

# For Sale

## Institutional-Grade FBO Asset Portfolio

Meadows Field Airport (BFL)  
Bakersfield, CA 93308



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# For Sale Institutional-Grade FBO Asset Portfolio

## Property Details / Aerial Map

Meadows Field Airport (BFL)  
Bakersfield, CA 93308

Site	Lot Size	Facility	Gross SF	Hangar SF	Office SF
1 Lease Site 8	5.12 AC	*1105 Douglas St (Epic Jet Center)	34,002	22,400	11,602
		2103 Airport Dr	17,979	11,934	6,045
2 Lease Site 7	2.99 AC	*Skypark Hangar North	47,400	47,400	-
		*Skypark Hangar South	23,880	23,880	-
3	0.91 AC	2101 Airport Dr	10,660	10,215	445
4	3.13 AC	Hangar 6 & Ramp	40,371	38,350	2,021
5	0.43 AC	Epic Parking Lot	-	-	-
6	0.21 AC	Fuel Farm Site 3	2 x 12,000 Gal	-	-
Totals	12.79 AC		174,292 SF	153,979 SF	20,313 SF

\*Owned Building Improvements constructed in 2007 & 2008

**Sale Price: \$8,450,000**

### INVESTMENT HIGHLIGHTS

- Operational Dominance:** Commanding ramp and taxiway frontage with optimized flow-through for corporate, charter, and maintenance clientele.
- Runway Adjacency:** Direct apron access to Runway 12L/30R (10,855'), enabling service of large cabin business jets and Boeing-class aircraft.
- Fueling Rights:** Solely entitled to Fuel Farm Site 3 with regulatory clearances and capacity for sustained Jet-A and avgas distribution.
- Scalable Development Capacity:** Configured for future expansion or specialized aviation infrastructure development.
- Comprehensive Infrastructure:** Six geographically proximate and operationally integrated parcels encompassing hangars, offices, and support facilities.
- Institutional-Quality Leasehold Interest:** Strategically assembled long-term leasehold interest with the County of Kern ensures sustainability and provides opportunities for financing.



**For Sale**  
**Institutional-Grade FBO**  
**Asset Portfolio**

**Competitive Advantages**

Meadows Field Airport (BFL)  
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Established in 2006, Epic Jet Center is the newest and largest full-service FBO at Meadows Field Airport. The facility features a modern lobby, executive lounges, conference room, and a 3.5-acre ramp supporting aircraft up to C-130 or B737, with prior permission for larger aircraft. Services include Jet A and 100LL fueling, GPU and oxygen service, aircraft detailing, and hangar storage up to Gulfstream G450. The investment offers a uniquely defensible and scalable position in a diversifying regional aviation market.

- **Exclusive On-Site MRO Capabilities**
- **Private Jet Charter Services**
- **Premium Executive Terminal Amenities**
- **Secure Hangar Storage and Office Leasing**
- **Branded Fuel Services with TITAN Aviation**
- **Comprehensive Aircraft Ground Services**
- **24/7 Operational Readiness**
- **Reputation for Service Excellence**

▪ Visit: <https://epicjetcenter.com/> to learn more

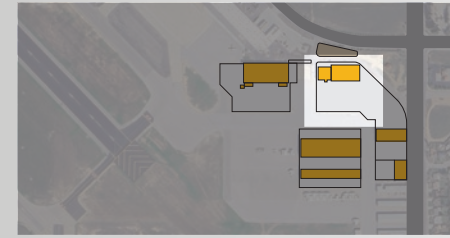
**AIRPORT CONTEXT - MEADOWS FIELD (BFL)**

- **Geographic Setting:** Kern County, Bakersfield, California
- **Primary Runway:** 12L/30R – 10,855' x 150' (Boeing-capable, ILS-equipped) — one of California's longest commercial service runways
- **Secondary Runway:** 12R/30L – 4,175' x 75' (General Aviation configuration)
- **Controlled Airspace:** Class D; 24-hour FAA ATC Tower
- **Support Services:** ARFF Index B response
- **Commercial Connectivity:** Regularly scheduled airline service via American and United Airlines
- **Tenant Composition:** Diverse base including corporate flight departments, government operators, ag/industrial aviation, and defense contractors
- **Strategic Location:** Midway between Southern and Northern California hubs (LAX and SFO); gateway to California's central logistics, energy, and agriculture sectors.

