

# Wonderful logistics center™

3800 Fanucchi Way, Suite 200, Shafter, CA 93263



**FOR LEASE / 536,073 SF**  
Now Available

For more information, please contact:

**Phil Lombardo**

+1 909 942 4678

phil.lombardo@cushwake.com

Lic. #00892477

**Andrew Starnes**

+1 909 942 4667

andrew.starnes@cushwake.com

Lic. #01799801

**Cruise Adams**

+1 909 942 4641

cruise.adams@cushwake.com

Lic. #02075368

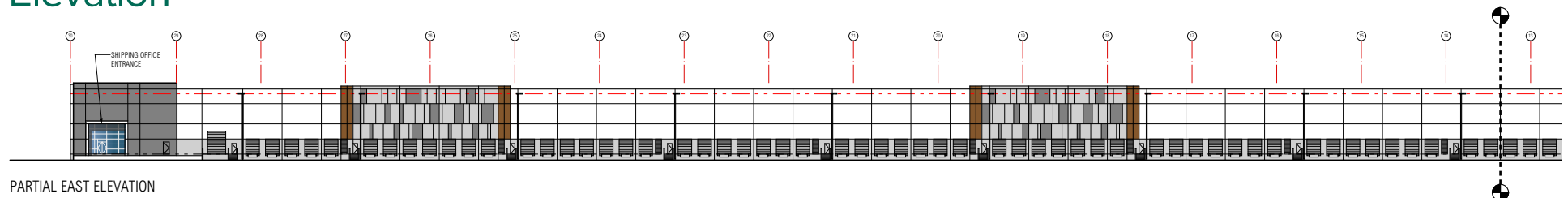


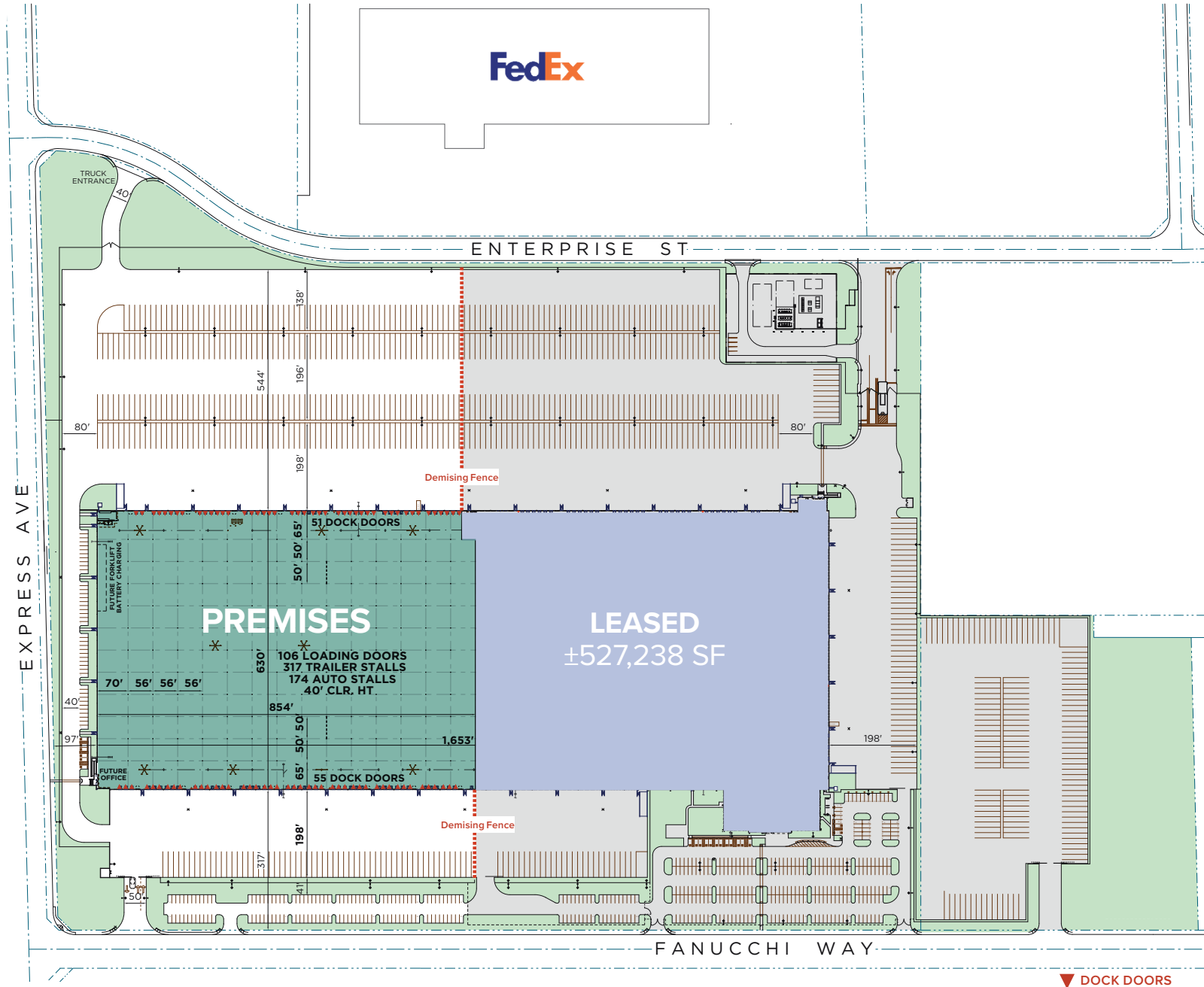
**Wonderful real estate**  
DEVELOPMENT™

