

FOR SALE  
**\$2,000,000**



1050 STOCKTON AVENUE  
ARVIN, CA



1050 STOCKTON AVENUE | ARVIN, CA

# PROPERTY HIGHLIGHTS

Total Building: ±21,160 SF

Lot Size: 1.45 Acres

APN: 192-232-06

Loading: Truck ramp with 2 dock doors  
1 - Ground-level roll-up door

Power: 1500 Amps, 277/480 V, 3 Ph

Clear Height: 22'

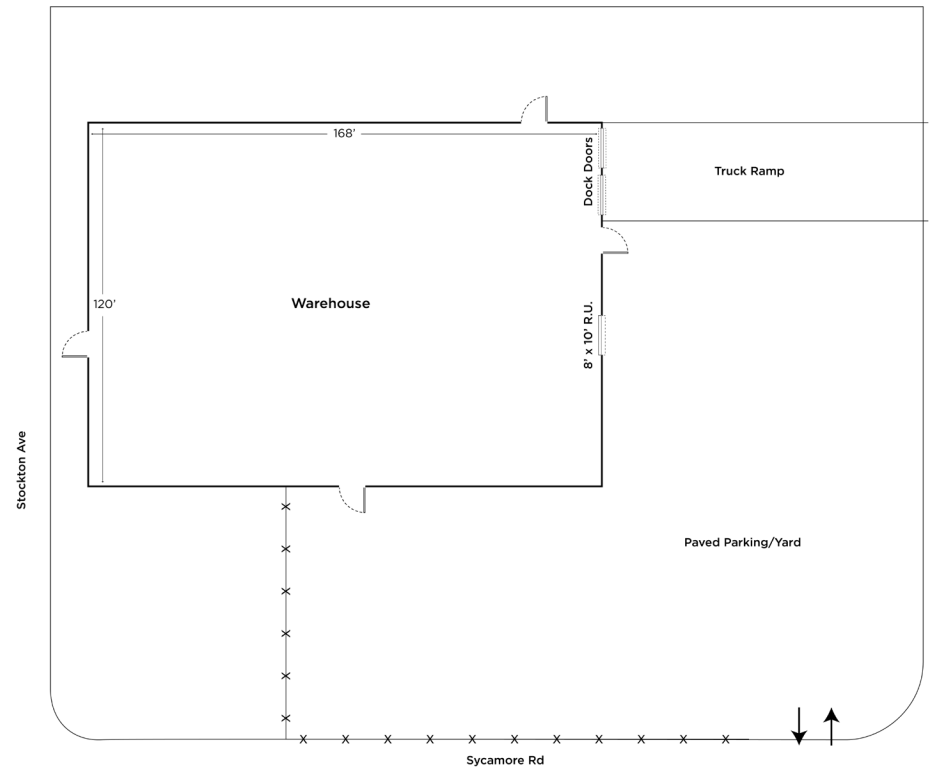
Zoning: M-2, City of Arvin

Sale Price: **\$2,000,000**

- Easy access to/from major highways and transportation routes
- Prime investment opportunity with development potential







# SITE PLAN





# AERIAL



# KERN COUNTY QUICK FACTS

City of Arvin. Small City. Big opportunities.



AVAILABLE & BILINGUAL  
LABOR FORCE



BUSINESS FRIENDLY  
ENVIRONMENT



STATE HIGHWAY & RAIL



COMMUNITY COLLEGE  
SATELLITE CAMPUS  
*coming soon!*



EASY ACCESS TO MAJOR  
TRADE CORRIDORS



LOW COST OF DOING  
BUSINESS

## KERN COUNTY At A GLANCE

**#2 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

**75%**



**60%**



**#1** Largest  
Wind Farm  
in the U.S.



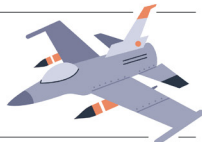
**#1** Largest Battery  
Energy Storage  
System in the World



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

**OVER 50** WORLD TECH  
"FIRSTS"

NAVAL AIR WEAPONS  
STATION CHINA LAKE



**1ST** COMMERCIAL SPACE  
PORT IN U.S.



**1ST** SPACE SHUTTLE  
LANDING



910,300  
**POPULATION**  
County of Kern



\$57,365  
**AVG. INCOME**  
County of Kern



\$379,000  
**AVG. HOME VALUE**  
County of Kern



32.2  
**AVG. AGE**  
County of Kern

## ECONOMIC IMPACT FACT SHEET ADVANCED MANUFACTURING IN KERN COUNTY



### IF YOU BUILD IT, THEY WILL COME!

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



Second-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

**481**



**13,100**  
Number of  
Employees



**\$73,450**

Average  
Wage



### TOP 5 CALIFORNIA METRO FOR:

Age Pipeline  
Employee Turnover  
Training Pipeline

**#3**  
**#4**  
**#5**

### KERN WORKER PRODUCTIVITY



**12,775**

Indirect and Induced  
Employment Jobs



# CONTACT INFORMATION

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