

Where Connectivity Meets Opportunity

– California in a Day



I-5+ HWY46





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





Tesla

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HWY46

Commercial
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