

MASTER PLANNED / MIXED USE DEVELOPMENT

Merle Haggard Drive & Wings Way

Bakersfield, CA 93308

Property Highlights

- Fully entitled, shovel-ready lots for new construction plus speculative industrial buildings available for lease
- Sustainable, state-of-the-art construction with enduring design elements
- Strategically located next to Kern County's primary airport in the heart of future planned commercial development
- High-Profile corporate neighbors include Amazon, Caliber Collision, Hadco Metals, Halliburton, USPS, Safelite AutoGlass, FedEx, Caterpillar/Quinn, County of Kern, CalTrans, Carquest, United Rentals, Sonsray Machinery, plus many other local and regional operators
- Limited regulatory hassles and ease of doing business. Silver Wings completed a Master PD plan allowing for seamless modifications to expedite the development process.
- Convenient access to Highway 99, 65, 58, the Westside Parkway and Interstate 5
- Access to an abundant labor pool with hourly wages far below those in peer cities. Nearly 700,000 residents within 25-mile radius

AVAILABLE

- Lease
- Build-To-Suit
- Ground Lease



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Mixed Use Development

Lease / Build-To-Suit / Ground Lease

Property Information



Merle Haggard Drive & Wings Way ■ Bakersfield, CA

Master Planned Mixed Use Development	Zoned M-2 PD, Precise Development Combining Airport Approach Height	Industrial Office Retail Hospitality	Adjacent to Meadows Field Airport

Property Details

- **Available Product Types** Industrial, Office, Retail, Hospitality
- **Available Building Sizes** 3,000± SF divisible to 150,000± SF
- **Available Lot Sizes** 0.50 – 5.00 + Acres
- **Zoning** M-2 PD H (Medium Industrial, Precise Development Combining Airport Approach Height), County of Kern
- **The Project** 115-Acres South of Merle Haggard Drive between Wings Way and Airport Drive adjacent to Meadows Field Airport

Utilities

- **Electric** PG&E
- **Gas** So Cal Gas
- **Sewer** NOR Sanitary District
- **Water** Oildale Mutual Water Co
- **Telecom** AT&T or Spectrum

Summary

Silver Wings Commerce Center is a premier master-planned development with a vision to create a one-of-a-kind mixed-use business park that Kern County currently lacks, offering a complementary range of commercial uses, including industrial, office, retail, and hospitality, to appeal to a wide range of business types. Situated in a strategic location for future commercial development, Silver Wings Commerce Center offers a high-quality business environment directly adjacent to the Bill Thomas Terminal at Meadows Field Airport, featuring timeless design elements that will be appreciated as much in the future as on opening day. Silver Wings Real Estate is an experienced, well-capitalized developer who has taken the utmost care to ensure that proper design guidelines and association documents govern the project to create a stable environment to accommodate its customers' current and future growth, as well as protect and enhance the image of their businesses and the business park. Build-to-suit opportunities, ground leases, and speculative industrial buildings can be made available for a variety of uses.

Property Features

- Ability to reach more than 35 million consumers in one-day by truck
- Proximity to the FedEx Ground sort hub, USPS, and UPS Ground hub
- Flexible, fully-entitled, shovel-ready lots with all utilities on-site can be modified to suit Tenant's needs
- Design guidelines to ensure timeless elements that will be appreciated as much in the future as on opening day
- Nearby amenities both existing and planned
- Ground lease, build-to-suit, or speculative industrial buildings available
- Located in the heart of Kern County's fastest growing industrial submarket which is enjoying an influx of new private and institutional capital, setting the stage for thousands of new jobs to be created in the coming years.
- Tenant Improvement packages may be available depending on terms and credit



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Silver Wings Site Plan

Merle Haggard Drive & Wings Way ■ Bakersfield, CA



Plans are deemed reliable, but configuration not guaranteed.



