CUSHMAN & WAKEFIELD



6835 NEW KAPITTEL CT.

SHAFTER, CALIFORNIA

CONFIDENTIAL OFFERING MEMORANDUM



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OFFERING MEMORANDUM DISCLAIMER

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01

EXECUTIVE SUMMARY





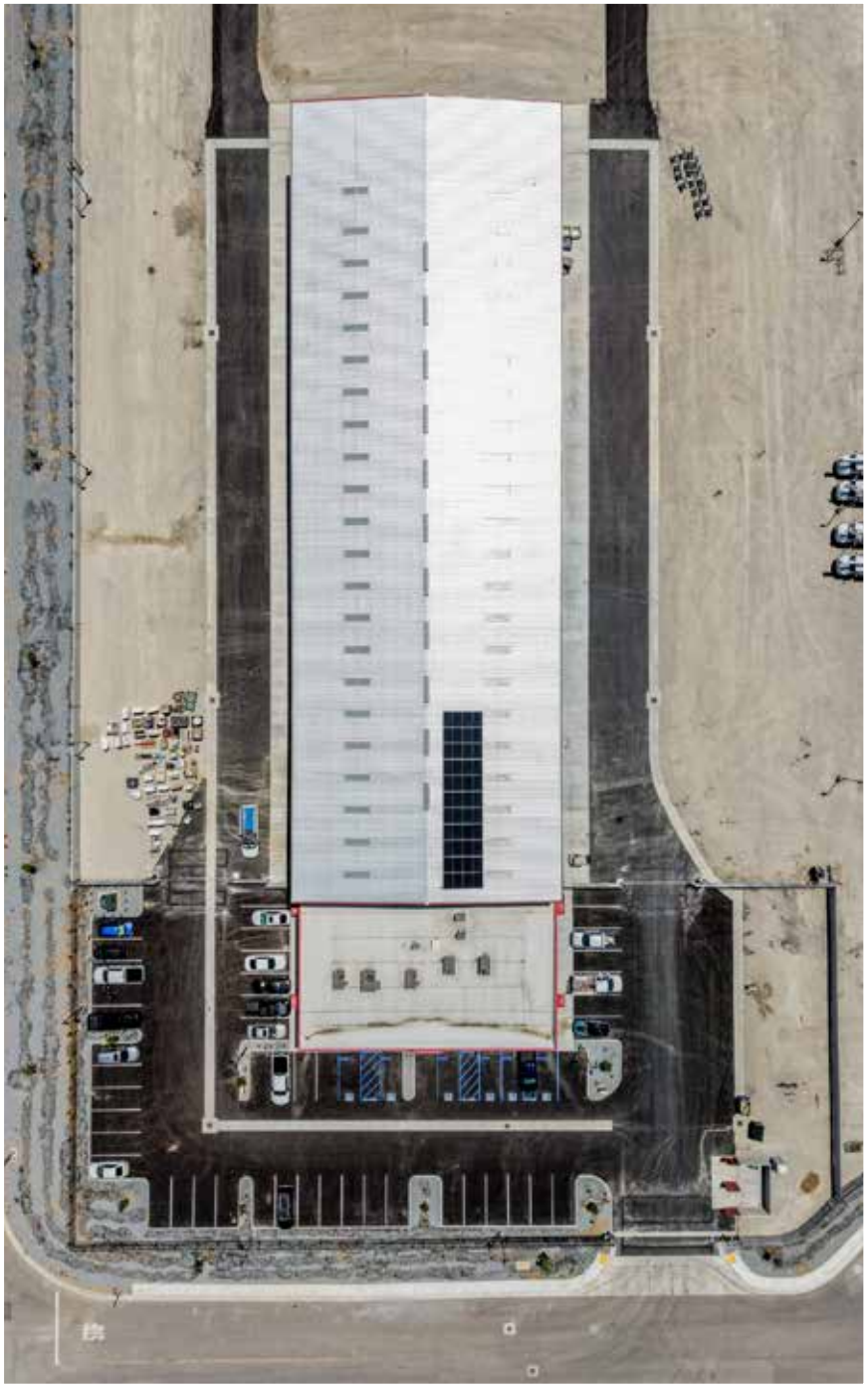
EXECUTIVE SUMMARY

Offered for sale is a rare, newly constructed 36,000 square foot industrial office/warehouse facility situated on contiguous parcels totaling 12.09 acres in Shafter, California. The property is 100% occupied by Custom Truck One Source, a nationally recognized, credit-quality tenant operating under a brand new 10-year NNN lease. This offering represents a compelling opportunity to acquire a modern, mission-critical industrial asset with immediate, long-term cash flow and built-in annual rent increases in one of California's most strategically positioned logistics corridors.

PROPERTY OVERVIEW	
ADDRESS	6835 New Kapittel Court Shafter, CA 93263
TOTAL BUILDING	±36,000 SF
LOT SIZE	12.09 Acres (3 parcels)
YEAR CONSTRUCTION FINISHED	2026
APNS	091-300-13, -14, and -15
TENANT	CTE Properties, LLC
OCCUPANCY	100%
ZONING	Industrial Airport Approach City of Shafter
PURCHASE PRICE	**$12,600,000**

INVESTMENT HIGHLIGHTS

- Brand new construction — zero near-term deferred maintenance or capital requirements
- 100% occupied by Custom Truck One Source, a publicly traded, nationally recognized credit tenant
- Fresh 10-year lease term — providing a full decade of secure cash flow
- Annual rent bumps — provides a hedge against inflation and growing NOI over the hold period
- Oversized 12.09-acre site in 3 separate legal parcels — significant land value and operational flexibility for the tenant
- Mission-critical facility for tenant operations, supporting long-term lease renewal probability
- Centrally located with easy access to major roadways — Hwy 99 visibility and accessibility, and approx. 20 miles east of I-5