## Building Specifications

<b>Location:</b>	Shafter / Bakersfield, CA	<b>Column Spacing:</b>	<ul style="list-style-type: none"> <li>65' x 56' Loading Bays</li> <li>50' x 56' Interior Bays</li> </ul>
<b>Address:</b>	3800 Fanucchi Way, Suite 200, Shafter, CA 93263	<b>Fire Suppression:</b>	ESFR
<b>Building Size:</b>	±536,073 Sq. Ft., Part of Larger ±1,063,337 Sq. Ft.	<b>Truck Court:</b>	<ul style="list-style-type: none"> <li>198'–544', 7" Thick</li> <li>3,500 PSI Concrete</li> <li>100% Secure Truck Yards with 2 Gated Entrances</li> </ul>
<b>Office:</b>	To-Suit	<b>Floors:</b>	8" Thick, 4,000 PSF; Flatness/Levelness - OAFF-50 / OAFL-35 MLFF-35 / MLFL-25
<b>Jurisdiction</b>	Kern County, City of Shafter	<b>Warehouse:</b>	<ul style="list-style-type: none"> <li>25 FC LED Warehouse Lighting</li> <li>10 HVLS Fans</li> </ul>
<b>Clear Height:</b>	<ul style="list-style-type: none"> <li>40' Clear to Underside of Joists/Girders</li> <li>37'-4" Clear in Loading Bays</li> </ul>	<b>Electric:</b>	3,000 amps in place, expandable upon request
<b>Dock Doors:</b>	<ul style="list-style-type: none"> <li>106 (9'W x 10'H) Dock High Doors</li> <li>90 with pit levelers, dock locks, seals, fan/lights</li> </ul>	<b>Total Parking:</b>	<ul style="list-style-type: none"> <li>174 Auto Stalls</li> <li>317 Trailer Stalls</li> </ul>
<b>Drive-In Doors:</b>	1 (12'W x 15'H) Grade Level Door		