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**Institutional-Grade FBO**  
**Asset Portfolio**

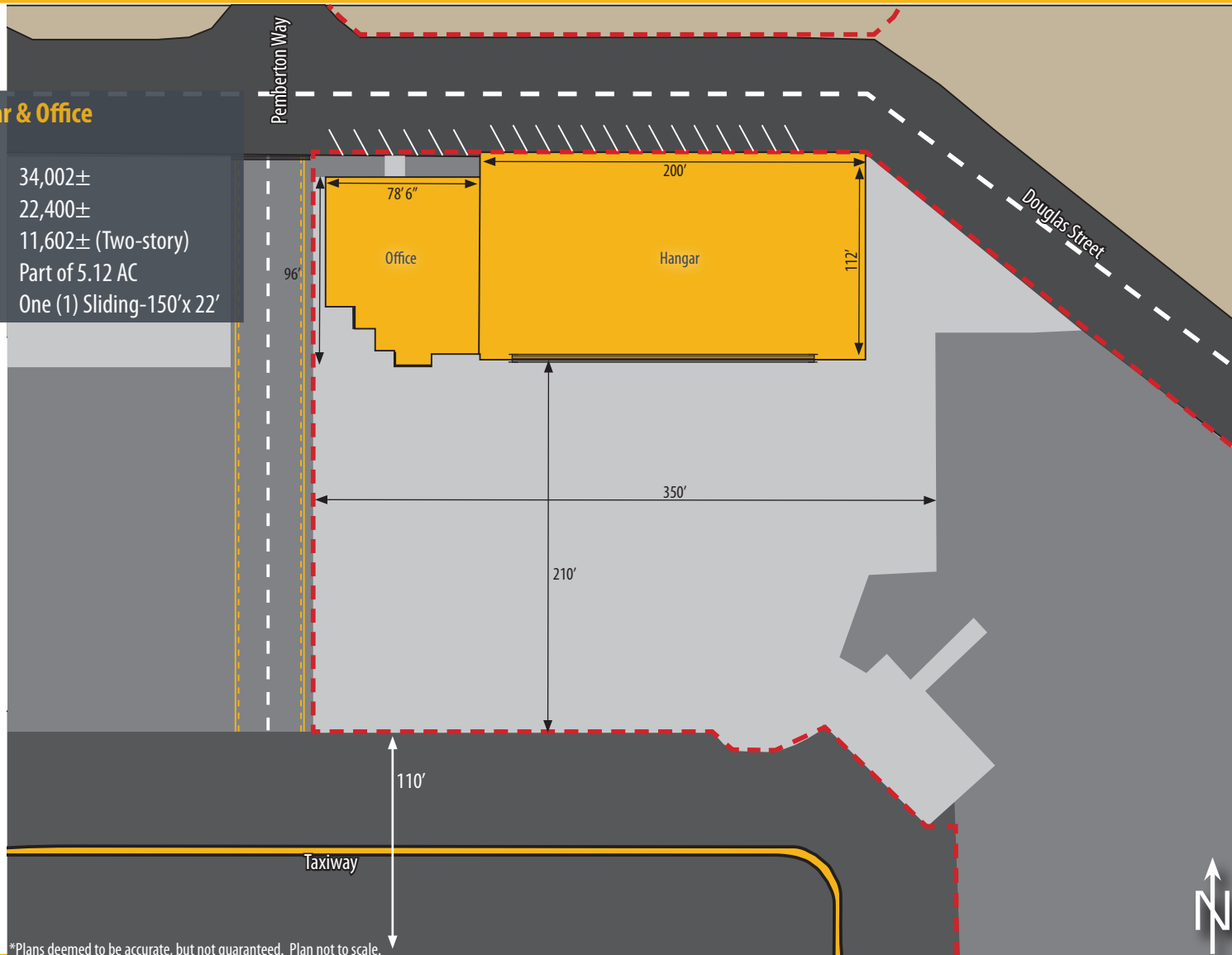
**1105 Douglas Street**

Meadows Field Airport (BFL)  
Bakersfield, CA 93308



**Epic Jet Center Hangar & Office**  
**Lease Site 8 (1 of 2)**

- Gross Building SF 34,002±
- Hangar SF 22,400±
- Office SF 11,602± (Two-story)
- Lot Size Part of 5.12 AC
- Hangar Doors One (1) Sliding-150'x 22'