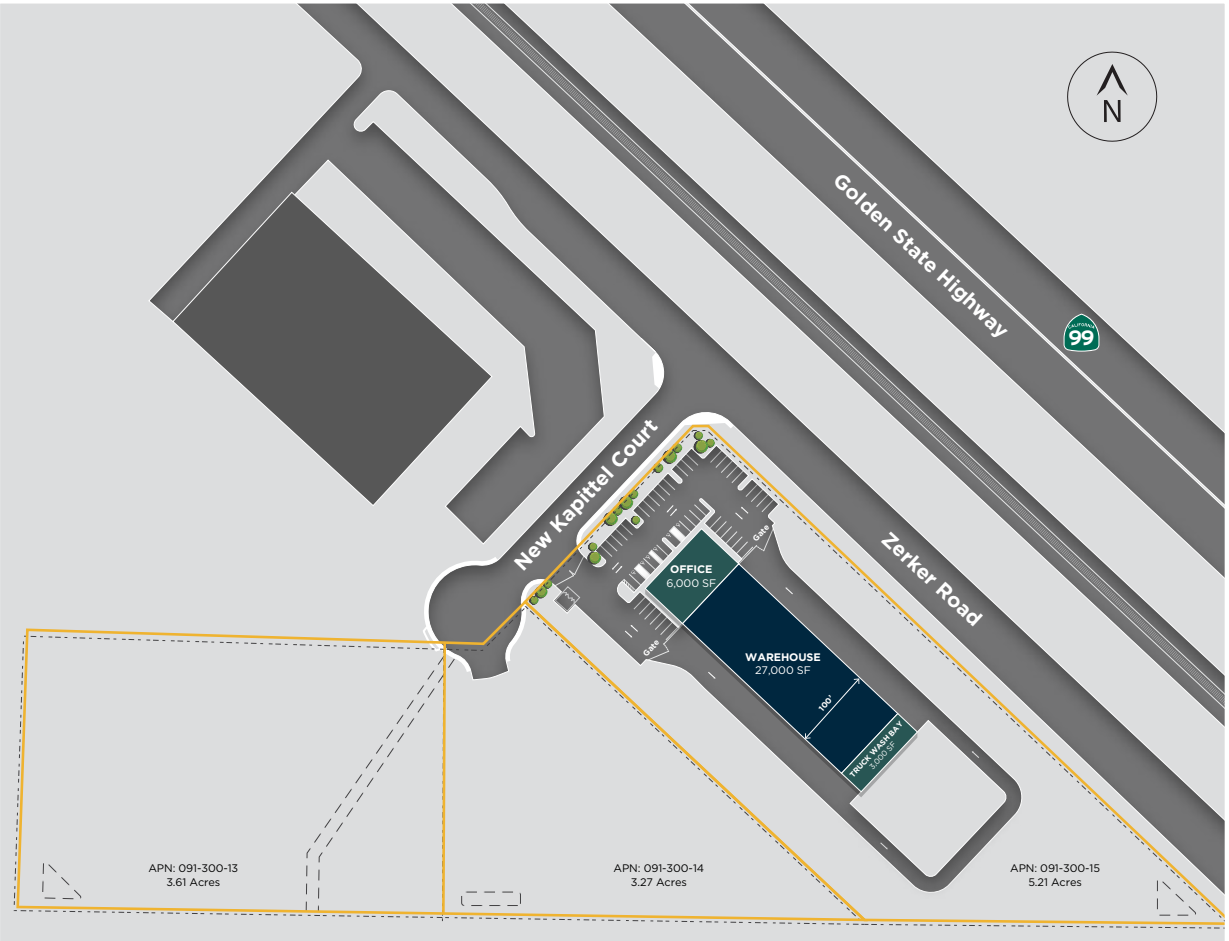


02

PROPERTY OVERVIEW

PROPERTY OVERVIEW

SITE PLAN

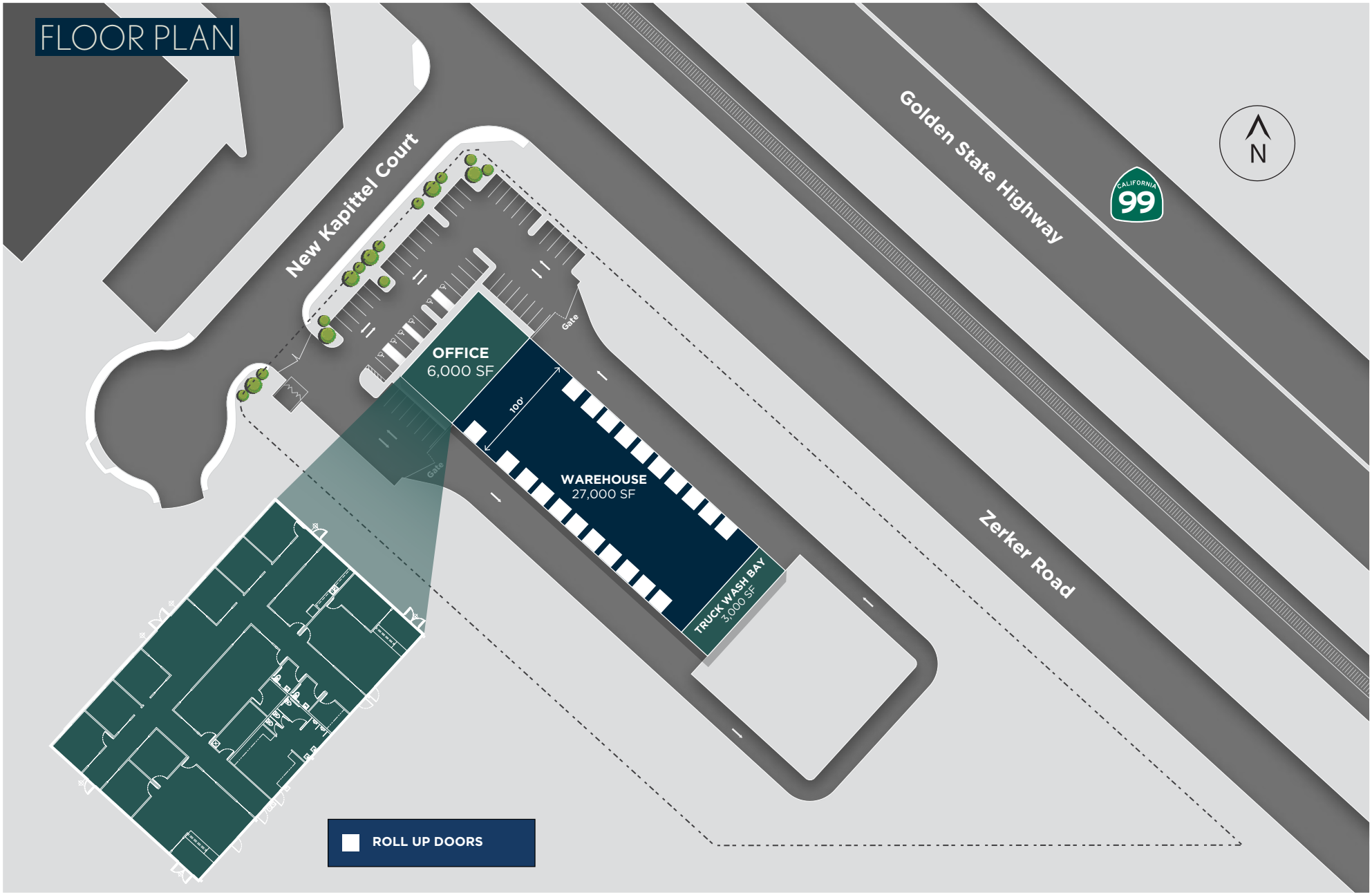




PROPERTY SUMMARY	
YEAR BUILT	2026
TOTAL BUILDING	36,000 SF
TOTAL SIZE AREA	12.09 Acres (3 parcels)
TENANT	CTE Properties, LLC
OCCUPANCY	100%
ZONING	Industrial Airport Approach City of Shafter
CAP RATE (EFFECTIVE 5/1/2027)*	6.76%
PURCHASE PRICE	**$12,600,000**

PROPERTY OVERVIEW	
ADDRESS	6835 New Kapittel Court
TOTAL BUILDING	36,000 SF
TOTAL SITE	12.09 Acres (3 parcels)
TOTAL BUILDING	36,000 SF
OFFICE	6,000 SF
WAREHOUSE	30,000 SF
PARKING SPOTS	54
CLEAR HEIGHT	36’
GRADE-LEVEL DOORS	1 - 12’ x 12’ 22 - 16’ x 16’
APN 091-300-15	5.21 Acres (building)
