

**FOR  
LEASE**



*Bakersfield*  
**COMMONS**  
LOGISTICS PARK

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

**New Class "A" Dock Served Warehouses**

- Last Mile Logistics ▪ Distribution

**Nearing Completion**

- All off-site work completed
- All on-site paving completed
- All utilities installed
- Office improvements underway
- April 2026 Delivery Date

PROJECT BY

**REXCO**  
DEVELOPMENT



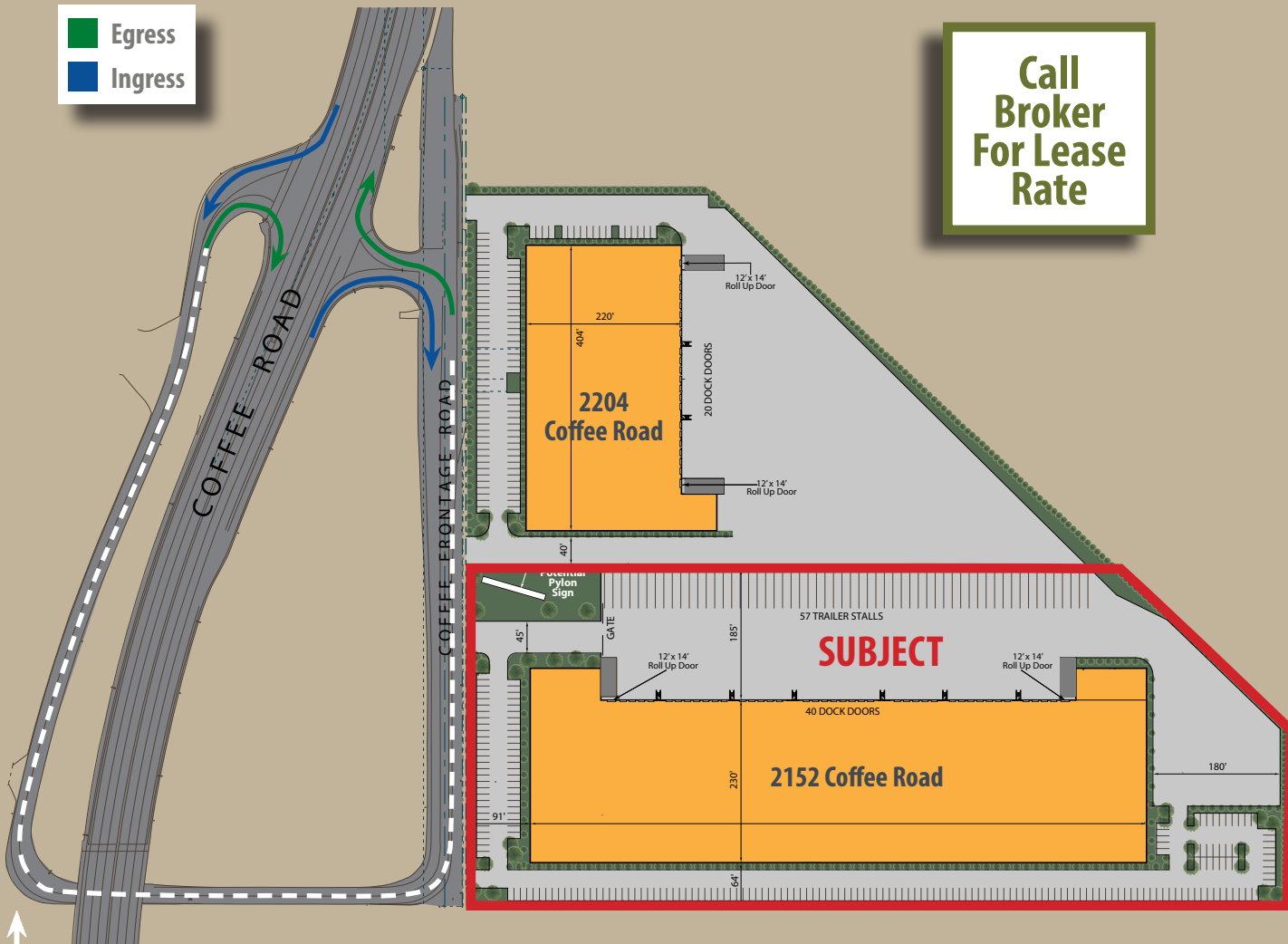
**ASU**  
COMMERCIAL

# New Class "A" Dock Served Warehouses

▪ Last Mile Logistics ▪ Distribution  
**FOR LEASE**

## Project Details

2152 Coffee Road ▪ Bakersfield, CA



**Call  
Broker  
For Lease  
Rate**

### Property Details

• Total Building Size	209,041± SF
• Office	4,640± SF
• Truck Court	185' (Minimum)
• Dock Doors	42-9'x10'
• Clear Height	36'±
• Trailer Parking	57± Trailer Stalls
• Zoning	M-1 (Light Manufacturing), City of Bakersfield

