

# FOR LEASE

**2152**  
**Coffee Road**  
Bakersfield, CA



*Bakersfield*  
**COMMONS**  
LOGISTICS PARK

## New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution



## Under Construction

- Concrete truck court complete
- Dock doors installed
- Asphalt underway
- Office improvements underway
- Q1 2026 Delivery Date

PROJECT BY

**REXCO**  
DEVELOPMENT



**ASU**  
COMMERCIAL

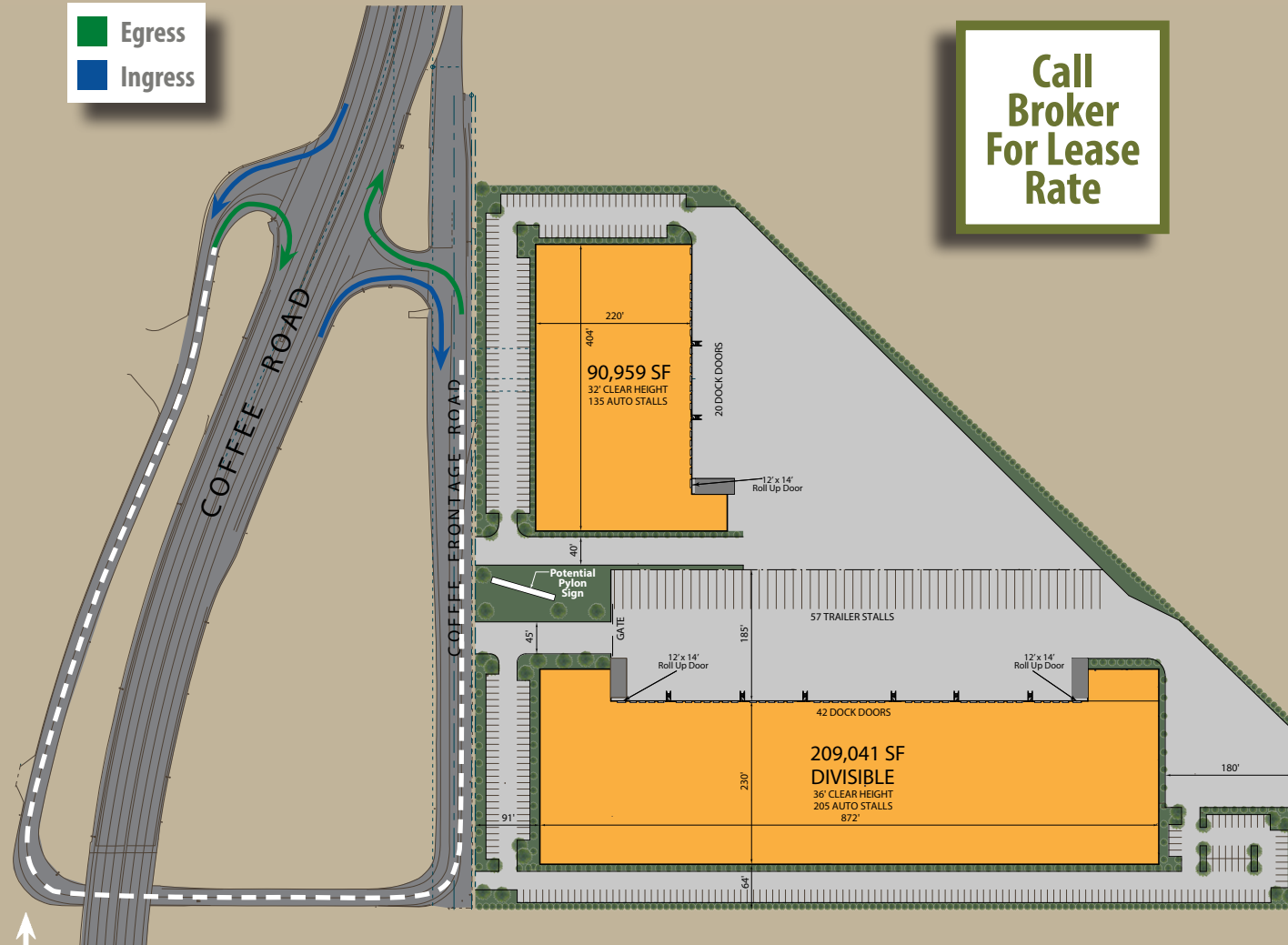
# New Class "A" Dock Served Warehouses

▪ Last Mile Logistics ▪ Distribution  
FOR LEASE

## Project Details

2152 Coffee Road ▪ Bakersfield, CA

■ Egress  
■ Ingress



Call  
Broker  
For Lease  
Rate

### Property Details

- Total Project Size 300,000± SF
- Lot Size 20.7 Acres
- Office Buildout 8,191± SF
- Floor Area Ratio 33.3%
- Zoning M-1, Light Manufacturing, City of Bakersfield
- Construction Concrete tilt-up
- Fire Suppression ESFR capable
- Secured Access 3 dedicated gated entrances
- Signage Potential pylon signage visible to Coffee Road

### Project Highlights

- Project is accessible to over 570,000 consumers within a 10 mile radius. Nearly 68% of the population of Bakersfield lives within a 5 mile radius
