

AVAILABLE

Mt. Vernon Ave & E. Belle Terrace Bakersfield, CA

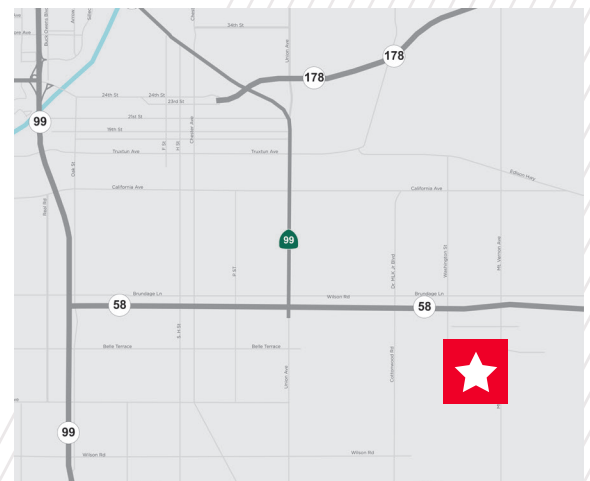


PROPERTY HIGHLIGHTS

- 2,251,000 SF Total Available
- 128.07 Acres (Net Developable)
- APN 167-070-03
- M-2 Zoning

BUILDING FEATURES

	Building 1	Building 2	Building 3
Total Available	1,101,000 SF	1,022,000 SF	128,000 SF
Clear Height	40'	40'	36'
Auto Stalls	510	394	130
Dock Doors	196	182	16
Trailer Stalls	590	430	22



Contact

SCOTT REYNOLDS
Director
+1 661 633 3825
scott.reynolds@cushwake.com
Lic. #01382493

WAYNE KRESS, SIOR
Executive Director
+1 661 633 3819
wayne.kress@cushwake.com
Lic. #00834680

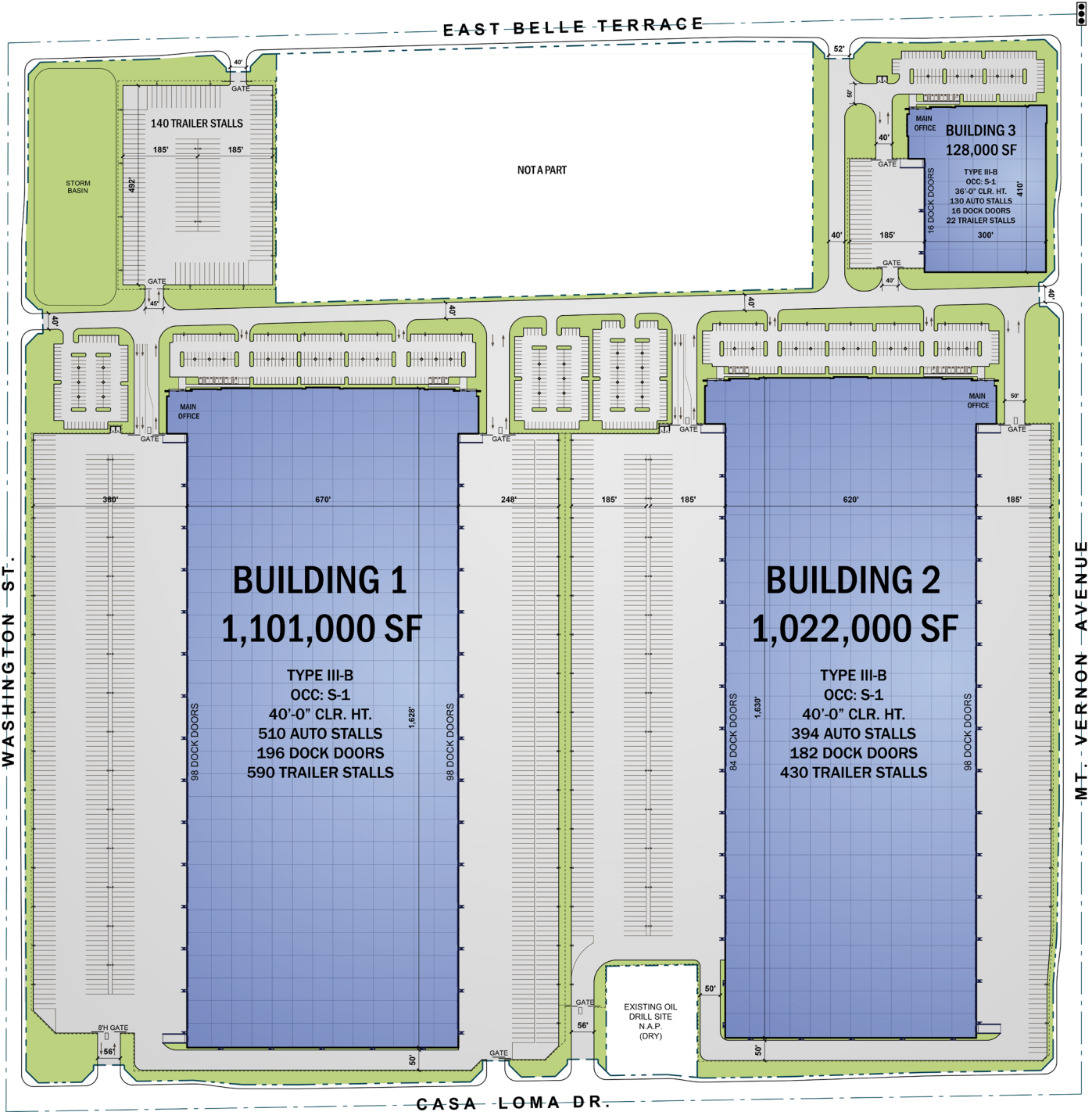
CHUCK BELDEN, SIOR
Vice Chair
+1 909 942 4640
chuck.belden@cushwake.com
Lic. #00844840

