

# Where Connectivity Meets Opportunity

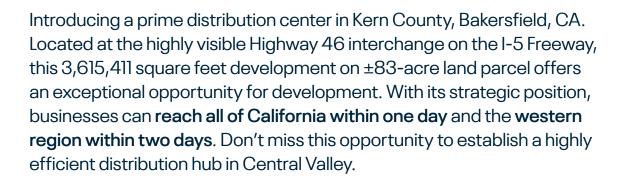
– California in a Day



HWY46



# Perfection in Location





83.02-acre site with spec plan entitlement (3,615,411 SF)

Zoning: Light Industrial (M1)

Cross-dock facility: 1,576,733 SF (720' w x 2,162' d)

Four tenant divisibility plan

Minimum warehouse clearance: 40'

Auto parking: **759 spaces** 

Dock door positions: 242

Truck courts: 171' to 201'

Ground-level ramps: 8

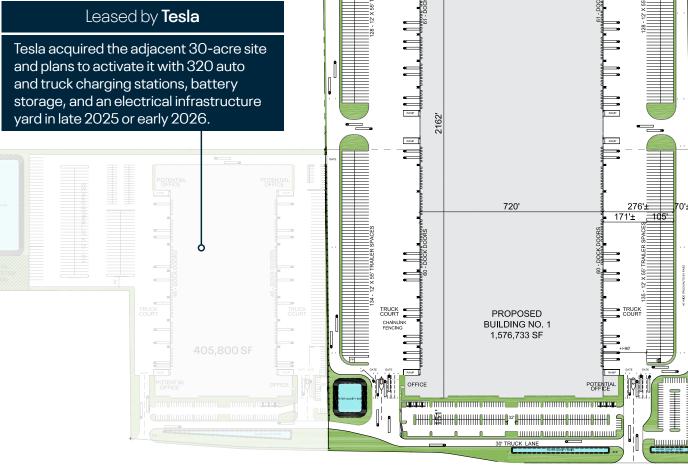
Trailer parking: **525 spaces** 

Dedicated truck queue lane: Accommodating approx. **30 truck** ingress and egress on site

Fully fenced and secured site conditions

Kern County Parcel Number: **058-340-036** 





HIGHWAY 46

## Plan & Permitting

**Fully entitled site** with completed Environmental Impact Report (EIR) and precise development plan

Comprehensive due diligence package available, including ALTA survey, Geotechnical Study, and Phase 1 Environmental report







**Potential** uses are plentiful



E-commerce



Light assembly and manufacturing



Temperature controlled or cold storage facility



Warehouse distribution



Agriculture Logistics



Equipment manufacturing



Electric truck manufacturing facility



Battery storage or related electric infrastructure applications



# Population statistics

Access to **65 million people** within a **2-day truck turn** across eleven western states

2-hour drive from Ports of LA and Long Beach, handling 38% of U.S. volume

**4-hour drive** from Ports of Oakland and San Francisco, avoiding single port congestion risk

One-day truck turn to 40 million customers and two-day truck turn to over 70 million customers

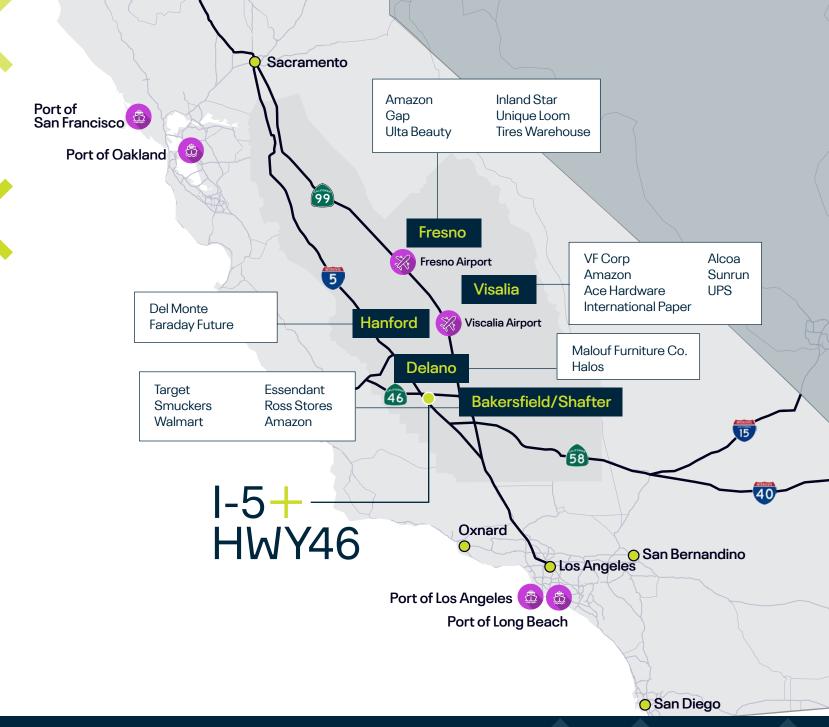
Access to ±80,000 cars daily traffic

I-5 Freeway serves as the main artery between Southern and Northern California

Approximately 25% of Southern California residents regularly stop in the trade market along I-5, with around 12 million annual visitors

**2nd largest Tesla Supercharger location** targeting travelers with higher disposable income





### Kern County population and labor

Abundant Labor as Kern County's workforce population has grown by +50% the third highest in the state, while warehousing jobs grew by +500%

Low Cost of Living with +1.5 million residents living within a 30 minute radius and high quality, hardworking, and loyal workforce enhanced by dense affordable housing making labor very sticky

Most favorable and lowest cost industrial labor market in CA and top 3 in Southwest U.S., Lowest relative cost labor pool in CA and lower than Reno, NV as a comparison

Highly productive workers, reported by occupiers to be +15% more productive than anticipated, turn-over rates reported less than 5% and no unionized facilities





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