APN 091-300-14	3.27 Acres (excess yard)
APN 091-300-13	3.61 Acres (excess yard)

PROPERTY OVERVIEW



PROPERTY PHOTOS















03

TENANCY OVERVIEW

TENANCY OVERVIEW

Custom Truck One Source (NYSE: CTOS) is the first true single-source provider of specialized truck and heavy equipment solutions, offering a vast rental fleet, new and used equipment sales, aftermarket parts and tooling supply, world-class service, customization and remanufacturing, in-house financing solutions and reliable liquidity of aged assets through auction. Their equipment breadth, seasoned experts, and integrated network of locations across North America together deliver superior service and unmatched efficiency to their customers.





ABOUT CUSTOM TRUCK ONE SOURCE

Inspired by a family gas station and tow service, Custom Truck One Source was founded by the Ross siblings in 1996 with 15 employees. Now with over $1 Billion in annual revenue and over 2000 employees, Custom Truck One Source's Central Headquarters now occupies the 75-acre site that formerly housed Armco Steel in Kansas City's Historic Northeast neighborhood.

Custom Truck One Source assembles, sells, rents, and services trucks, cranes, and other heavy equipment across North America and throughout the world. Their clients include some of the largest utilities, telecom, construction, forestry, oil, and rail companies in the nation.

