

# FOR SALE

**10121 S Enos Lane**  
Bakersfield, CA 93311

**13547 BV Lake Ct**  
Taft, CA 93311

Single Tenant Net Leased  
Industrial Property

**OFFERING PRICE**  
\$4,450,000

**CAP RATE**  
6.65%



Wilshire Advisory Group

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**Wilshire Advisory Group, Inc.** is pleased to present an attractive, off-market opportunity to purchase the fee simple interest in two fully leased industrial properties located in Bakersfield and Taft, California. Positioned at 10121 S Enos Lane and 13547 BV Lake Ct, the assets total approximately 15,800 square feet of improvements across  $\pm$  7.8 acres of land, offering low coverage and significant yard storage - a valuable feature for industrial users.

The facilities were constructed in 2013 and 2016 and are 100% occupied by Liberty Lift Solutions, a well-established operator in the energy services sector. Liberty Lift Solutions was founded in 2012 and has evolved into a full-lifecycle artificial lift provider, offering a robust suite of products and services including beam pumping units, gas lifts, jet pumps, PC pumps, automation solutions, and more.

In 2019, the tenant secured a multi-year contract with California Resources Corporation, solidifying its long-term presence in the region and providing stable cash flow to ownership.

This offering represents a rare chance to acquire mission-critical infrastructure backed by a credit-worthy tenant with long-term energy sector exposure, in a supply-constrained industrial submarket.



Property Summary	
Sq. Footage	± 15,800
Acreage	± 7.8
Term Remaining	5.5 Years
Expenses   LL Resp.	Absolute NNN   None
Year Built	2013 and 2016
Ownership Interest	Fee Simple
APN - Lot 1	184-680-01-00-2
APN - Lot 3	184-680-03-00-8
APN - Lot 4	184-680-04-00-1



Offering Summary	
Annual NOI	\$296,228
OFFERING PRICE	\$4,450,000
Tenant	Liberty Lift Solutions
Property Type	Industrial   Outdoor Storage
CAP Rate	6.65%





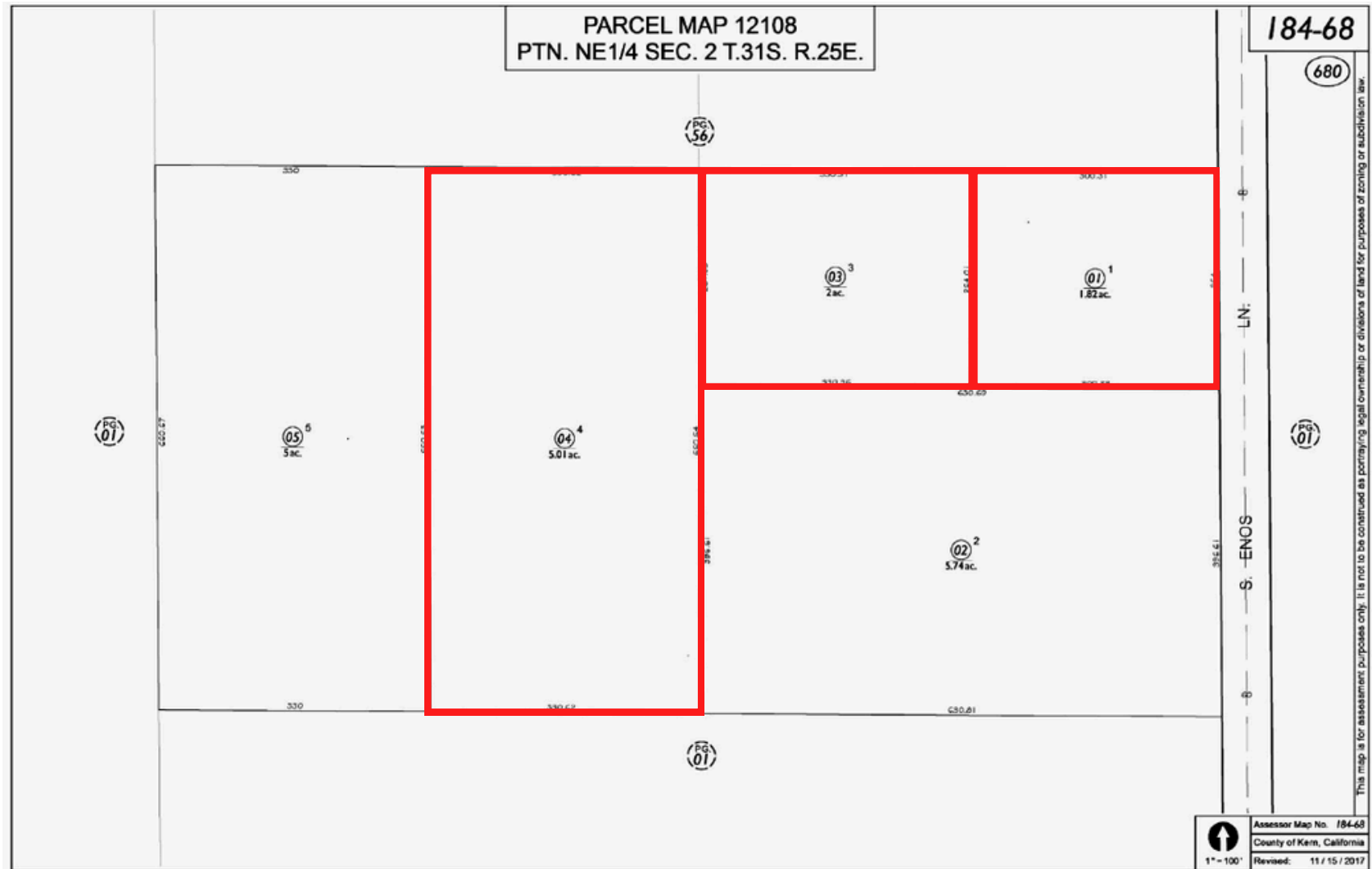
Lease Abstract	
Tenant	Liberty Lift Solutions
Address	10121 S Enos Ln & 13547 BV Lake Ct
Square Footage	± 15,800
Term Expiration	April 30, 2031
Remaining Term	5.5 Years
Annual Rent	\$296,228
Annual Rent PSF	\$18.89
Rental Increases	1.5% Annually
Renewal Options	2, 5-Year
Expenses   LL Responsibilities	Absolute NNN   None