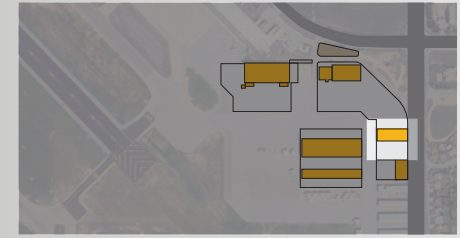


\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

**For Sale**  
**Institutional-Grade FBO**  
**Asset Portfolio**

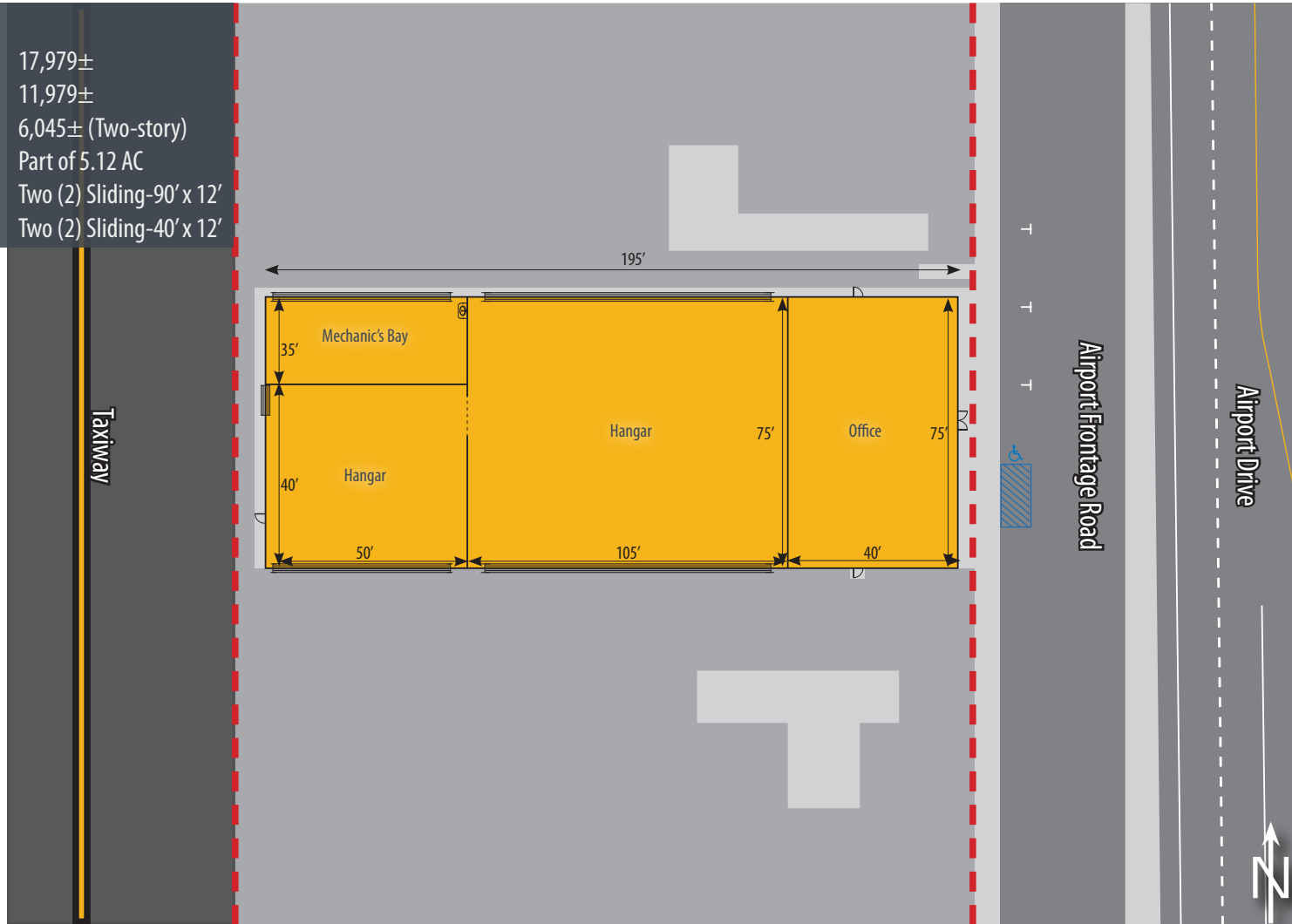
**2103 Airport Drive**

Meadows Field Airport (BFL)  
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**Lease Site 8 (2 of 2)**

- Gross Building SF 17,979±
- Hangar SF 11,979±
- Office SF 6,045± (Two-story)
- Lot Size Part of 5.12 AC
- Hangar Doors Two (2) Sliding-90' x 12'
- Two (2) Sliding-40' x 12'



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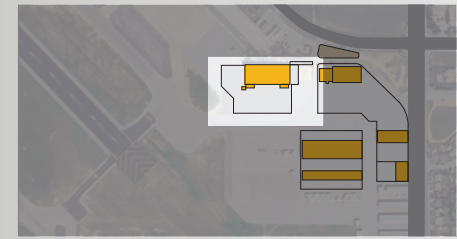