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Property Photos



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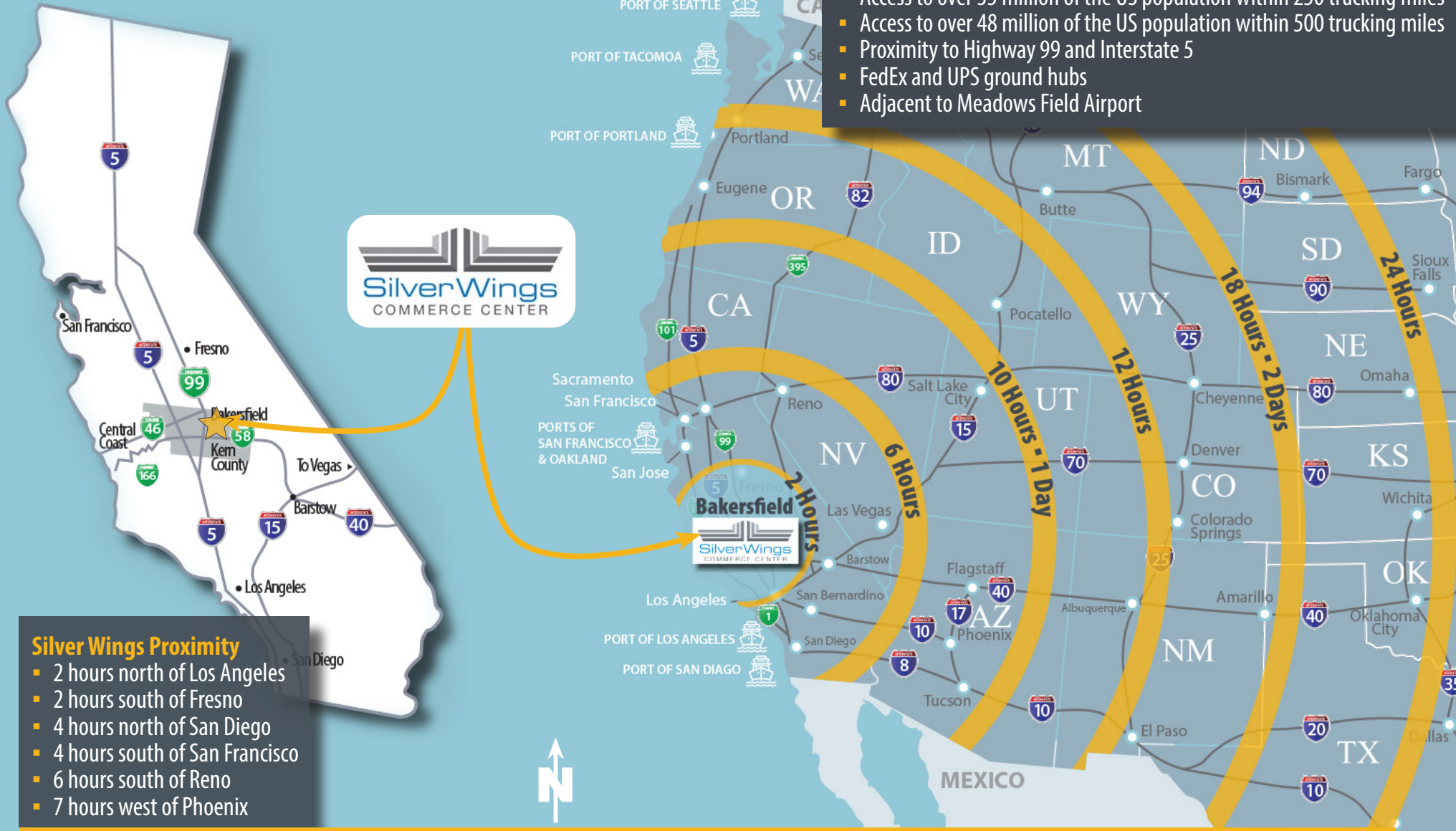
US Drive Time From Silver Wings



Merle Haggard Drive & Wings Way ■ Bakersfield, CA

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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Area Location Highlights

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- Strategically located next to Kern County's primary airport in the heart of future planned commercial development
- Limited regulatory hassles and ease of doing business in the County of Kern
- Convenient access to Highway 99, 65, 58 and Interstate 5
- Access to an abundant labor pool with hourly wages far below those in peer cities. Nearly 700,000 residents within 25-mile radius
- High-profile corporate neighbors including Amazon, Hadco Metals, Halliburton, Quinn, Papé Kenworth
- Ability to reach 35 million consumers in a one-day by truck
- Close to the FedEx Ground sort hub and UPS Ground hub
- Fully entitled, shovel ready lots
- Design guidelines to ensure timeless elements that will be appreciated as much in the future as on opening day
- Nearby amenities both existing and planned
- Land sale, ground lease, build-to-suit, or spec buildings available

5-Year Top Industry County Assessment Values Comparison

(Rounded in M)

