

**AVAILABLE**  
**FOR LEASE**

# Bakersfield Central Logistics Park

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



- New Class "A" Warehouse
- Dock Served
- Distribution
- Last Mile Logistics

**Under Construction**  
**Q2 2025**  
**Delivery Date**

ANOTHER PROJECT BY  
**REXCO**

**ASU**  
COMMERCIAL

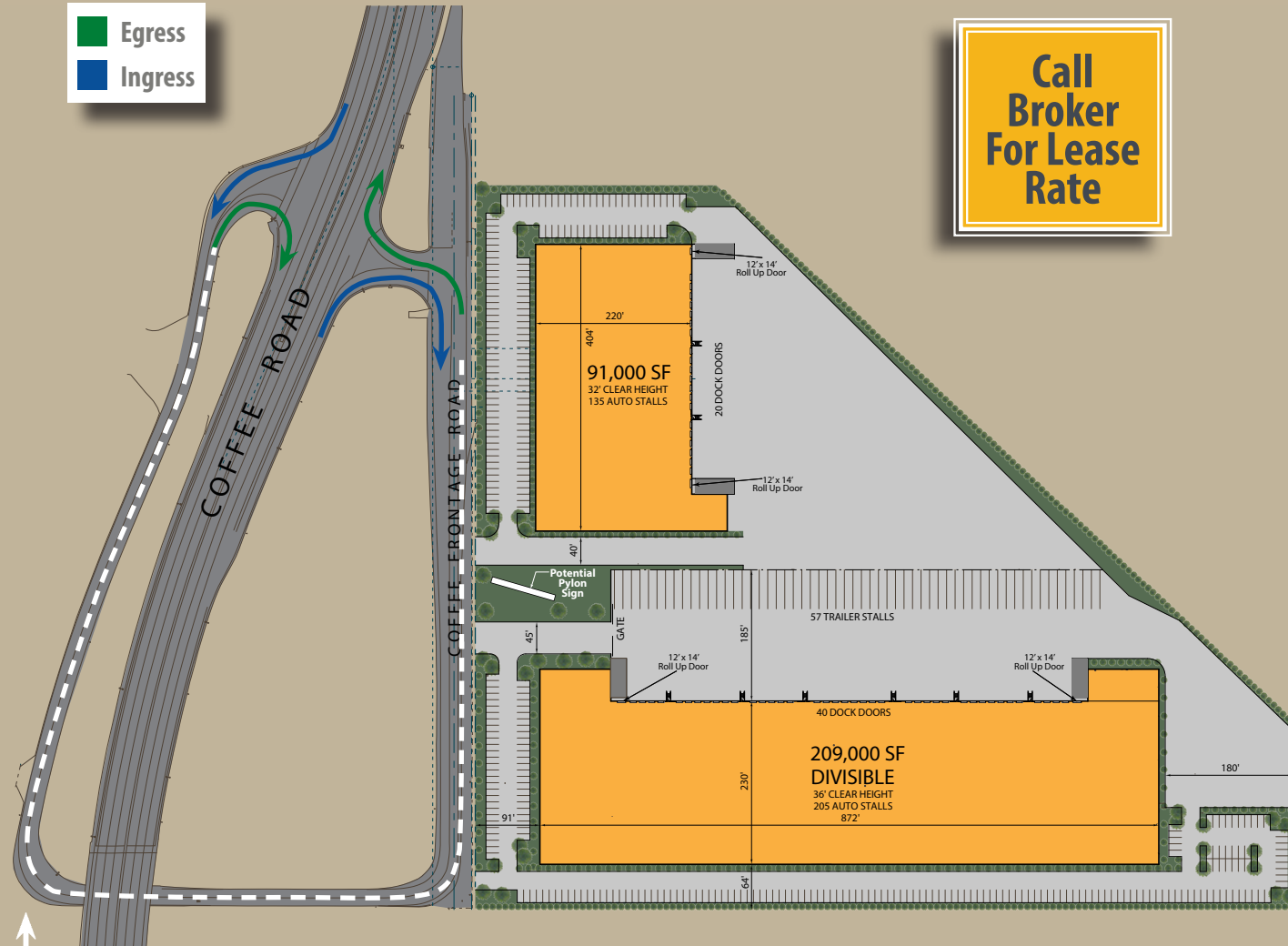
# New Class "A" Warehouse - Dock Served

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Available For Lease

## Property Information Project Details | Site Plan

2152 Coffee Road ▪ Bakersfield, CA



**Call  
Broker  
For Lease  
Rate**

### Property Details

- **Total Project Size** 300,000± SF
- **Office Buildout** Build-To-Suit
- **Floor Area Ratio** 34±%
- **Zoning** M-1, Light Manufacturing, City of Bakersfield
- **Construction** Concrete tilt-up
- **Fire Suppression** ESFR
- **Secured Access** 3 gated entrances
- **Signage** Potential pylon signage visible to Coffee Road

### Project Details

- This new Industrial Development is in the most centrally located Industrial site on the affluent westside of Bakersfield. The centrally located site is between Rosedale Highway (start of Northwest Bakersfield going north) and Stockdale Highway (start of Southwest Bakersfield going south).