- Located 1-mile south of the largest retail power center in Bakersfield with major tenants highlighted by Best Buy, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick's Sporting Goods, Petco, Ross Dress for Less & Kohl's. A new 375,000 SF retail power center is planned immediately west of the site, further solidifying demand for logistics support.
- Immediate access to The Westside Parkway/Highway 58 connecting to Highway 99 providing seamless routes to all areas of Kern County.
- Clear heights of 32' and 36' exceed the regional standards, allowing tenants to reduce overall footprint while maintaining higher inventory volumes. Extra vertical space accommodates multi-level conveyor systems, robotics, and automation, ensuring future-proof warehouse solutions.
- Potential pylon signage with frontage on Coffee Road, one of West Bakersfield's primary North/South arterials, providing unmatched visibility compared to similar last-mile facilities.
- Part of the larger and highly anticipated Bakersfield Commons Mixed Use Development

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



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



PROJECT BY

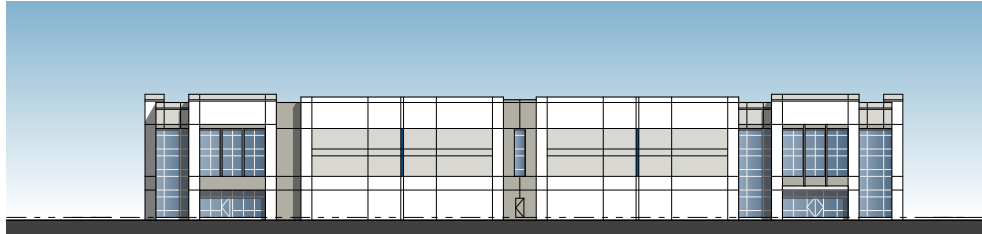


# New Class "A" Dock Served Warehouses

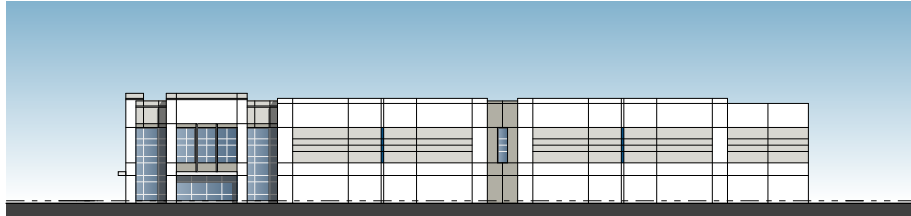
▪ Last Mile Logistics ▪ Distribution  
FOR LEASE

## Building 1 Details

2152 Coffee Road ▪ Bakersfield, CA



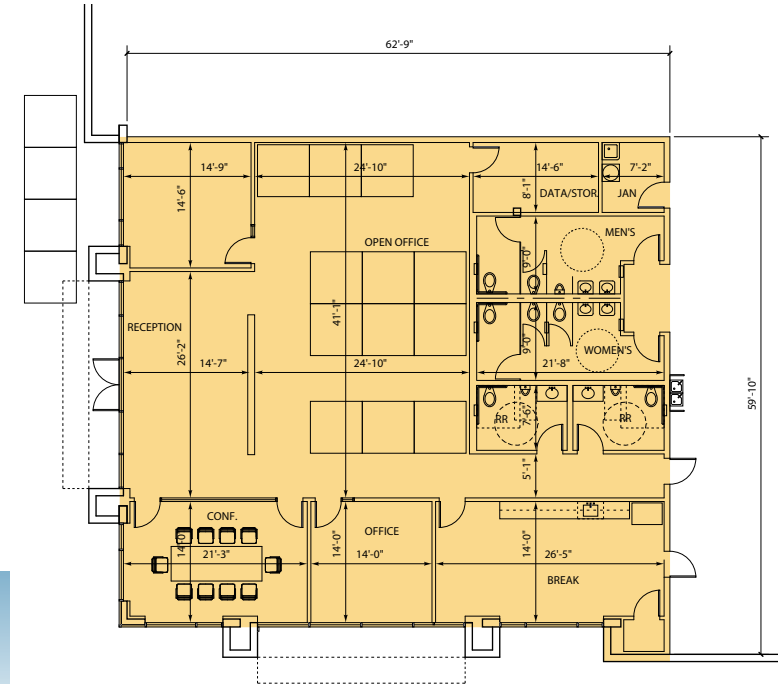
WEST ELEVATION (COFFEE ROAD)