TENANT OVERVIEW		LEASE TERMS	
Locations	40	**Tenant Size**	36,000 SF
Employees	2,600+	**Expiration Date**	4/30/2036
Annual Revenue	$1+ Billion	**Monthly Rent***	$70,977.62
Website	customtruck.com	**Annual Bumps**	3.75%

**effective May 1, 2027*





04

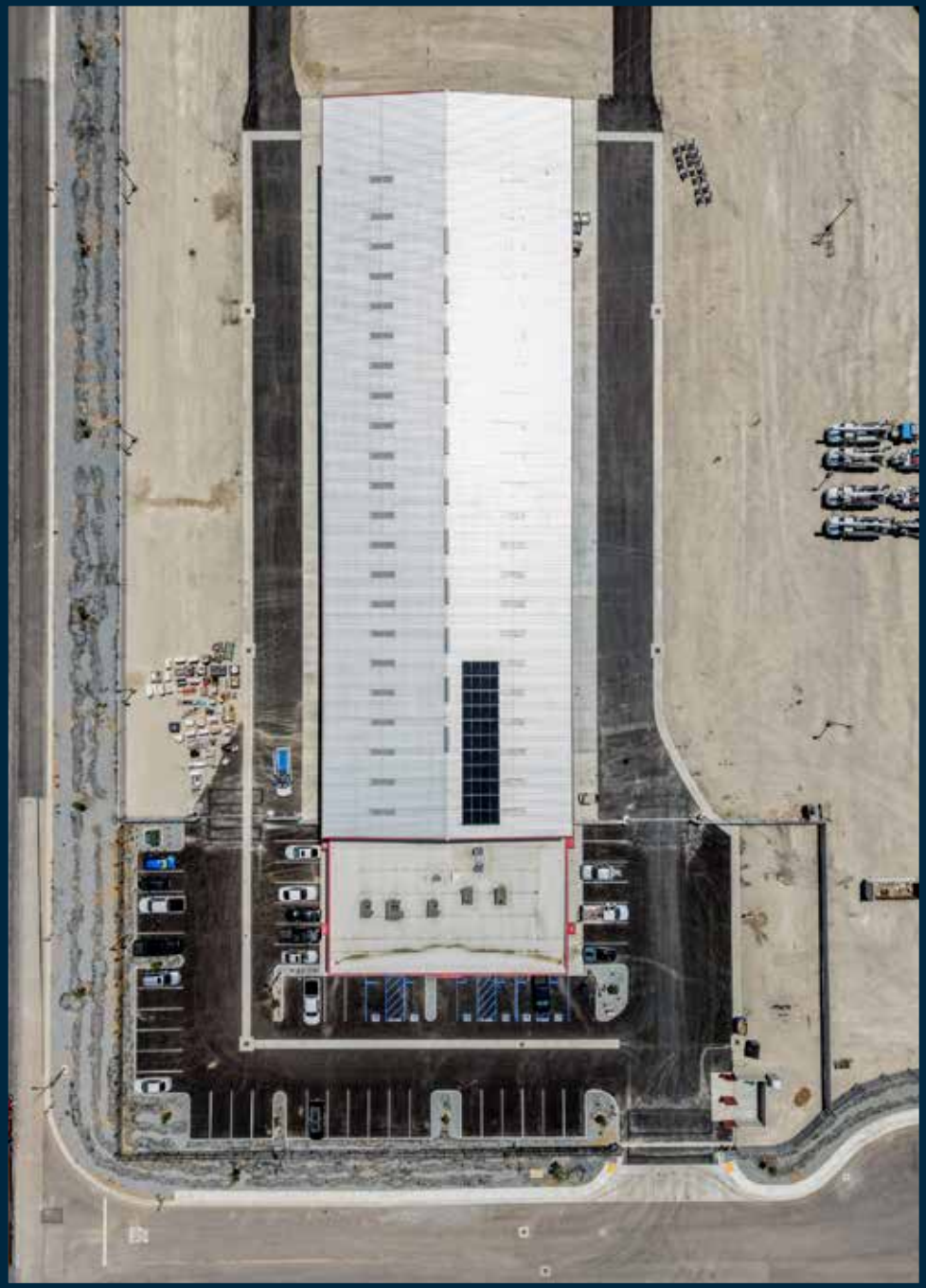
FINANCIAL OVERVIEW

FINANCIAL SUMMARY

OFFERING SUMMARY	
PURCHASE PRICE	**$12,600,000**
Annual Rent*	$851,731.44
Cap Rate (Effective 5/1/2027)**	6.76%
Building Size	±36,000 SF
Year Built	2026
Site Size	12.09 Acres (3 parcels)
Address	6835 New Kapittel Ct. Shafter, CA 93263
LEASE TERMS	
Rent Commencement	3/31/2026
Lease Expiration	4/30/2036
Lease Type	NNN
Monthly Rent*	$70,977.62
Annual Bumps	3.75%
Taxes (estimated)	$150,000
Insurance (estimated)	$15,000
CAM Charges	$25,000
Renewal Options	3 x 5-year options at Fair Market Value
Tenant	Custom Truck One Source

*Annual and Monthly Rent based on rent effective May 1, 2027

**CAP Rate is based on the annualized NOI reflecting the contractual rental increase effective May 1, 2027



RENT ROLL

PERIOD		MONTHS	SQUARE FEET	$PSF/MONTH	MONTHLY RENT	$PSF/YEAR	ANNUAL RENT
Start Date	**End Date**						
3/31/2026	4/30/2026	1	36,000	$0.00	$0.00	$0.00	$0.00
5/1/2026	4/30/2027	12	36,000	$1.90	$68,412.16	$22.80	$820,945.92
5/1/2027	4/30/2028	12	36,000	$1.97	$70,977.62	$22.66	$851,731.44
5/1/2028	4/30/2029	12	36,000	$2.05	$73,639.28	$24.55	$883,671.36
5/1/2029	4/30/2030	12	36,000	$2.12	$76,400.75	$25.47	$916,809.00
5/1/2030	4/30/2031	12	36,000	$2.20	$79,265.78	$26.42	$951,189.36
5/1/2031	4/30/2032	12	36,000	$2.28	$82,238.24	$27.41	$986,858.88
5/1/2032	4/30/2033	12	36,000	$2.37	$85,322.18	$28.44	$1,023,866.16
5/1/2033	4/30/2034	12	36,000	$2.46	$88,521.76	$29.51	$1,062,261.12