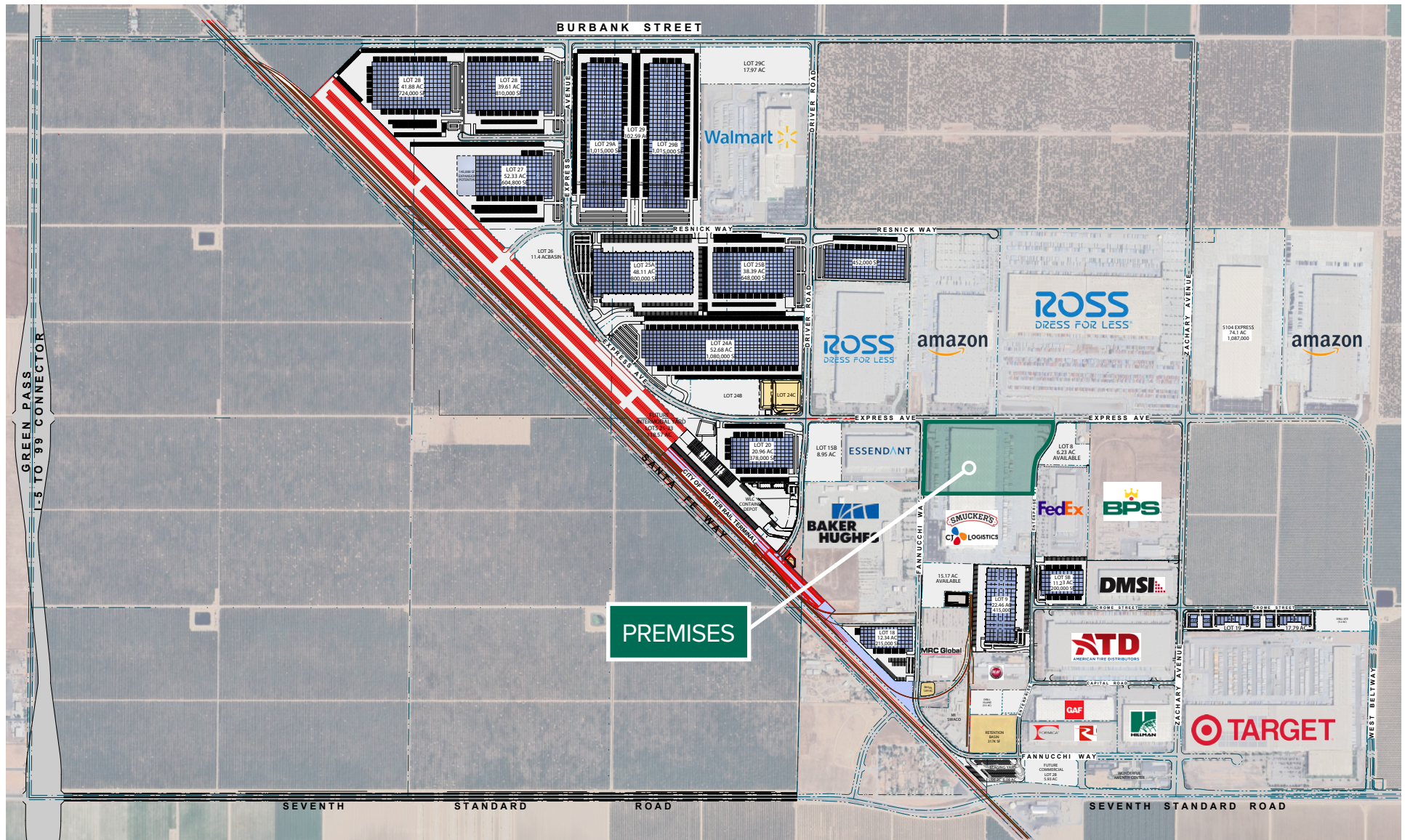
## Elevation







## Location





## Transportation

Less than 1-day truck service to >60MM customers, 7 states and 3 major ports. 2-day truck service to 11 states.



## About the County

Kern County's transportation, logistics and advanced manufacturing industry has grown significantly in the past decade, thanks to companies like **Frito-Lay, Amazon, Target, Ross, American Tire Distributors, IKEA** and **Famous Footwear**. The industry employs over 14,000 people in key segments of distribution across 50 different distribution centers. Kern County's location provides for an easy, one-day turnaround trip to California's largest population concentrations, which include San Diego, Los Angeles, Sacramento and the Bay Area, as well as Las Vegas.