- 
- The site plan shows a rectangular area measuring 326' by 398', outlined with a red dashed line. The area is divided into several yellow rectangular sections representing the proposed taxiway and parking spaces. The dimensions are as follows:
- Overall Dimensions:** 326' (vertical) and 398' (horizontal).
  - Top Section:** A large yellow rectangle measuring 120' by 190'.
  - Right Section:** A vertical strip measuring 125' by 80'.
  - Bottom Section:** A row of six yellow rectangles, each measuring 60' by 63'.
  - Intermediate Spaces:**
    - A vertical space between the top and bottom sections measuring 80'.
    - A vertical space between the top and bottom sections measuring 45'.
    - A vertical space between the top and bottom sections measuring 45'.
    - A vertical space between the top and bottom sections measuring 45'.
    - A vertical space between the top and bottom sections measuring 45'.
    - A vertical space between the top and bottom sections measuring 45'.
  - Other Dimensions:**
    - 110' (vertical distance from the top edge to the top of the yellow area).
    - 100' (horizontal distance from the right edge to the right of the yellow area).
    - 69' (horizontal distance between the top and bottom sections).
    - 68' (horizontal distance between the top and bottom sections).
    - 68' (horizontal distance between the top and bottom sections).
    - 63' (horizontal distance between the top and bottom sections).
    - 63' (horizontal distance between the top and bottom sections).
    - 63'6" (horizontal distance between the top and bottom sections).
    - 69' (horizontal distance between the top and bottom sections).
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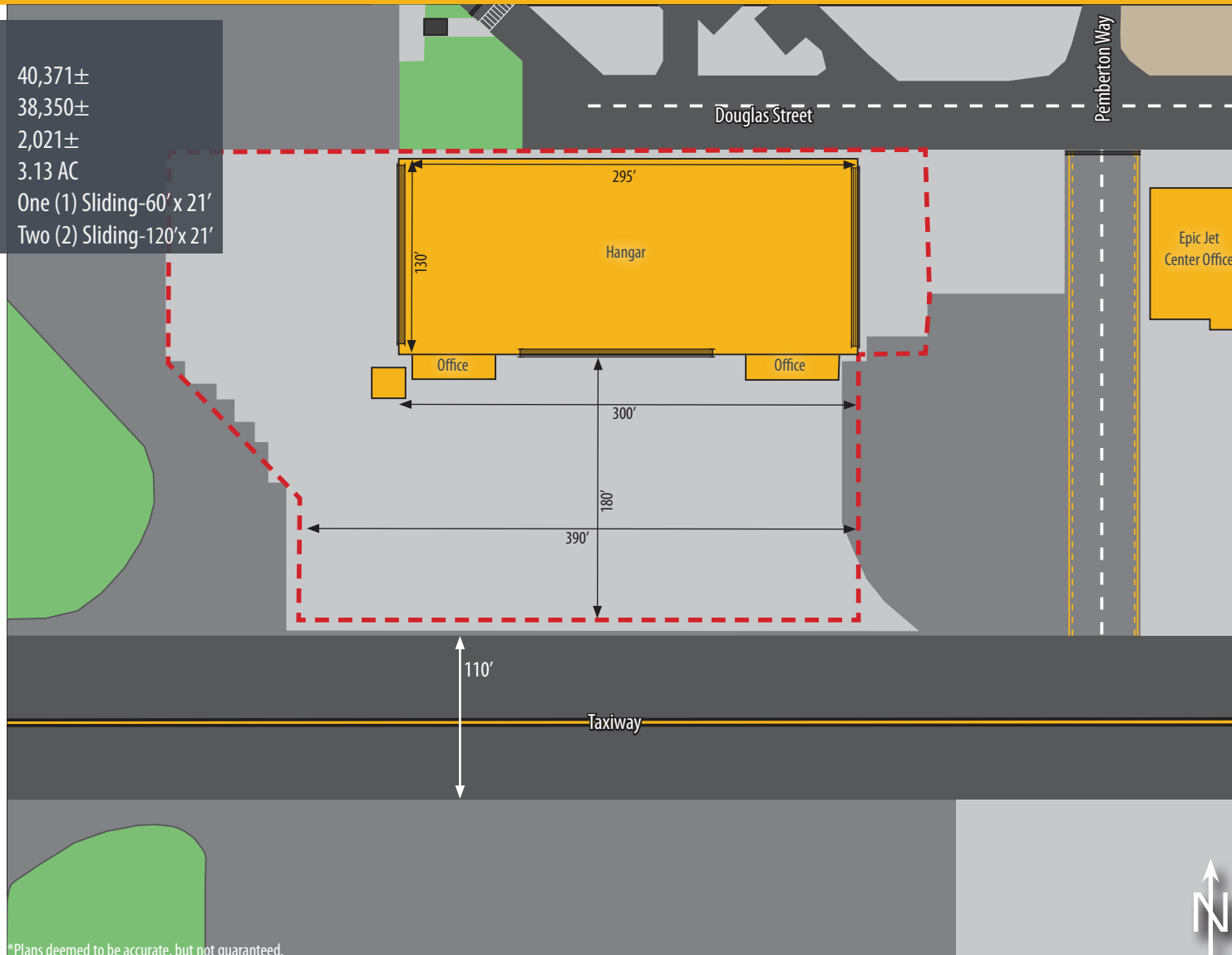
**For Sale**  
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**Asset Portfolio**  
**Hangar 6 & Ramp**

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**Hangar 6 & Ramp**

- Gross Building SF 40,371±
- Hangar SF 38,350±
- Office SF 2,021±
- Lot Size 3.13 AC
- Hangar Doors One (1) Sliding-60' x 21'
- Two (2) Sliding-120' x 21'