SOUTH ELEVATION



EAST ELEVATION



Office Floor Plan

## Building 1

- Building Size 90,959± SF
- Office 3,551± SF
- Drive-In Doors 1 - 12'x14'
- Trailer Parking 25± Trailer Stalls
- Column Spacing 60'x52'
- Power 1,200 Amps, 3 Phase, 4 Wire 208/110 v

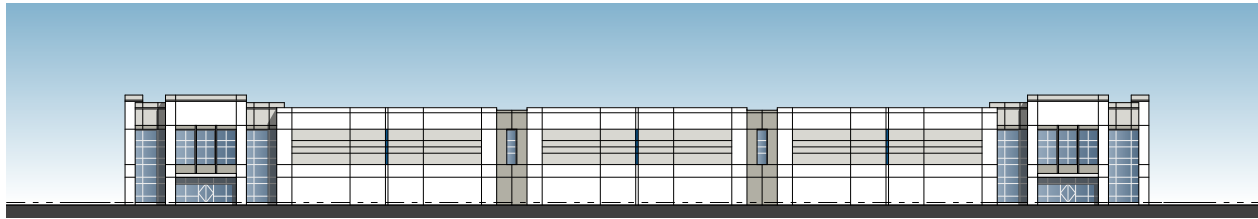
- Dock Doors 20 - 9'x10'
- Truck Court 161' (Minimum)
- Clear Height 32'±
- Auto Parking 135 Auto Stalls
- Concrete Slab 6"
- Sprinklers ESFR capable

# New Class "A" Dock Served Warehouses

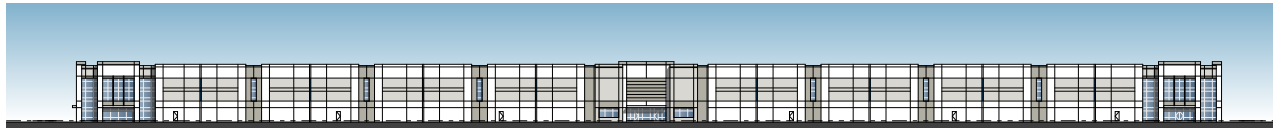
▪ Last Mile Logistics ▪ Distribution  
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## Building 2 Details

2152 Coffee Road ▪ Bakersfield, CA



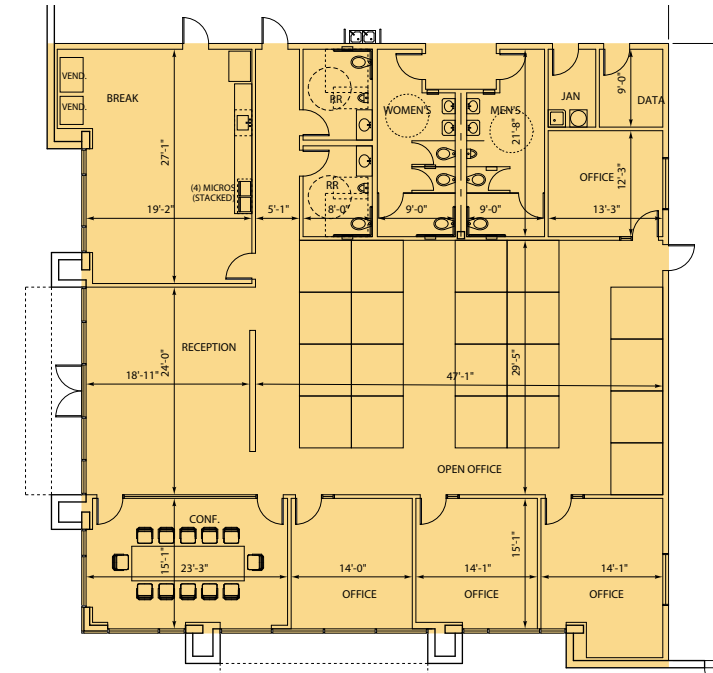
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