Industry	2021	2020	2019	2018	2017
Oil & Gas	\$11,248,336	\$14,890,428	\$16,139,190	\$15,654,943	\$15,229,670
Agriculture	\$9,368,392	\$8,924,016	\$8,479,317	\$8,067,613	\$7,754,323
Renewables	\$5,695,208	\$4,948,941	\$4,876,471	\$4,839,302	\$4,770,189
Healthcare	\$2,341,555	\$2,358,155	\$2,239,568	\$2,160,521	\$2,067,028



CALIFORNIA DRIVE TIME FROM KERN COUNTY



Development Friendly Environment

The County of Kern is a business-friendly location that provides significant benefits to developers and corporate users:

- Expedited development process, reducing overall development times
- Low impact fees
- Hiring and other tax credits
- Job training and job search assistance provided by Kern County
- Active business development efforts through Kern Economic Development Corporation

Low Labor Costs And Attractive Government Incentives

- Lower property taxes than competing area in California
- Lower insurance costs than in competing areas of California
- Lower common area charges than in competing areas of California
- Competitive rent
- Tax incentives for California sales
- Inland port helps off-set drayage costs

Kern Economic Development Corporation County Stats

- #2 in the Nation for Agriculture Production (2019 Kern County Crop Report)
- #3 in the nation for Job Creation (Surge Cities 2020)
- The Bakersfield metropolitan area is ranked the fifth most affordable housing market in the nation (RealtyHop)
- #7 Oil-producing County in the U.S. (Drilling Edge)
- #3 in Nation for Human Capital Availability (WalletHub)



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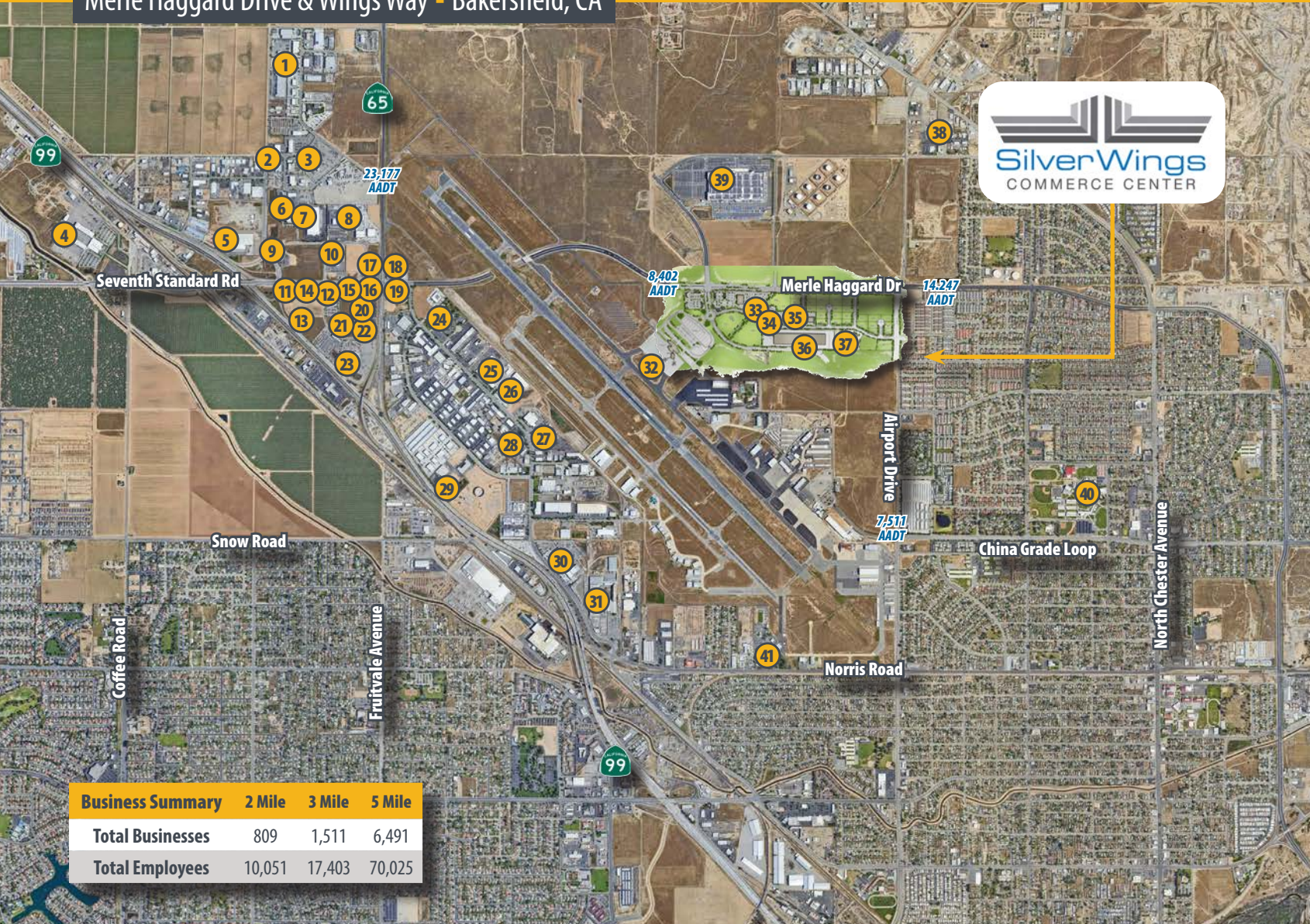
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Area Employer Map