COBY VANCE
Senior Director
+1 661 633 3807
coby.vance@cushwake.com
Lic. #01449929

KYLE KEHNER
Executive Director
+1 909 942 4645
kyle.kehner@cushwake.com
Lic. #01239566

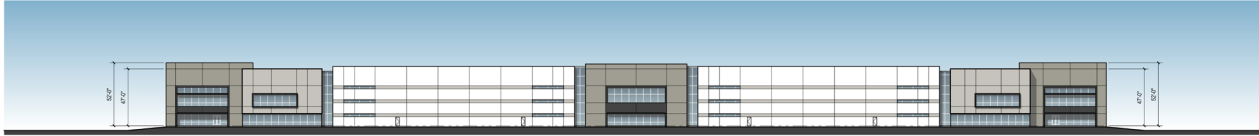
SITE PLAN

Mt. Vernon Ave & E Belle Terrace
Bakersfield, CA



ELEVATIONS

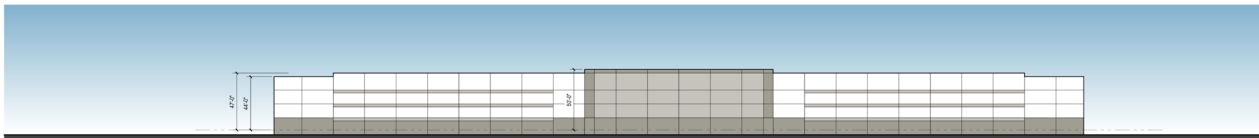
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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SCALE 1" = 30' 0 10' 20' 30'

Building 1

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Lic. #01239566

AERIAL

Mt. Vernon Ave & E Belle Terrace
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Existing Distribution Centers & Fulfillment Centers

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US Drive Time



California Drive Time

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KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#2 in Agricultural
Production
Nationwide



#3 in Economic
Diversity
Nationwide

#4 in STEM
Jobs
Nationwide

OVER 50 MAJOR DISTRIBUTION
CENTERS



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

THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest
Wind Farm
in the U.S.

2ND Largest
Solar Farm
in the U.S.

#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL
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

Strategic Location

- California's population center
- Access to 14% of the U.S. population, within a 300-mile radius
- More than 40 million consumers within a 4-hour truck drive
- Proximity to the world's 5th-largest economy
- Access Interstate 5, Highway 99 North and South, Highway 46 West to the Central Coast, and Highway 58 East to Interstate 40

Business-friendly

- Streamlined permitting and plan check
- Job training and job search assistance provided by Kern County



Takin' Care of Business!

Available Land & Facilities

- Cost-competitive commercial real estate
- Class 1 rail from Union Pacific and BNSF
- Shortline SJVR

Short permit and plan check,
typically measured in weeks and
months, not years

Quality, Affordable Workforce

- Low employee turnover rates
- Employees enjoy the best wage-to-living standard ratio of any major logistics hub in the Western 13

Source: [Kern Economic Development Corporation](#)

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DEMOGRAPHICS

Mt. Vernon Ave & E Belle Terrace
Bakersfield, CA





914,193 
KERN COUNTY POPULATION

\$89,559 
MEDIAN HOUSEHOLD INCOME

380,100 
LABOR FORCE

\$367,000 
MEDIAN HOME PRICE

63,596 
HWY 58
30,262 
MT VERNON AVE.
ANNUAL AVERAGE DAILY TRAFFIC

\$48.7B 
GDP
9.8% 
UNEMPLOYMENT RATE

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