- This is an ideal location for last-mile logistics with easy access to the newly completed Centennial Corridor connecting the Westside Parkway to Highway 58 (East), and Highway 99 (North & South).
- Central location offers the ability to reach 68% of Bakersfield consumers within a 5-mile radius
- 2023 ESRI Demographics show 63% of population within a 5-mile radius have incomes over \$50,000 annually.
- Development is located on Coffee Road, which is 1 of 2 major north/south arterial roadways west of Highway 99 (Coffee Road & Calloway Drive).
- Development is accessible to over 570,000 consumers within a 10-mile radius
- This site is located 1-mile south of the largest retail power center in Bakersfield with major retail occupiers highlighted by Best Buy, Petco, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick's Sporting Goods, Ross Dress for Less & Kohl's.
- This development is part of the larger and highly anticipated Bakersfield Commons Mixed Use Development.

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



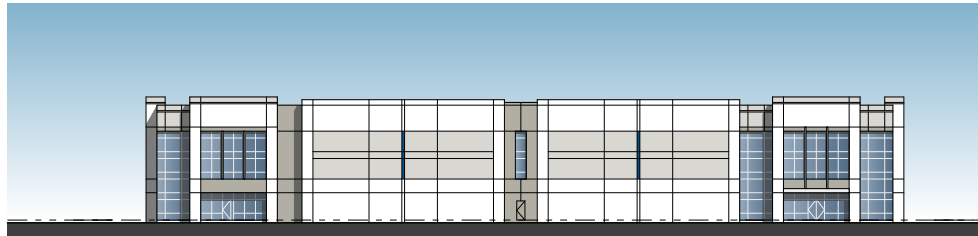
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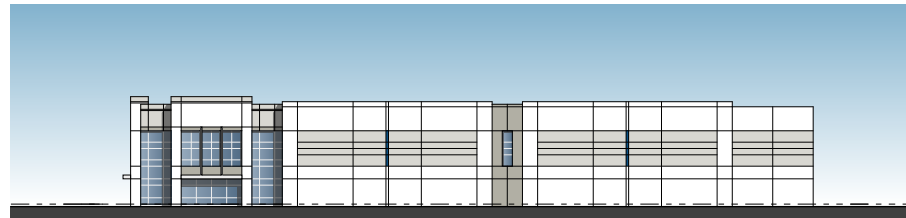
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**Building 1 Elevation**