Merle Haggard Drive & Wings Way ■ Bakersfield, CA



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	Berchold 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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Commercial/Retail Aerial Map



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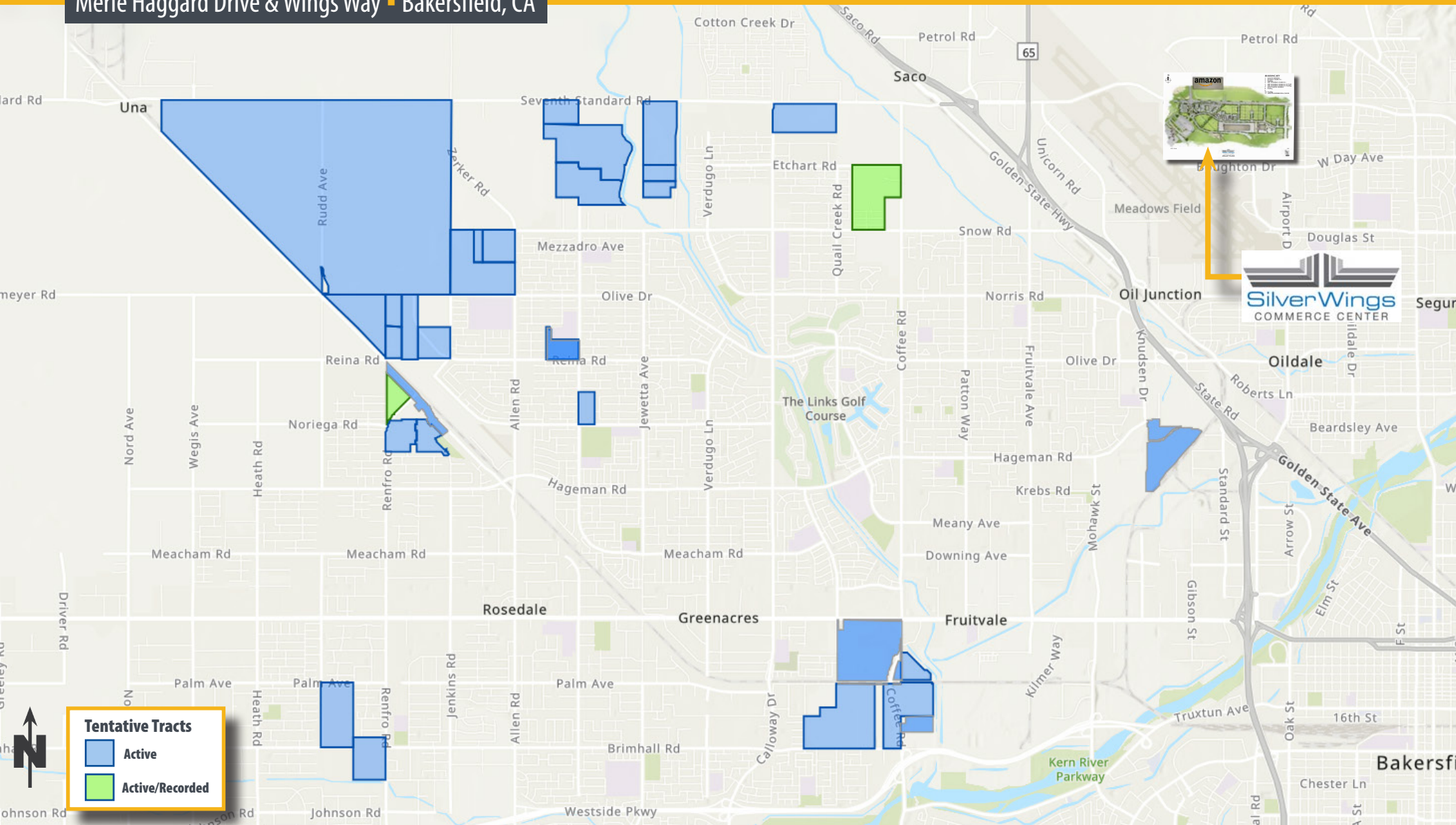
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Area Tract Map Activity

