

Wonderful logistics center™

5104 EXPRESS AVENUE, SHAFTER, CA 93263

FOR LEASE / ±1,088,047 Sq. Ft.
NOW COMPLETE



For more information, please contact:

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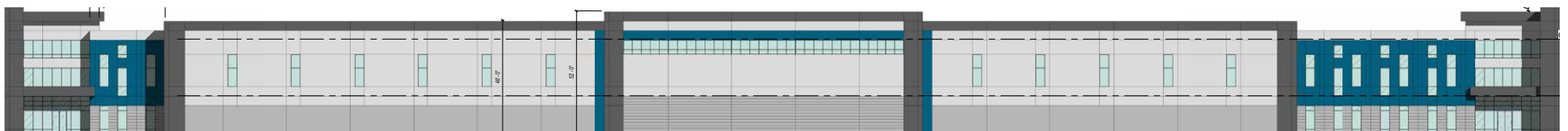


Wonderfulreal estate
DEVELOPMENT™

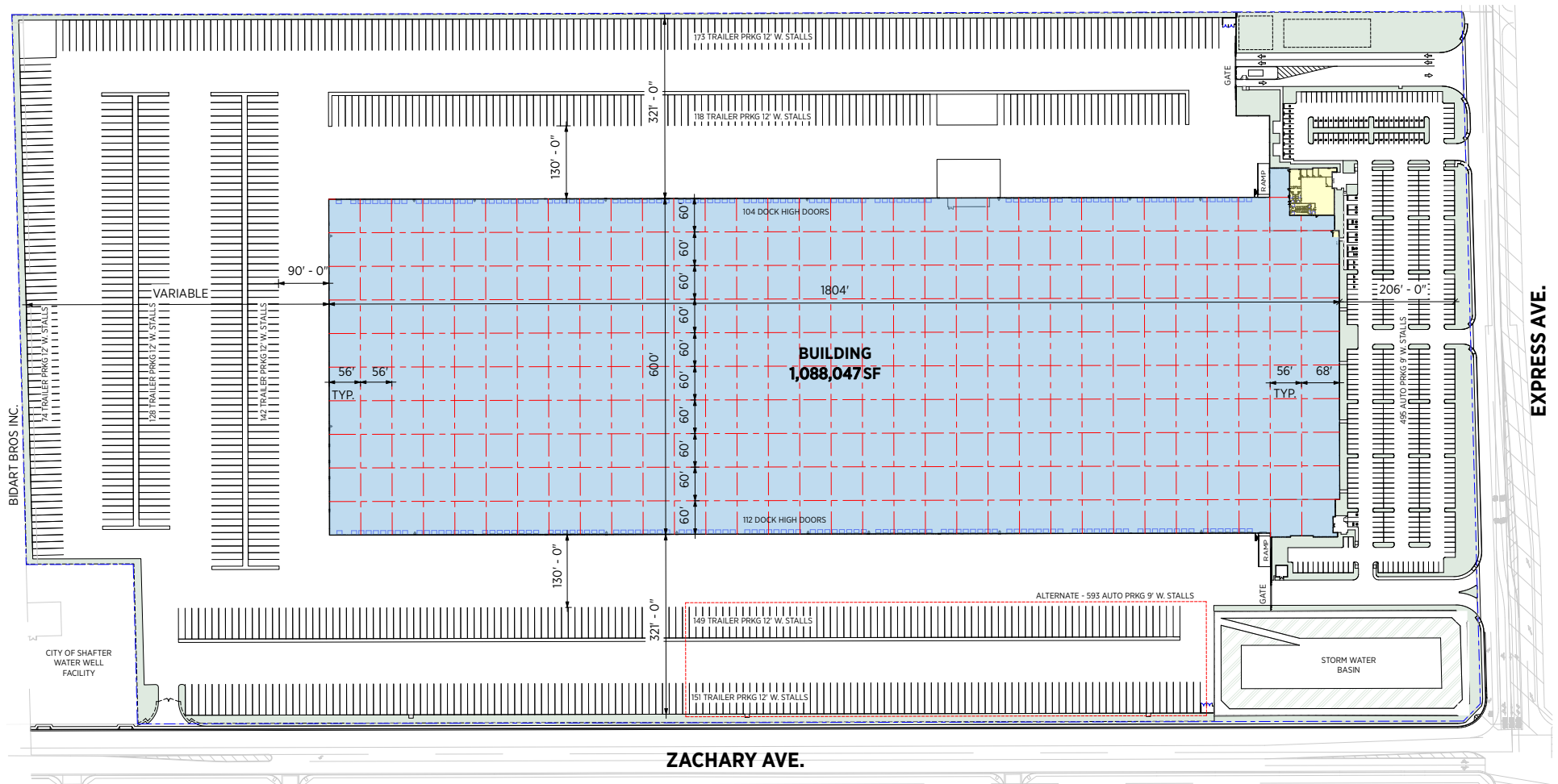
Building Specifications

Location:	<ul style="list-style-type: none"> ■ Shafter / Bakersfield, CA 	Loading Doors:	<ul style="list-style-type: none"> ■ 216 Dock High Doors (86 Doors w/ 40k lb Levelers) ■ 3 (12'w x 15'h) Grade Level Doors
Address:	<ul style="list-style-type: none"> ■ 5104 Express Avenue, Shafter, CA 93263 	Total Parking:	<ul style="list-style-type: none"> ■ 495 Auto Stalls ■ 935 Trailer Stalls
Building Size:	<ul style="list-style-type: none"> ■ ±1,088,047 Sq. Ft. 	Fire Suppression:	<ul style="list-style-type: none"> ■ ESFR
Site:	<ul style="list-style-type: none"> ■ ±74.10 Acres Net 	Truck Court:	<ul style="list-style-type: none"> ■ 321' on each side and 552' rear court; 7" Thick ■ 3,500 PSI Concrete ■ 100% Secure Truck Yards with 3 Gated Entrances
Construction:	<ul style="list-style-type: none"> ■ Concrete Tilt-up 	Floors:	<ul style="list-style-type: none"> ■ 7" Thick, 4,000 PSI; Flatness/Levelness - OAFF- 50 / OAFL-35 MLFF-35 / MLFL-25
Office:	<ul style="list-style-type: none"> ■ 6,200 Sq. Ft. Spec Office 	Warehouse Lighting:	<ul style="list-style-type: none"> ■ To Suit
Clear Height:	<ul style="list-style-type: none"> ■ 40' Clear to Underside of Joists/Girders ■ 37'-4" Clear in Loading Bays 	Electric:	<ul style="list-style-type: none"> ■ Guaranteed In-place 4,000 amp UGPS/4,000 amp main service panel ■ Expandable to 8,000 amps Guaranteed
Column Spacing:	<ul style="list-style-type: none"> ■ 60' x 56' Loading Bays ■ 60' x 56' Interior Bays 	Jurisdiction	<ul style="list-style-type: none"> ■ Kern County, City of Shafter