2152 Coffee Road ▪ Bakersfield, CA



**WEST ELEVATION (COFFEE ROAD)**



**SOUTH ELEVATION**



**EAST ELEVATION**

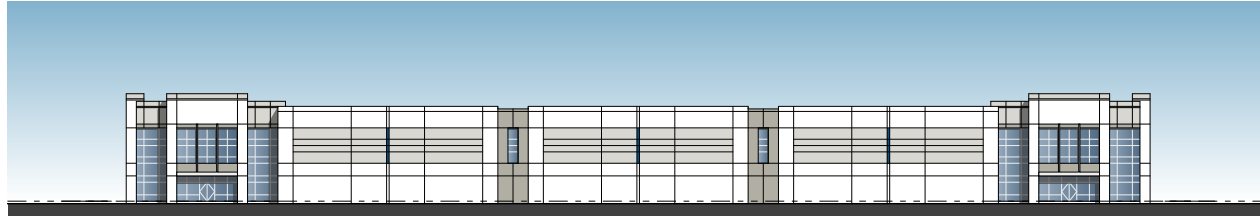
**Building 1**

- |                         |                                      |                       |                |
|-------------------------|--------------------------------------|-----------------------|----------------|
| ▪ <b>Building Size</b>  | 91,000± SF                           | ▪ <b>Dock Doors</b>   | 20 - 9'x10'    |
| ▪ <b>Drive-In Doors</b> | 2 - 12'x14'                          | ▪ <b>Truck Court</b>  | 161' (Minimum) |
| ▪ <b>Total Parking</b>  | 135 auto stalls - 25± trailer stalls | ▪ <b>Clear Height</b> | 32'±           |

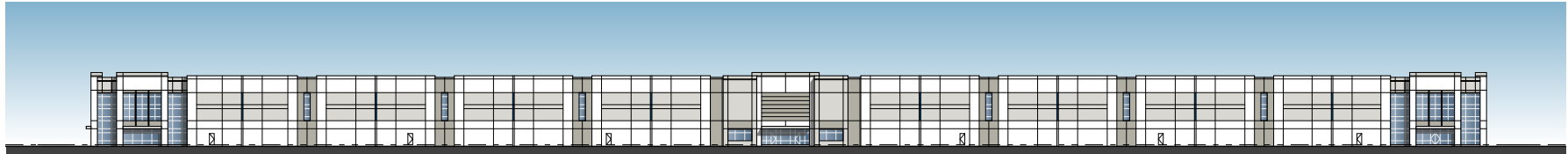