Rent Schedule				
P R I M A R Y	PERIOD START	MONTHLY RENT	ANNUAL RENT	INCREASE
	6/1/2025	\$24,685	\$296,228	1.5 %
	6/1/2026	\$25,056	\$300,671	1.5 %
	6/1/2027	\$25,432	\$305,181	1.5 %
	6/1/2028	\$25,813	\$309,759	1.5 %
	6/1/2029	\$26,200	\$314,406	1.5 %
	6/1/2030	\$26,593	\$319,122	1.5 %
	OPTION 1	5 Years with 1.5% Annual Increases		
	OPTION 2	5 Years with 1.5% Annual Increases		







## ESTABLISHED INDUSTRIAL TENANT

Liberty Lift Solutions, a key player in the international oil and gas equipment market, occupies the property under a long-term lease. The company specializes in advanced artificial lift systems, including long-stroke pumping units, hydraulic jet lift solutions, gas lift mechanisms, and beam-driven pumps. In a significant move in 2019, Liberty Lift entered into a multi-year operational partnership with California Resources Corporation to deliver critical support for its lift system infrastructure.

## FULLY TENANT-MANAGED PROPERTY

Ownership requires no active involvement, as the lease structure places complete operational and financial responsibility on the tenant. All ongoing costs including but not limited to ranging from structural upkeep to insurance, property taxes, and maintenance of any shared spaces are handled directly by the tenant, eliminating landlord obligations entirely.

## EXTENDED TENANCY WITH SCHEDULED INCOME GROWTH

The current lease runs through April 2031, offering roughly five and a half years of remaining term. Annual rent adjustments of 1.5% are built into the agreement and continue through both the initial term and any extension periods, supporting consistent revenue increases and enhancing the property's long-term financial outlook.

## ECONOMIC GROWTH

A new retail development project has been proposed approximately 0.25 miles from 10121 S Enos Lane. The project will include retail space as well as a fast food drive-thru, designed to serve the growing needs of the surrounding area. This development aims to enhance local access to goods and services while supporting continued economic growth in the region.

## ESSENTIAL OPERATING SITE

Located within the highly productive Kern River Oil Field, which is one of the top five oil-producing regions in the U.S. and a major contributor to California's oil supply, the property functions as Liberty Lift's sole facility supporting operations across the Pacific region. Its unique position highlights the site's critical role in the company's service infrastructure.



