN** CLEAR HEIGHT
-  **14- 11'-8" X 13'-10'** DOCK DOORS
2-12' X 14' GRADE LEVEL DOORS
-  **6 HYDRAULIC PIT & 8 MANUAL** LEVELERS
-  **7" CONCRETE** SLAB
-  **R-38 VINYL INSULATION** ROOF
-  **141 (16 SMOKE VENTS)** SKYLIGHTS
-  **LOW PROFILE CARRIAGE APS 2000**
-  **ESFR K25.2** FIRE SPRINKLERS
-  **82 AUTO STALLS** PARKING
-  **TRASH COMPACTOR** CAPABILITIES

// BLDG 1 SITE PLAN

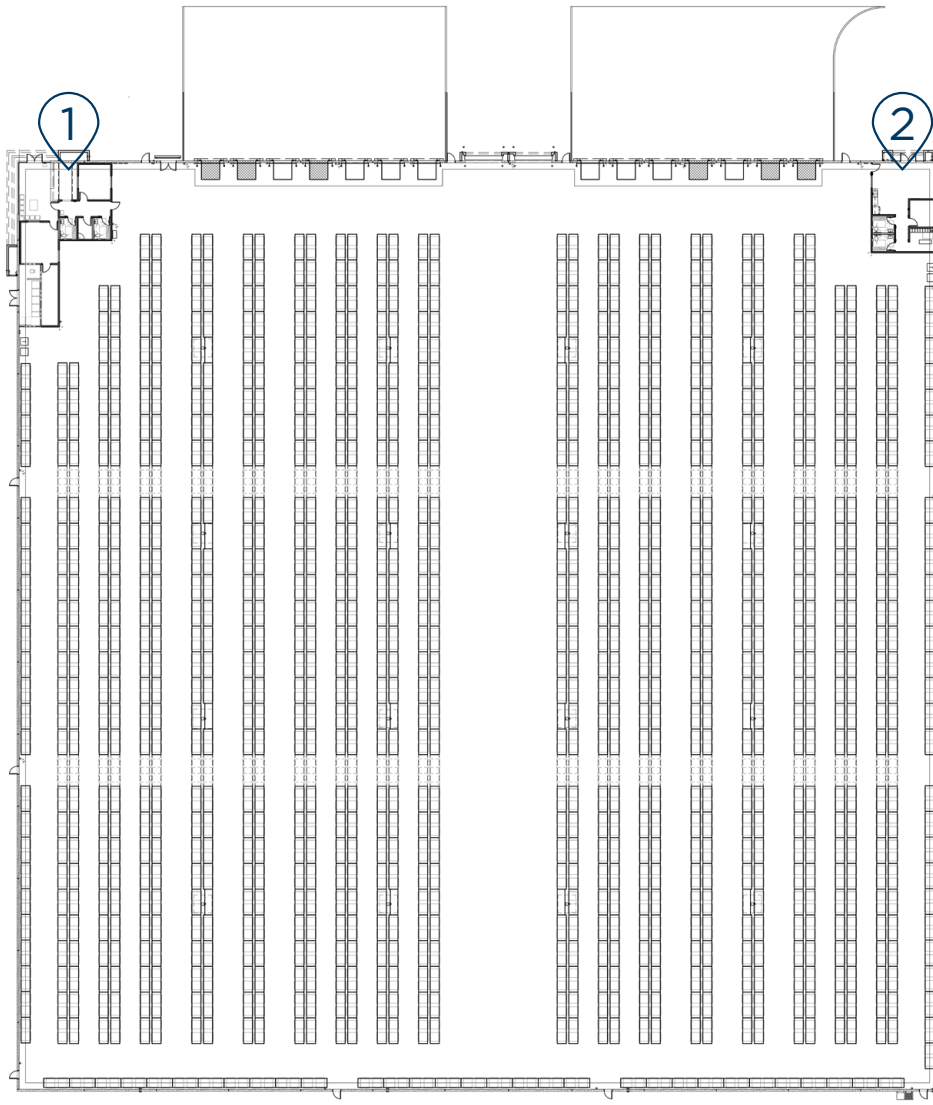


// 31149 COBERLY ROAD
Bakersfield, CA

// BLDG 1 FLOOR PLAN

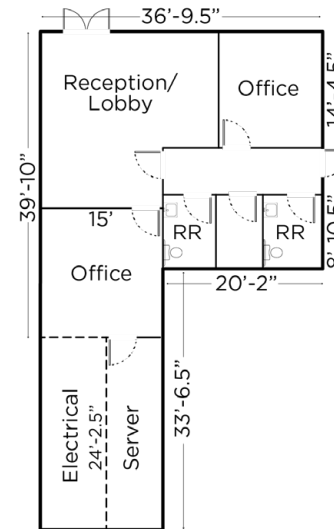


POTENTIAL WAREHOUSE RACK CONCEPT SYSTEM

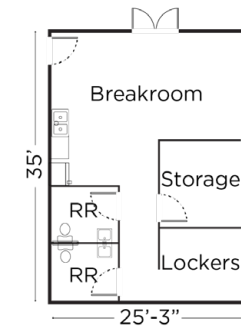


// OFFICE FLOOR PLAN

1 OFFICE: ±1,402 SF



2 OFFICE: ±884 SF



// NEIGHBORS

Wonderful industrial park™

Walmart*

ROSS
DRESS FOR LESS

amazon

SMUCKER'S
EST 1897

TARGET

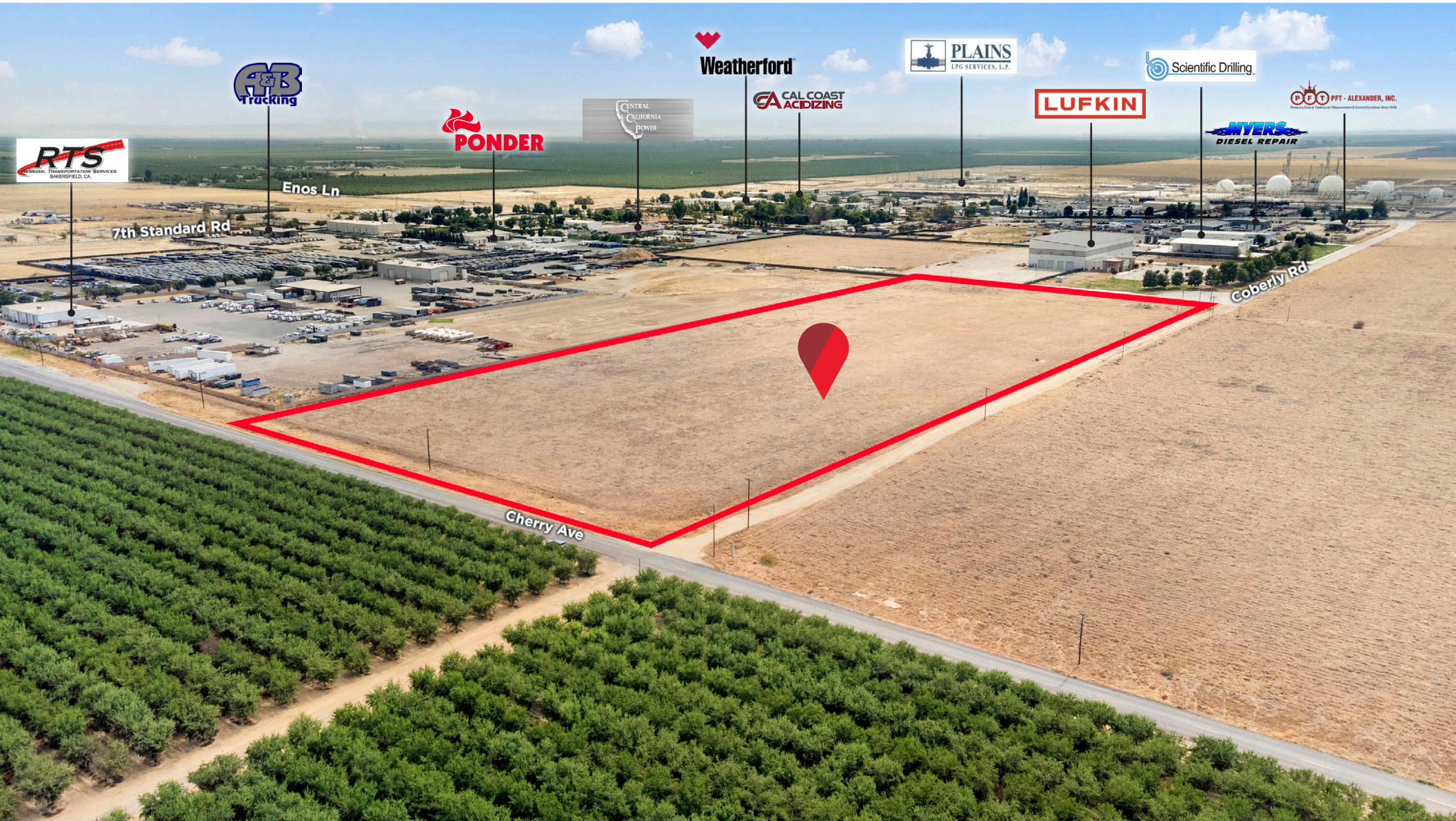
Cherry Ave

Cherry Ave

Coberly Rd



// NEIGHBORS



// AERIAL



// KERN COUNTY



Kern Economic Development Corporation (Kern EDC) is a public private partnership formed in 1988 with the mission of cultivating and promoting Kern County's boundless opportunities for business.



SOURCE: KERNEDC.COM






KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