Office Floor Plan

## Building 2

- Building Size 209,041± SF
- Office 4,640± SF
- Drive-In Doors 2 - 12'x14'
- Trailer Parking 57 Trailer Stalls
- Column Spacing 60'x52'
- Power 2,000 Amps, 3 Phase, 4 Wire 208/110 v

- Dock Doors 42 - 9'x10'
- Truck Court 185'
- Clear Height 36'±
- Auto Parking 205 Auto Stalls
- Concrete Slab 7"
- Sprinklers ESFR capable



# New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution
- ## FOR LEASE

### Demographic Aerial

2152 Coffee Road ▪ Bakersfield, CA

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,257	76,860	271,149
Total Households	1,604	28,235	95,073
Average Household Income	\$118,514	\$123,051	\$112,305
Median Household Income	\$87,029	\$90,757	\$79,573
Total Businesses	647	5,305	13,015
Employees	6,892	61,693	136,436

**COMING SOON**  
New 375,000 SF  
Retail Center



2152 Coffee Road





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- Last Mile Logistics ■ Distribution**  
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## Location Aerial

2152 Coffee Road ■ Bakersfield, CA





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## Property Photos

2152 Coffee Road ▪ Bakersfield, CA



2152 Coffee Road ■ Bakersfield, CA



Transportation,  
Logistics, & Advanced  
Manufacturing

**THE REGION IS HOME TO** over 400 manufacturers and 50 distribution centers. The industry sector employs approximately 37,000 people with average annual wages of \$65,000.



Including the Ports of Long Beach/ Los Angeles and Oakland, and the major N-S and E-W highways and interstates in California.



Facilities support, specialized freight, trucking and logistics services for road and rail, rental, leasing, equipment repair, and wholesale trade.



Extremely low (single-digit) employee turnover rate at most of its centers and complementary workforce development programs.



Within a four-hour drive from 93% of the state's population.

70<sub>m</sub>  
Customers within  
2-Day Turnaround



**BNSF Railway**  
**Union Pacific Railroads**

**FedEx**  **Railroads**  
**FedEx and UPS Ground Hubs in Bakersfield**



4hr  
DRIVE

PORTS OF  
San Francisco  
Oakland



**PORTS OF**  
Long Beach  
Los Angeles

LAX Los Angeles	ONT Ontario
SFO San Francisco	SCLA So. CA Logistics
OAK Oakland	BFL Meadows Field

**Geographic Population Center of CA  
(40 Million People)**

40m

# California's Logistics & Distribution Hub

*You won't find a location  
with better access to  
the Western 13!*

**Bay Area/  
Sacramento**  
10 Million  
Consumers

Kern County is the location with the lowest shipping cost and carbon footprint for facilities designed to ship to consumers statewide.

**So. Cal.**  
22 Million  
Consumers

AMAZON  
AMERICAN TIRE DISTRIBUTORS  
APTCO  
CAMPING WORLD  
CATERPILLAR  
DOLLAR GENERAL  
DRYER'S  
ESSENDANT WHOLESALE SUPPLIES  
FAMOUS FOOTWEAR  
FORMICA CORPORATION  
GAF  
HADCO METAL TRADING  
HILLMAN  
IKEA  
L'ORÉAL COSMETICS  
MALOUF FINE LINENS  
MEN'S WEARHOUSE  
NESTLÉ  
PACTIV  
PLANT PREFAB  
PPG AEROSPACE  
ROSS DRESS FOR LESS  
SMUCKER'S  
SUNRISE BRANDS  
TARGET  
U.S. COLD STORAGE OF CALIFORNIA  
WALMART  
WONDERFUL COMPANY

**BEST ACCESS TO WEST COAST  
PORTS & WESTERN U.S. POPULATION**

70M+ U.S. consumers  
within 2-day truck turn

40M CA consumers  
within 1-day truck turn

*Extremely low  
employee turnover.*



# **New Class "A" Dock Served Warehouses**

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## **ASU Commercial Brokerage Team**

2152 Coffee Road ▪ Bakersfield, CA



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