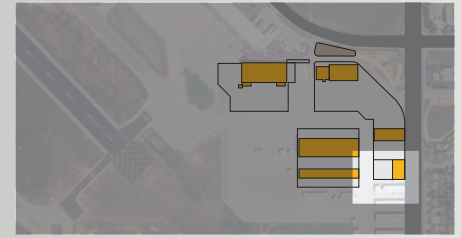


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**For Sale**  
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**Asset Portfolio**

**2101 Airport Drive**

Meadows Field Airport (BFL)  
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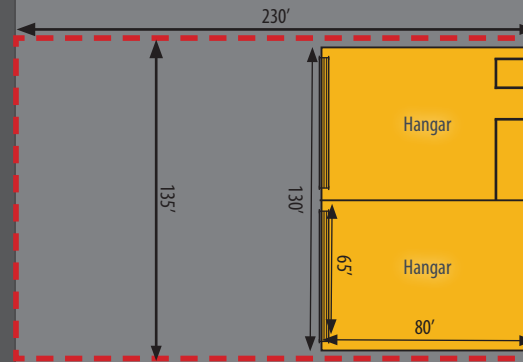
**2101 Airport Drive**

▪ Gross Building SF	10,660±
▪ Hangar SF	10,215±
▪ Storage SF	445±
▪ Lot Size	0.91 AC
▪ Hangar Doors	Two (2) Sliding-55' x 13'

Skypark Hangar  
 North

Skypark Hangar  
 South

Taxiway



Airport Frontage Road

Airport Drive



\*Plans deemed to be accurate, but not guaranteed.