- #1** 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. 
- 3RD** 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 AT RUTAN FIELD
- 1ST** SPACE SHUTTLE LANDING 
EDWARDS AIR FORCE BASE

KERN COUNTY, California. WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301
661-862-5150 | kernedc.com

// KEY ADVANTAGES

- Close proximity to Greater LA and the Ports of LA & Long Beach
- More than 40 million consumers within a 4-hour truck drive
- Access to 14% of the US population within a 300-mile radius
- Access to Interstate 5, Highway 99 North and South, Highway 46 West to the Central Coast, and Highway 58 East to Interstate 40
- Class 1 Rail from Union Pacific and BNSF



YOU'LL BE IN GOOD COMPANY IN KERN COUNTY

These Well-Known Names Call Kern County Home

FOOD PROCESSING			
AEROSPACE			
NATURAL RESOURCES & MATERIALS			
PLASTICS & PACKAGING			

ECONOMIC IMPACT FACT SHEET

ADVANCED MANUFACTURING IN KERN COUNTY

KERNEDC

IF YOU BUILD IT, THEY WILL COME!

There's a Reason Your Business Should Be in Kern County!

- Largest economy in the San Joaquin Valley**
- Favorable infrastructure and land use policies**
- California's population center and close proximity to Los Angeles Basin**