Elevation



Site Plan

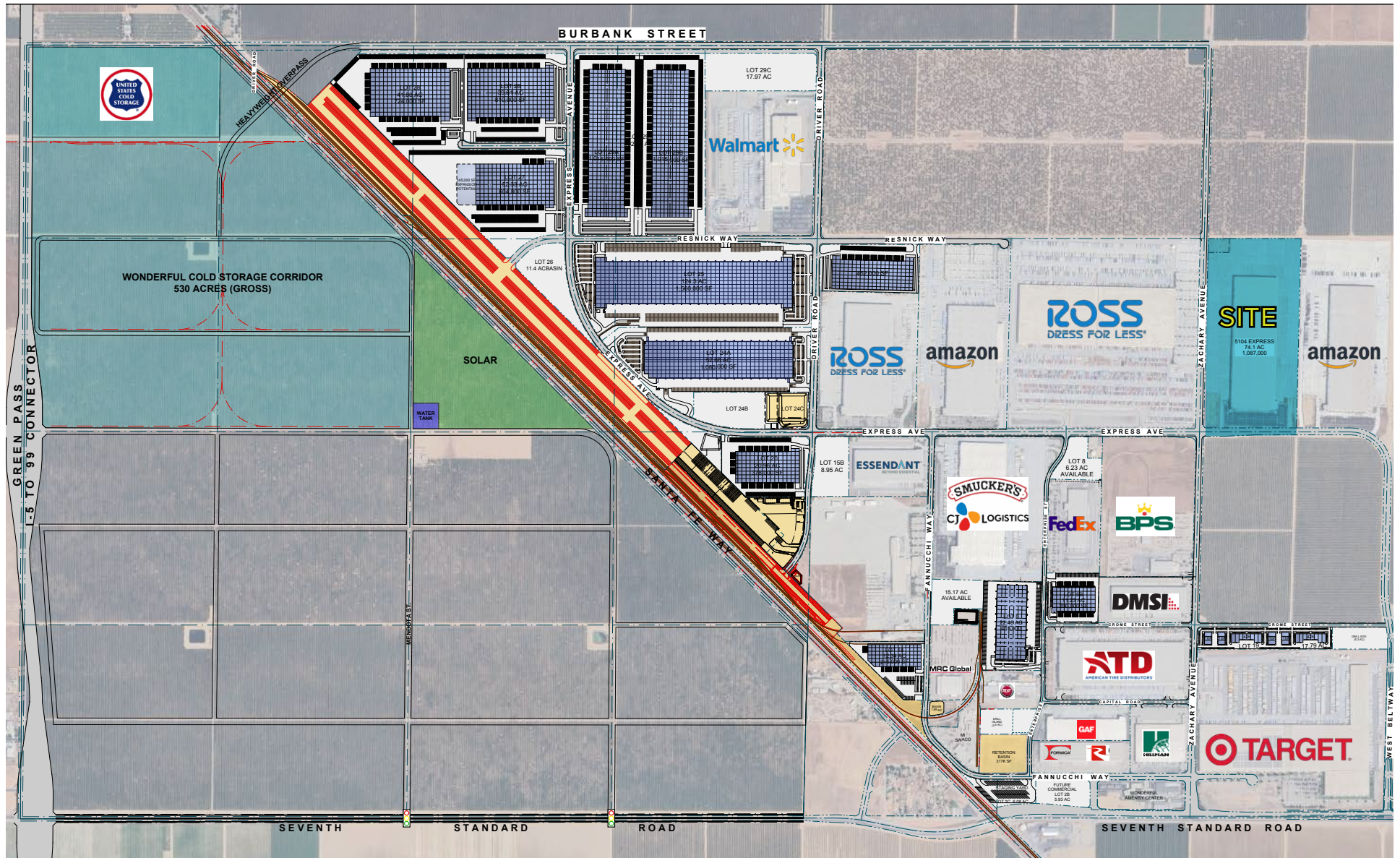


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Location





Transportation

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



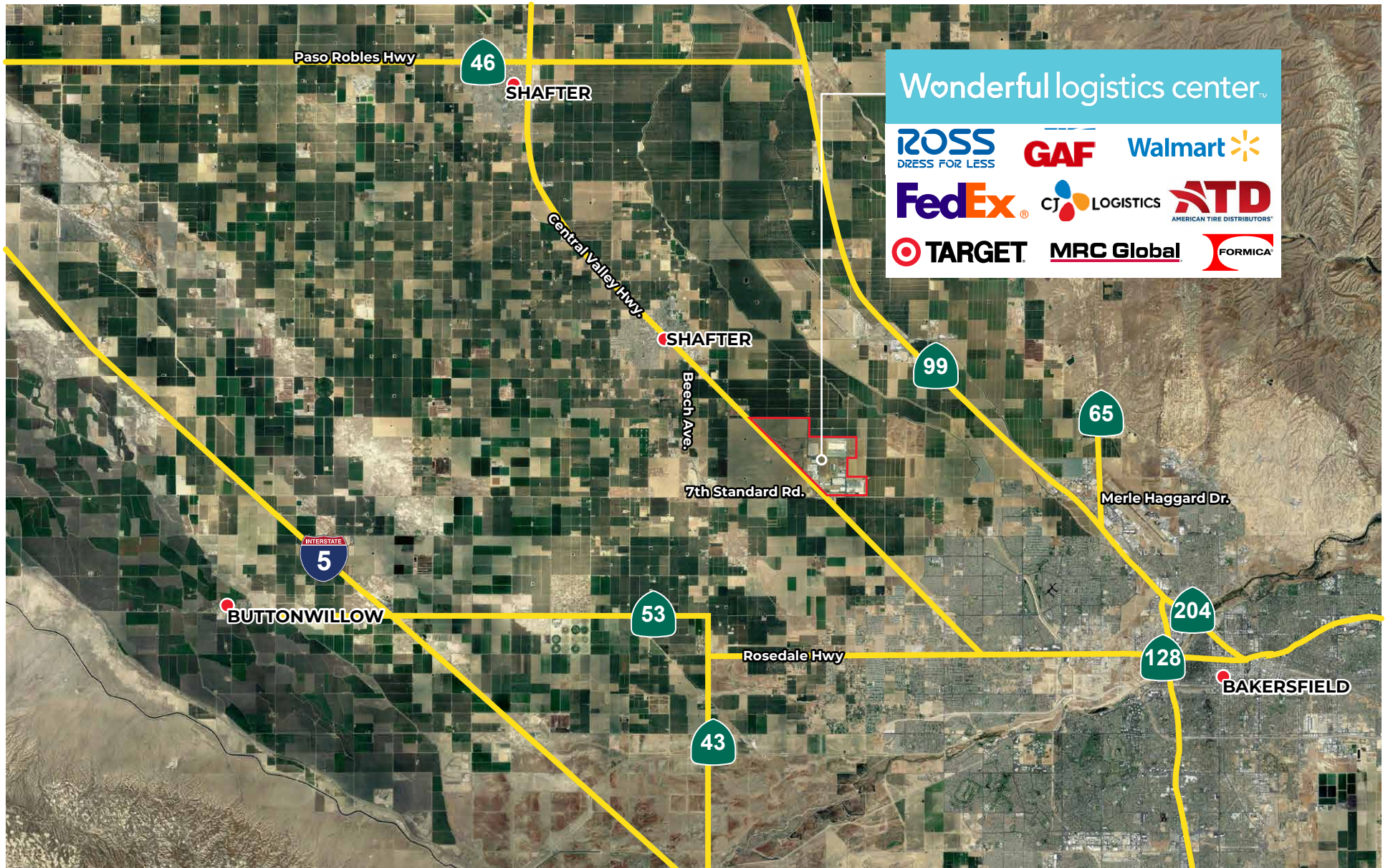
About the County

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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CUSHMAN & WAKEFIELD OF CALIFORNIA + WONDERFUL REAL ESTATE DEVELOPMENT

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