11601 Bolthouse Drive Suite 110  
 Bakersfield, CA 93311  
 661 862 5454 main

**For Sale**  
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**Fuel Farm Site 3**

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**Fuel Farm Site 3**

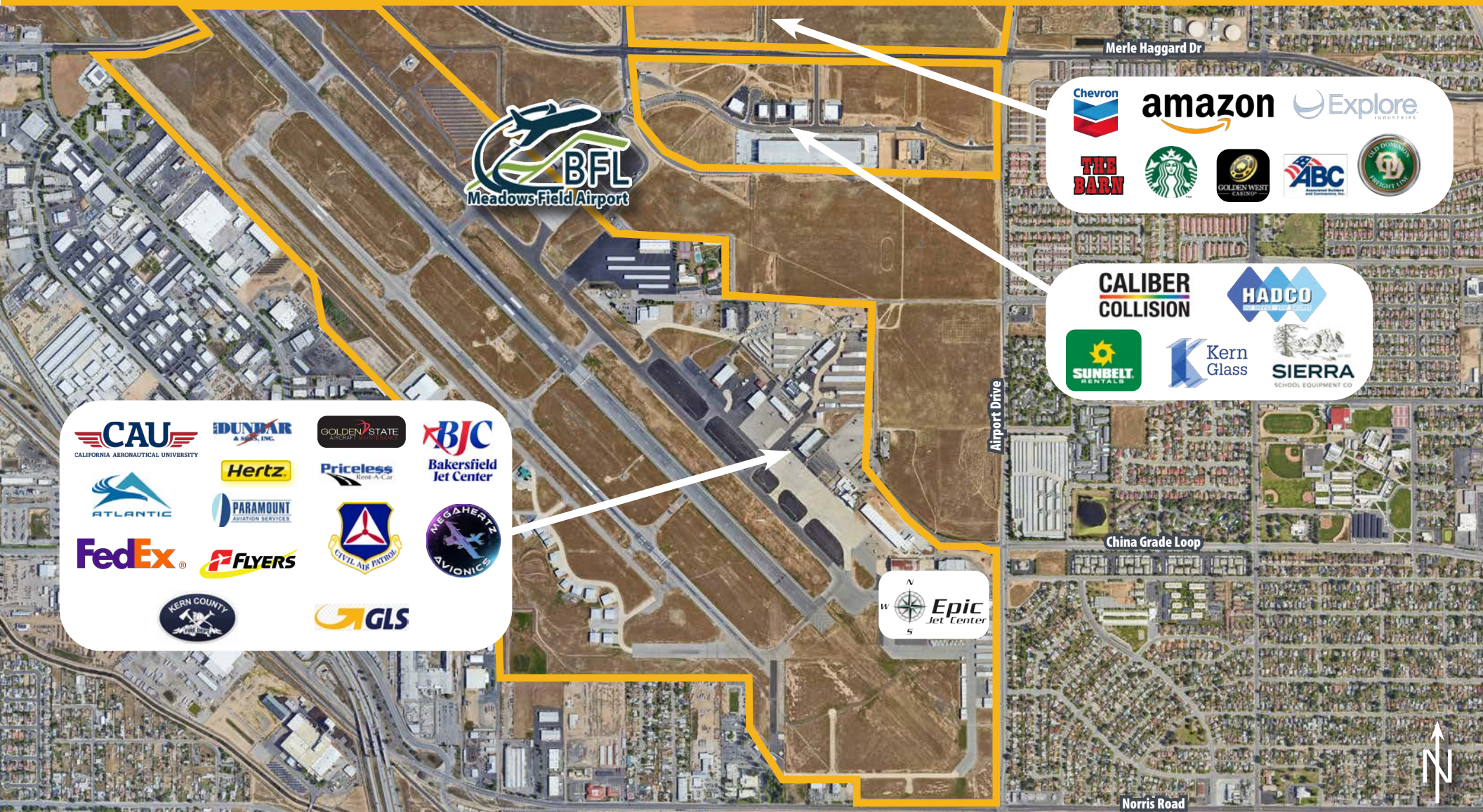
- Tanks
- Lot Size

2 x 12,000 Gal  
 0.21 AC



**For Sale**  
**Institutional-Grade FBO**  
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**Nearby Trade**

Meadows Field Airport (BFL)  
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**Property Photos**

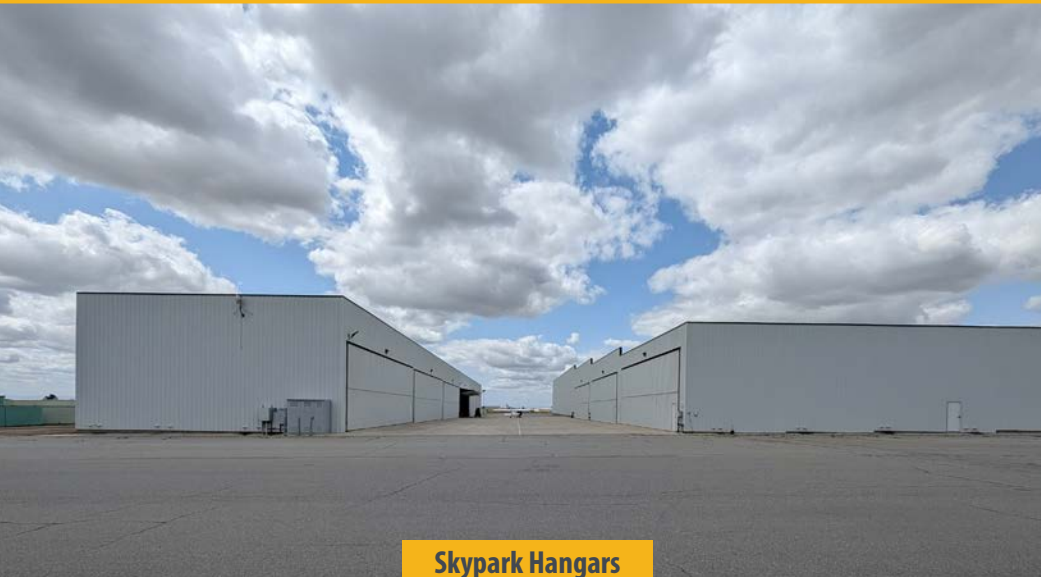
Meadows Field Airport (BFL)  
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Entrance