## EXPANSIVE AND STRATEGIC EXTERIOR STORAGE

Spanning 7.8 acres, the site includes significant outdoor storage capacity which is uncommon but highly sought-after in today's industrial real estate landscape. This feature is essential to Liberty Lift's daily operations and sets the property apart.

## POSITIVE OUTLOOK FOR U.S. ENERGY SECTOR

Shifts in global and national energy strategies are driving increased domestic oil output as producers respond to tightening international supply. This upward trend in production strengthens demand for artificial lift solutions, reinforcing the tenant's long-term stability and improving prospects for lease extension.





Liberty Lift Solutions' Bakersfield location is a vital service and engineering hub supporting California's oil and gas industry. With state-of-the-art facilities and experienced technicians, the Bakersfield center specializes in delivering advanced artificial lift products and field services tailored to local production needs.

From high-efficiency beam pumping units and XL long-stroke systems to gas lift and hydraulic jet pumps, the Bakersfield team provides full-spectrum artificial lift solutions. They offer 24/7 field support, preventive maintenance, repairs, and custom fabrication to ensure optimal well performance.

Backed by the innovation and expertise of Liberty Lift's national network, the Bakersfield office is committed to helping operators maximize production and reduce downtime with reliable, industry-leading lift technologies.





# Property Photos

10121 S Enos Ln  
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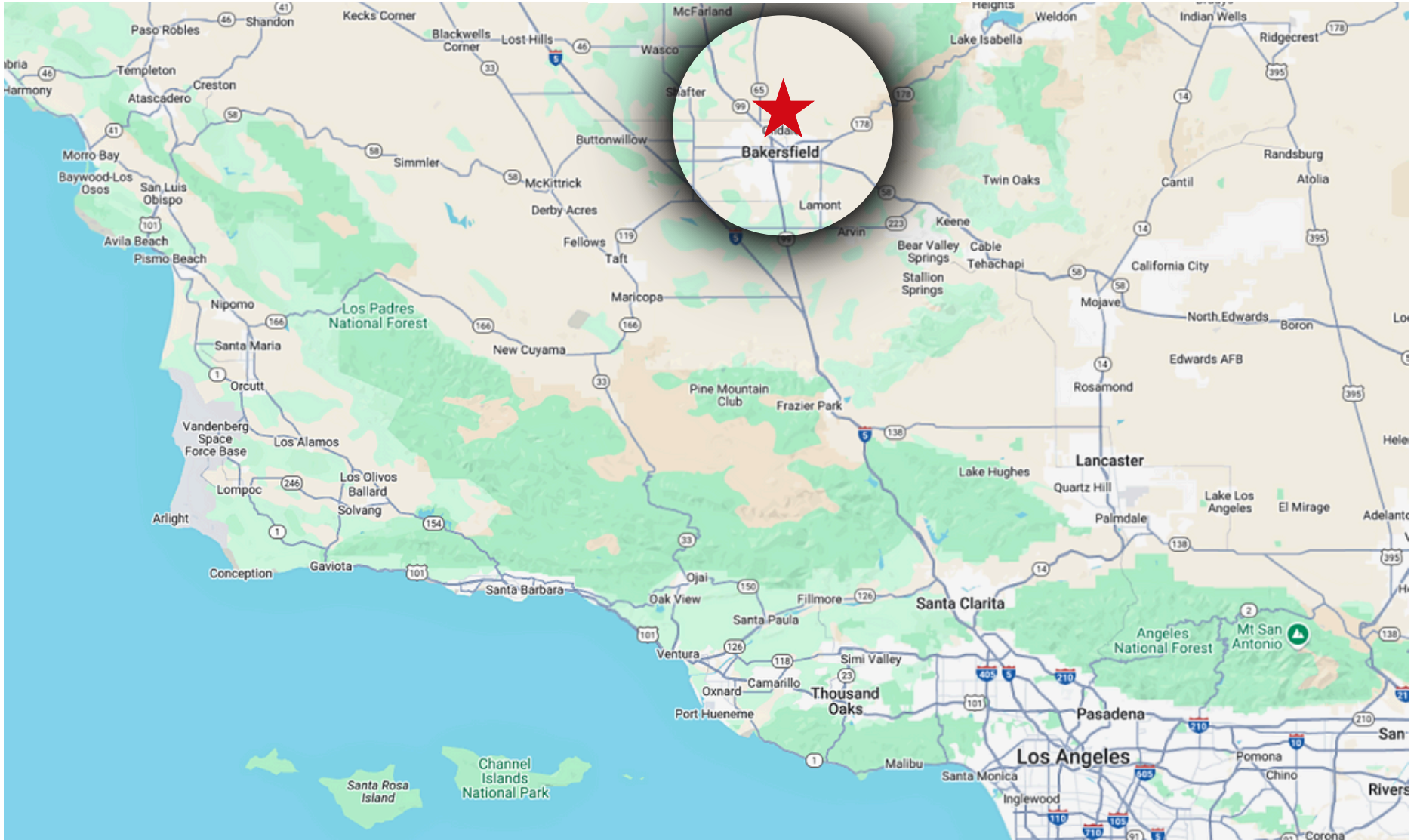






## Regional Map

10121 S Enos Ln  
13547 BV Lake Ct

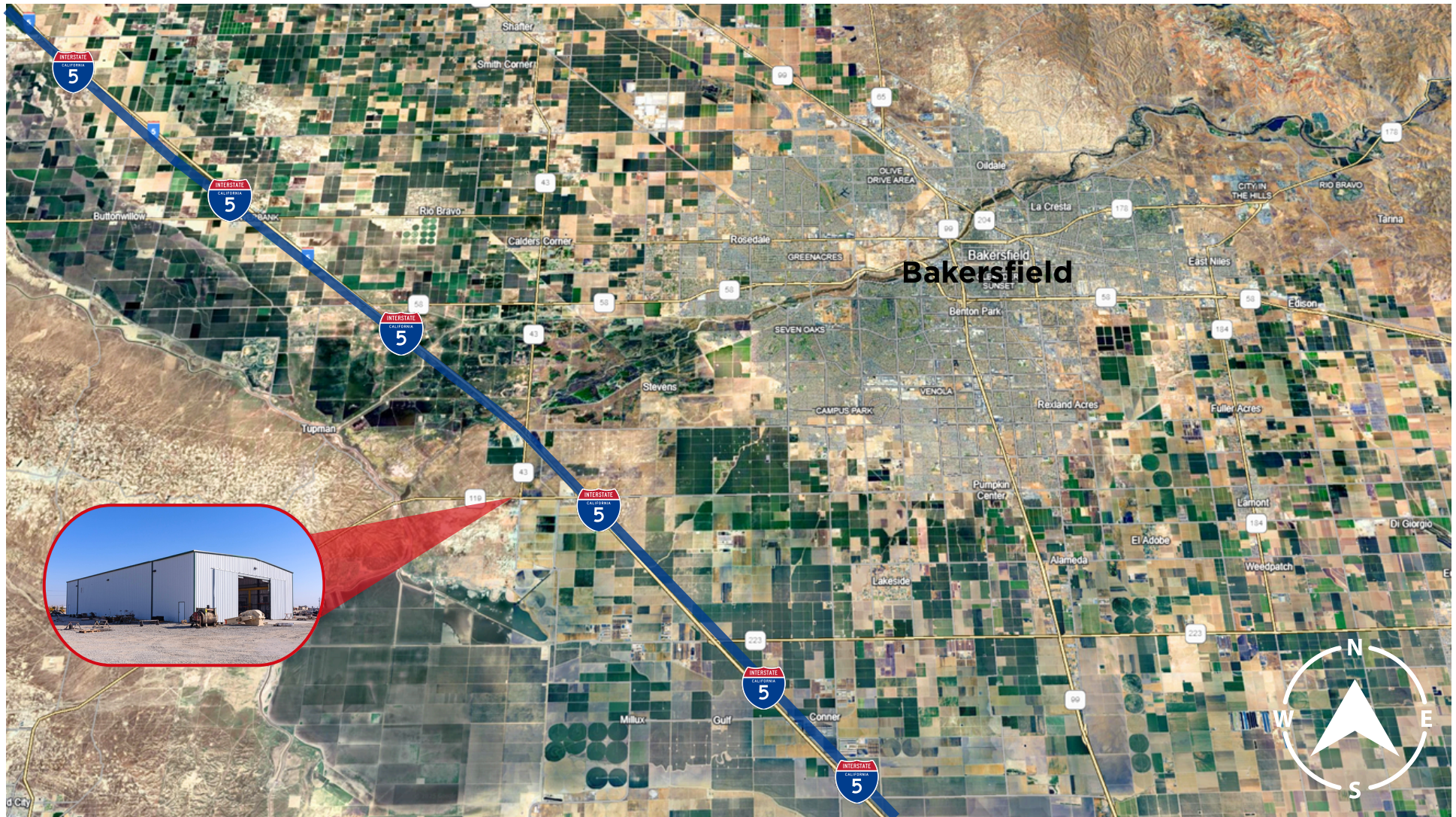


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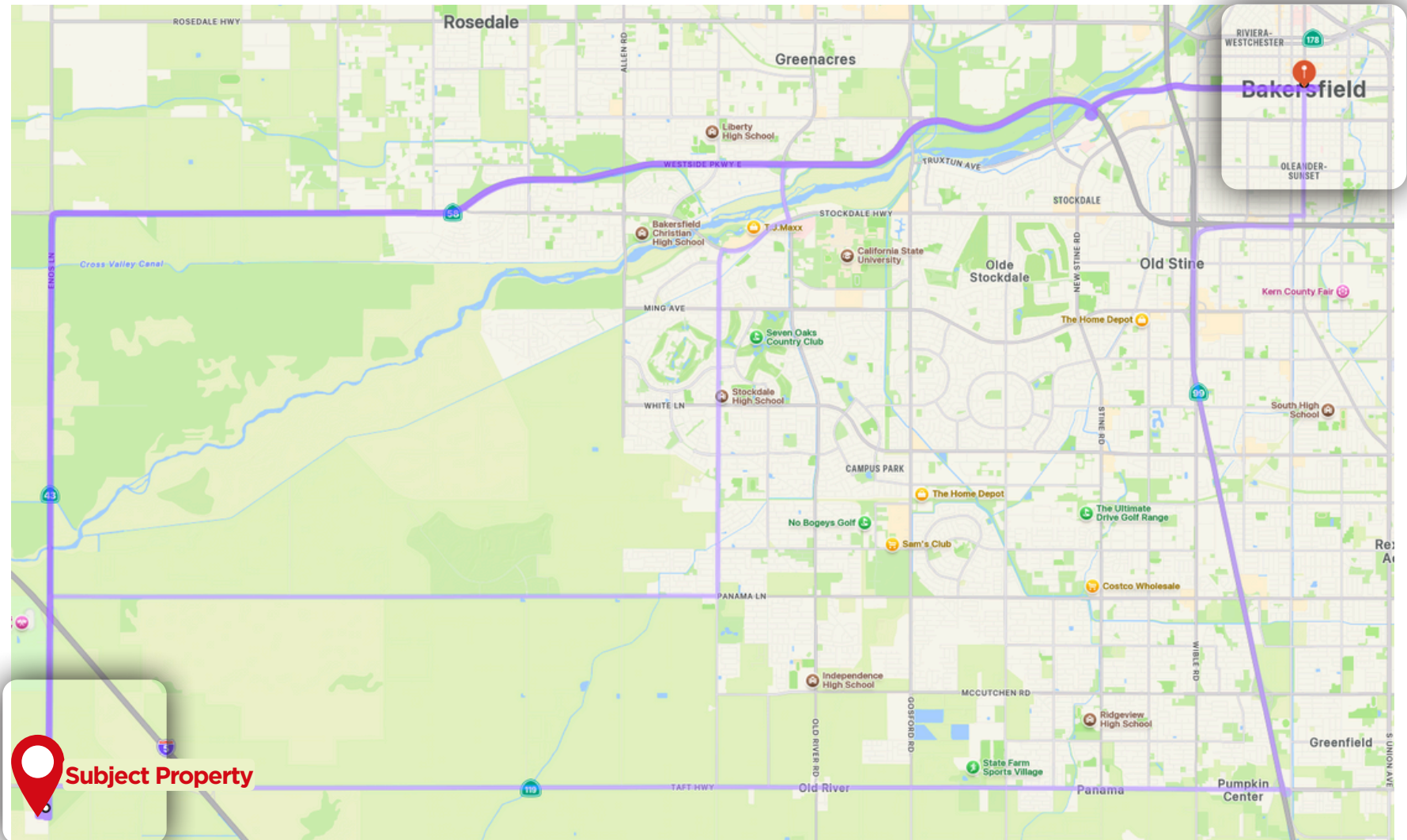
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Distance from 10121 S Enos Lane to Downtown Bakersfield is approximately 20.7 Miles





# Ammenity Map

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