- Talent synergies between existing oil/gas workforce and skills required by the manufacturing sector**
- #4 in STEM jobs in the U.S.**
- Significant logistics assets**

Number of Manufacturing Companies	476
Number of Employees	13,100
Average Wage	\$71,350

TOP 5 CALIFORNIA METRO FOR:

Employment Growth	#2
Age Pipeline	#3
Employee Turnover	#4
Training Pipeline	#5

KERN WORKER PRODUCTIVITY

\$836K (Region)

\$600K (Nation)

12,900 Indirect and Induced Employment Jobs

KernEDC.com

Keep Making it with "MAK"

Kern EDC launched the Manufacturing Alliance of Kern (MAK) in 2022. The industry-led initiative advocates on behalf of the region's 450+ manufacturers and plays a critical role in providing manufacturers the opportunity to engage in B2B conversations and share industry experiences. (The advanced manufacturing sector was identified as a key opportunity industry by B2K Prosperity.)

To learn more about MAK, contact:
MELINDA BROWN VP of Business Development, Kern EDC | 449-842-9550 | melinda@kernedc.com



STRATEGIC LOCATION



BUSINESS FRIENDLY



AVAILABLE LAND & FACILITIES



QUALITY, AFFORDABLE WORKFORCE

SOURCE: KERNEDC.COM

31149

COBERLY ROAD



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