5/1/2034	4/30/2035	12	36,000	$2.55	$91,841.33	$30.61	$1,102,095.96
5/1/2035	4/30/2036	12	36,000	$2.65	$95,285.38	$31.76	$1,143,424.56
		121					**$9,742,853.76**



FINANCIAL OVERVIEW

VALUATION MODEL AVAILABLE UPON REQUEST









05

MARKET OVERVIEW



#1
IN AGRICULTURAL PRODUCTION NATIONWIDE

#3
IN ECONOMIC DIVERSITY

50+
MAJOR DISTRIBUTION CENTERS

40+ MILLION
CONSUMERS WITHIN A 4-HOUR TRUCK DRIVE

MARKET OVERVIEW

Shafter, California occupies a prime position within the San Joaquin Valley, offering immediate access to both Highway 99 and Interstate 5 — two of California's most critical freight and logistics arteries. The city's central location provides efficient distribution reach that extends access beyond the local market — reaching Los Angeles, the Bay Area, and the broader Western United States. Its strategic position supports efficient connections to major ports, population centers, and inland distribution hubs.

Positioned within a growing network of major industrial users that continues to reinforce the San Joaquin Valley's rise as a logistics destination. From Amazon to a broader base of distribution, manufacturing and supply chain operators across Kern County, the surrounding tenant landscape reflects the market's expanding scale and significance.

The San Joaquin Valley industrial market has experienced sustained demand driven by e-commerce, agriculture, and energy-related logistics. The area's business-friendly environment, affordable land costs relative to the Inland Empire, and proximity to major population centers continue to attract national tenants seeking strategic California footholds.

MARKET OVERVIEW

MAP OF DISTRIBUTION CENTERS





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