**New Class "A" Warehouse ▪ Dock Served**  
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**Building 2 Elevation**

2152 Coffee Road ▪ Bakersfield, CA



**WEST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

**Building 2**

- |                         |                                     |                       |             |
|-------------------------|-------------------------------------|-----------------------|-------------|
| ▪ <b>Building Size</b>  | 209,000± SF                         | ▪ <b>Dock Doors</b>   | 42 - 9'x10' |
| ▪ <b>Drive-In Doors</b> | 2 - 12'x14'                         | ▪ <b>Truck Court</b>  | 185'        |
| ▪ <b>Total Parking</b>  | 205 auto stalls - 57 trailer stalls | ▪ <b>Clear Height</b> | 36'±        |



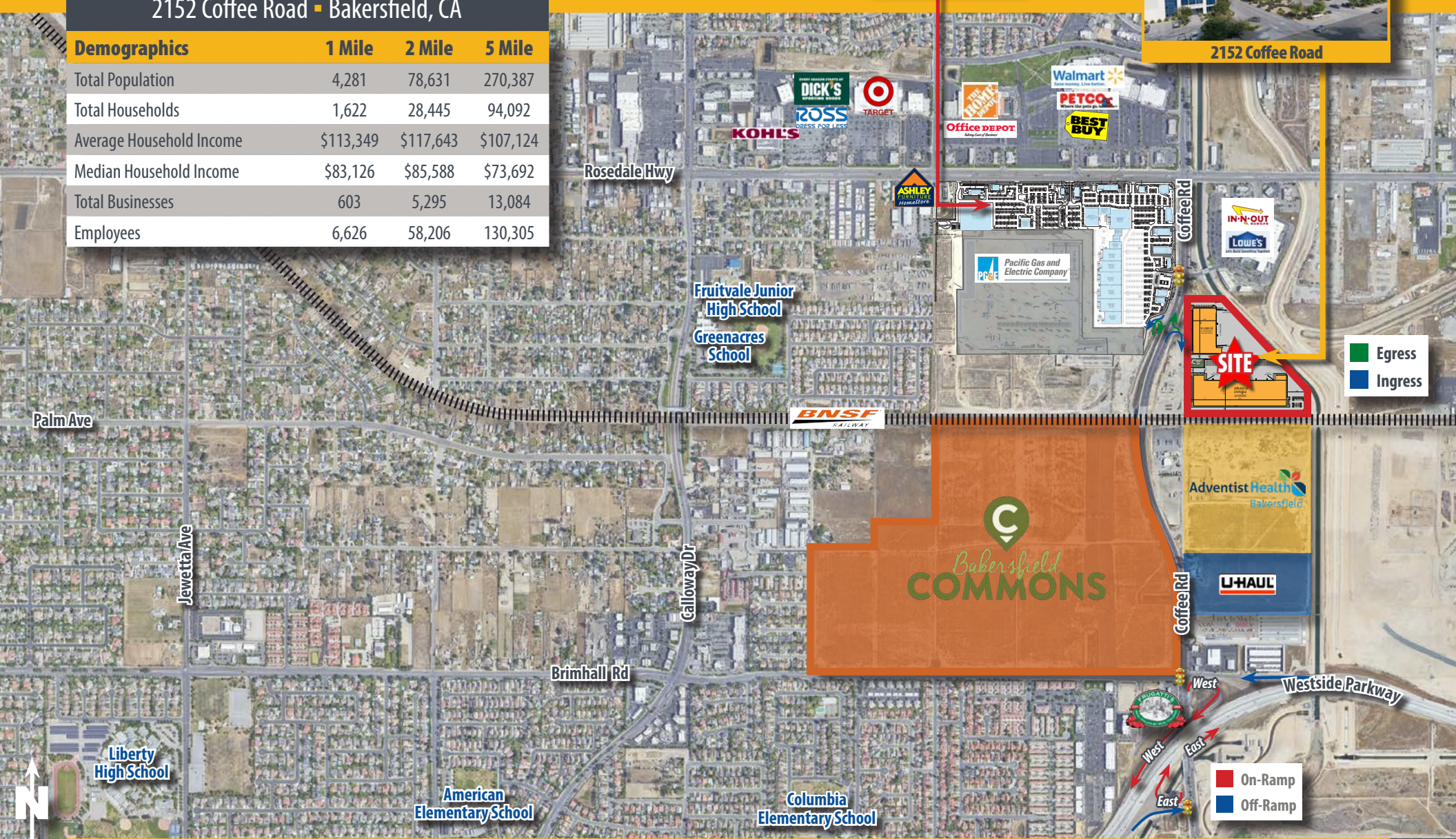
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**Demographic Aerial**