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Tentative Tracts

- Active
- Active/Recorded



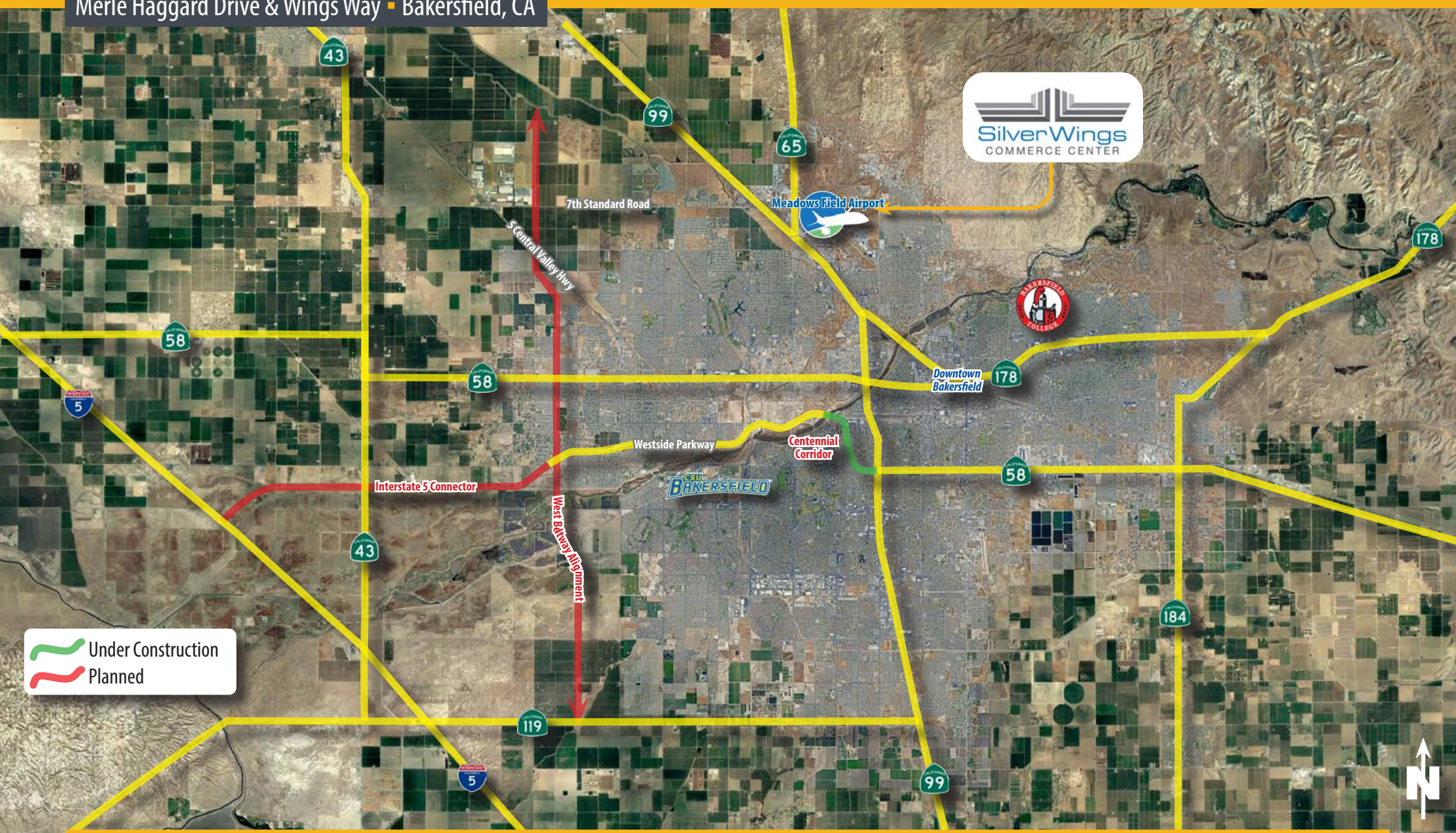
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Roadway Aerial

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 Under Construction
 Planned