Hangar 6



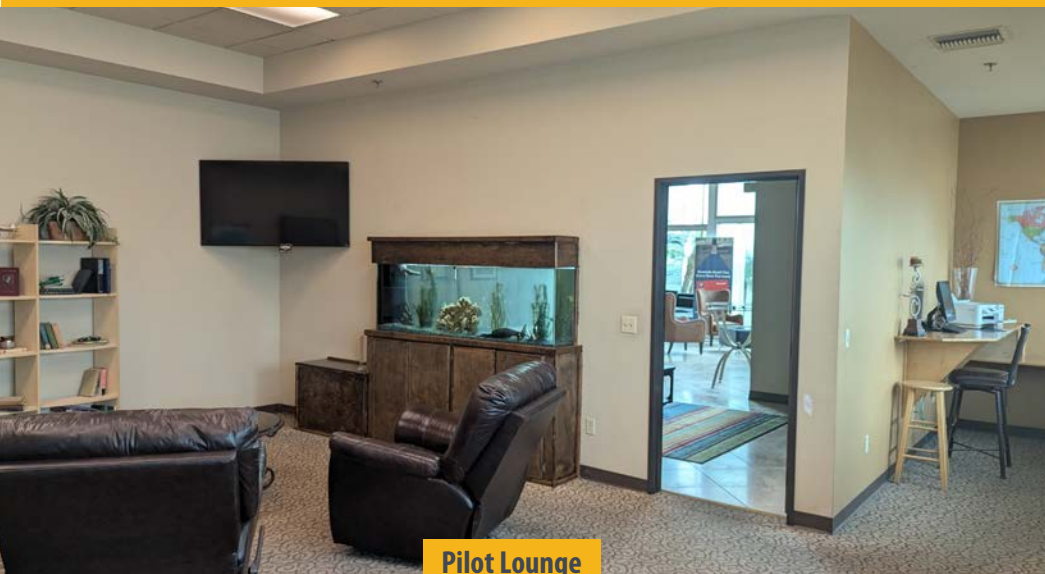
Skypark Hangars



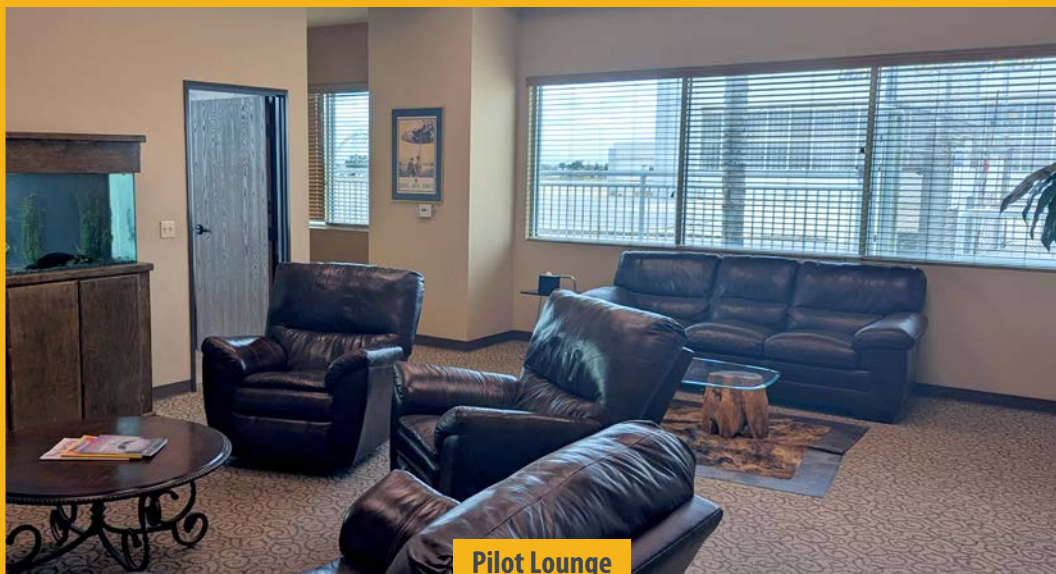
Skypark Hangar North

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**Property Photos**

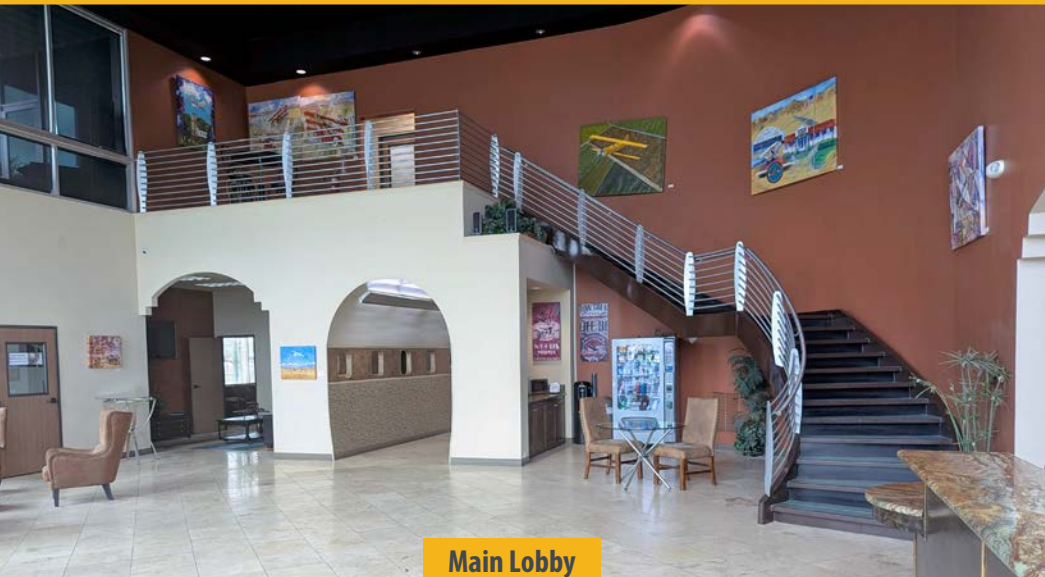
Meadows Field Airport (BFL)  
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Pilot Lounge