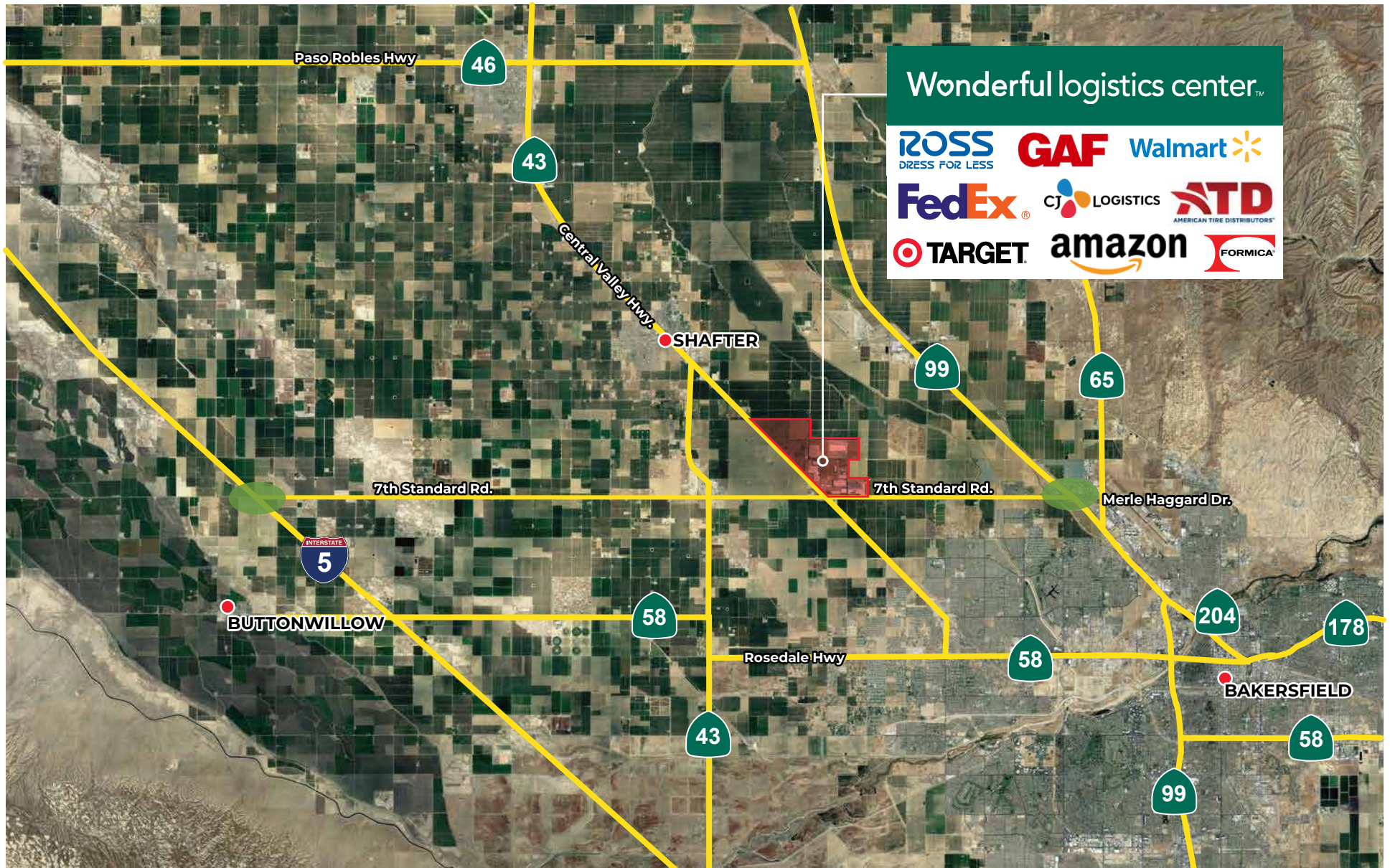


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## Local Highways





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Cushman & Wakefield of California | 901 Via Piemonte, Suite 200 | Ontario, CA 91764 | [cushmanwakefield.com](http://cushmanwakefield.com)



**Wonderfulrealestate**  
DEVELOPMENT™

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