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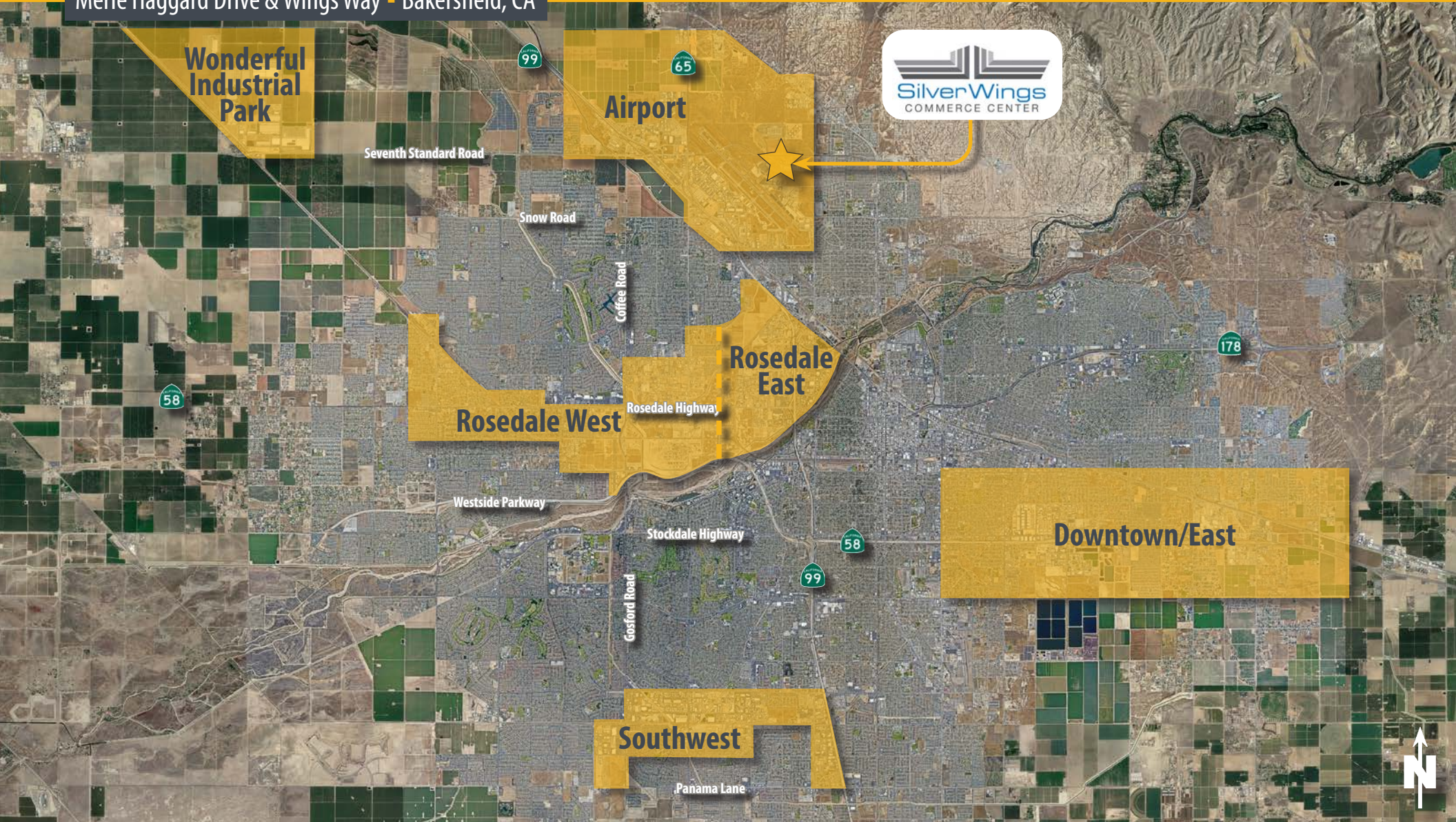
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Industrial Submarket Map



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Bakersfield & Kern County Information

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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 Temblor 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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Top 10 Reasons To Do Business in Kern County

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1 | Location, Location, Location!

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



Photo courtesy Bakersfield CVB

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.

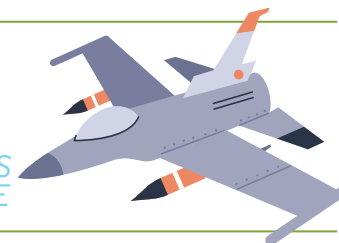


2ND Largest Solar Farm in the U.S.



#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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