Pilot Lounge

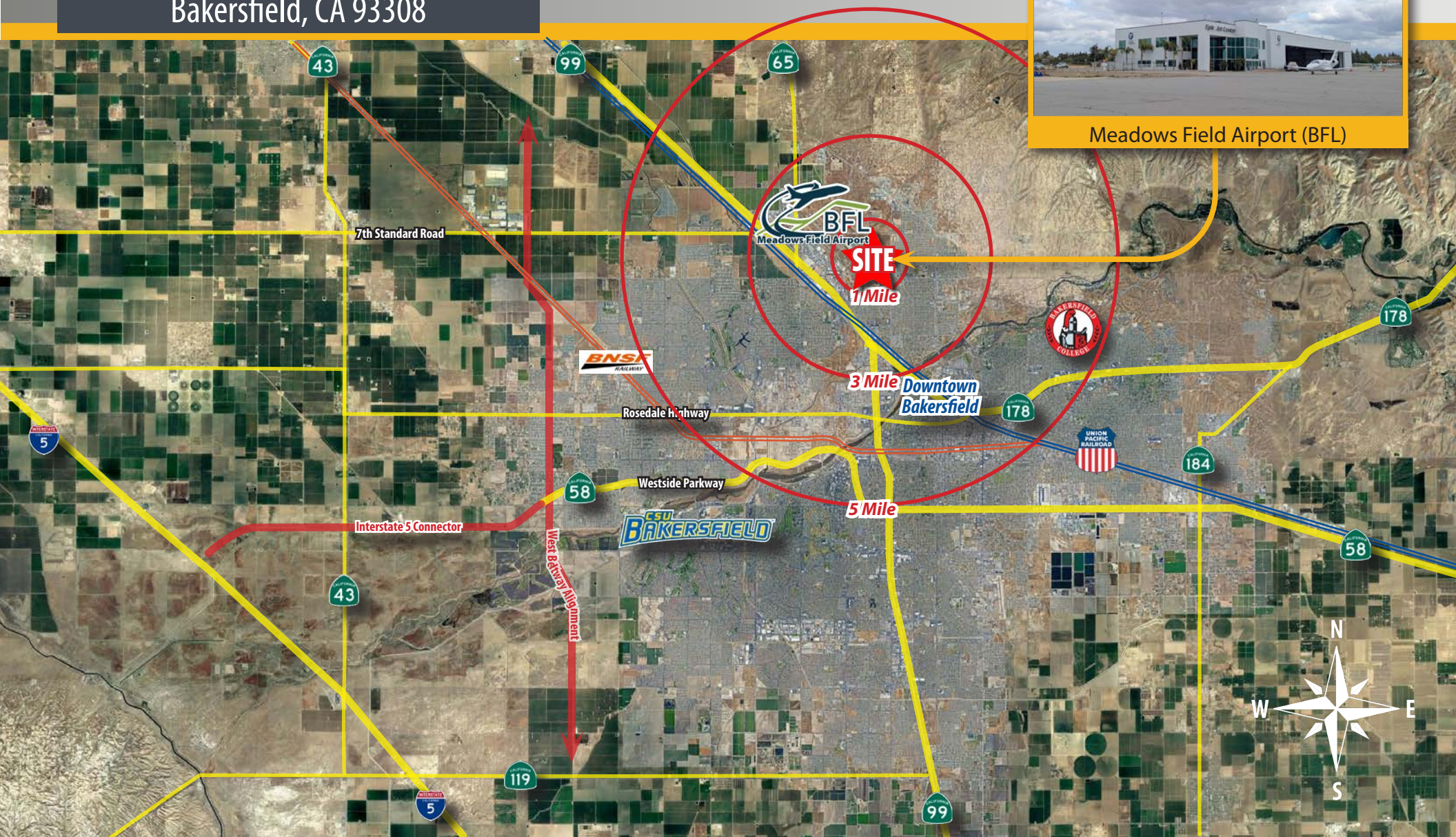


Main Lobby



Epic Jet Center Restroom

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**Kern County At A Glance**

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# KERN COUNTY

At A

# GLANCE

**#2 LARGEST ECONOMY**  
 IN THE SAN JOAQUIN VALLEY

**#3** 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

**75%**



**60%**



**#1** Largest Wind  
 Project in the  
 Nation

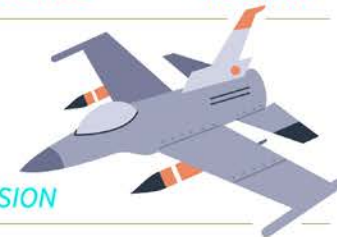


**#1** Largest Battery  
 Energy Storage  
 System in the World



**#13** Oil-Producing  
 County in the  
 the Nation

**OVER 50** WORLD'S TECH  
 "FIRSTS"  
 NAVAL AIR WARFARE  
 CENTER WEAPONS DIVISION



**1ST** INLAND SPACE PORT  
 IN U.S.  
 MOJAVE AIR &  
 SPACE PORT AT  
 RUTAN FIELD



**1ST** SPACE SHUTTLE  
 LANDING  
 EDWARDS  
 AIR FORCE  
 BASE



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 661-862-5150 | kernedc.com

**For Sale**  
**Institutional-Grade FBO**  
**Asset Portfolio**  
**ASU Commercial Brokerage Team**

Meadows Field Airport (BFL)  
Bakersfield, CA 93308



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