2152 Coffee Road - Bakersfield, CA

Demographics	1 Mile	2 Mile	5 Mile
Total Population	4,281	78,631	270,387
Total Households	1,622	28,445	94,092
Average Household Income	\$113,349	\$117,643	\$107,124
Median Household Income	\$83,126	\$85,588	\$73,692
Total Businesses	603	5,295	13,084
Employees	6,626	58,206	130,305

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





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**Location Aerial**

2152 Coffee Road ▪ Bakersfield, CA



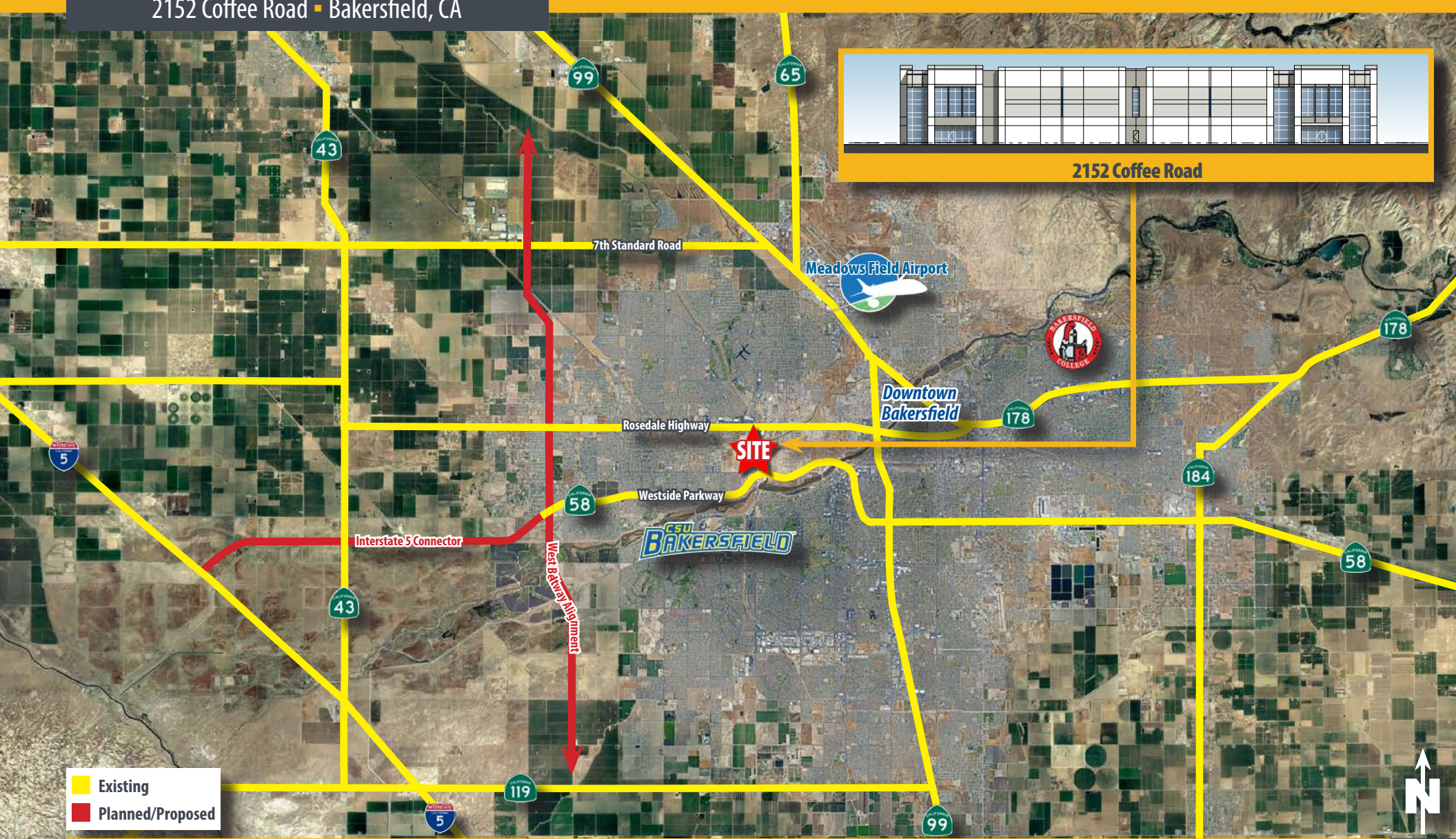
Distances From Site	
Highway 99	2.62 Miles (East)
Westside Parkway	.71 Miles (South)
Rosedale Highway/Highway 58 (West)	.37 Miles (North)



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## Roadway Aerial

2152 Coffee Road ▪ Bakersfield, CA



- Existing
- Planned/Proposed



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**Kern County At A Glance**

2152 Coffee Road ▪ Bakersfield, CA

# KERN COUNTY At A GLANCE

**#2 LARGEST ECONOMY**  
 IN THE SAN JOAQUIN VALLEY

**#3** 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  
 Project in the  
 Nation

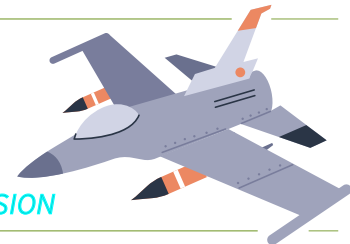


**#1** Largest Battery  
 Energy Storage  
 System in the World



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

**OVER 50** WORLD'S TECH  
 "FIRSTS"  
 NAVAL AIR WARFARE  
 CENTER WEAPONS DIVISION



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

MOJAVE AIR &  
 SPACE PORT AT  
 RUTAN FIELD



**1ST** SPACE SHUTTLE  
 LANDING

EDWARDS  
 AIR FORCE  
 BASE



KERN COUNTY, *California*, WHERE BUSINESS IS BOUNDLESS



2700 M Street, Suite 200 | Bakersfield, CA 93301  
 661-862-5150 | kernedc.com





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## ASU Commercial Brokerage Team

2152 Coffee Road ▪ Bakersfield, CA



**Wesley M. McDonald**  
Principal  
661 885 6950  
wesley.mcdonald@asuassociates.com  
CA RE #01511739



**John A. Ritchie**  
Senior Vice President  
661 616 3583  
johnr@asuassociates.com  
CA RE #00900552



**Dylan J. Lym**  
Vice President  
661 885 6949  
dylan@asuassociates.com  
CA RE #02103385



**Parker Reynolds**  
Associate  
661 885 6925  
parker@asuassociates.com  
CA RE #02156913