### Project Highlights

- Project is accessible to over 570,000 consumers within a 10 mile radius. Nearly 68% of the population of Bakersfield lives within a 5 mile radius
- Located 1-mile south of the largest retail power center in Bakersfield with major tenants highlighted by Best Buy, Wal-Mart, Target, Home Depot, Office Depot, Target, Dick's Sporting Goods, Petco, Ross Dress for Less & Kohl's. A new 375,000 SF retail power center is planned immediately west of the site, further solidifying demand for logistics support.
- Immediate access to The Westside Parkway/Highway 58 connecting to Highway 99 providing seamless routes to all areas of Kern County.
- Clear heights of 32' and 36' exceed the regional standards, allowing tenants to reduce overall footprint while maintaining higher inventory volumes. Extra vertical space accommodates multi-level conveyor systems, robotics, and automation, ensuring future-proof warehouse solutions.
- Potential pylon signage with frontage on Coffee Road, one of West Bakersfield's primary North/South arterials, providing unmatched visibility compared to similar last-mile facilities.
- Part of the larger and highly anticipated Bakersfield Commons Mixed Use Development

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



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



PROJECT BY

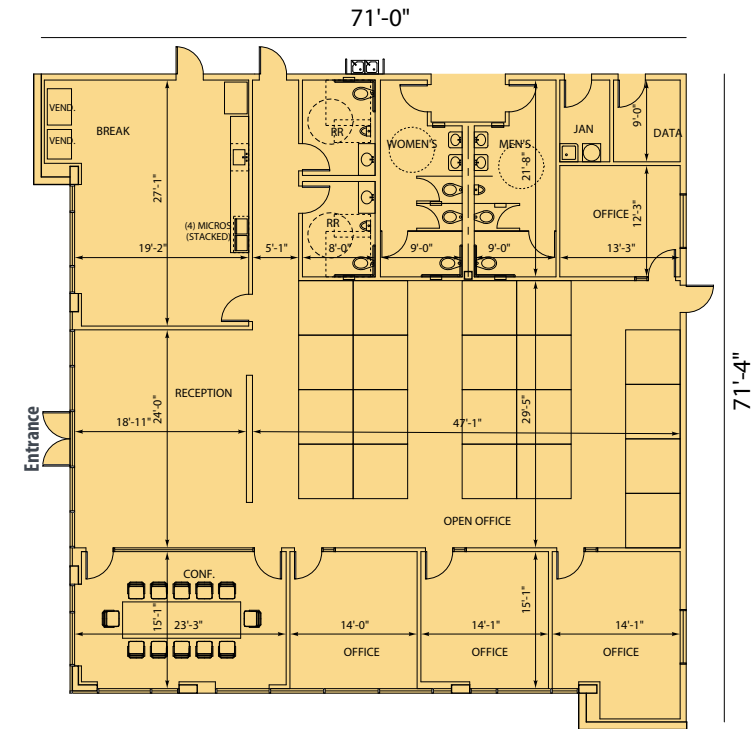


# New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution
- ## FOR LEASE

### Building Details

2152 Coffee Road ▪ Bakersfield, CA



Office Floor Plan

### Building Details

- |                          |                                       |                        |                 |
|--------------------------|---------------------------------------|------------------------|-----------------|
| ▪ <b>Building Size</b>   | 209,041± SF                           | ▪ <b>Dock Doors</b>    | 42 - 9'x10'     |
| ▪ <b>Office</b>          | 4,640± SF                             | ▪ <b>Truck Court</b>   | 185'            |
| ▪ <b>Drive-In Doors</b>  | 2 - 12'x14'                           | ▪ <b>Clear Height</b>  | 36'±            |
| ▪ <b>Trailer Parking</b> | 57 Trailer Stalls                     | ▪ <b>Auto Parking</b>  | 184 Auto Stalls |
| ▪ <b>Column Spacing</b>  | 60'x52'                               | ▪ <b>Concrete Slab</b> | 7"              |
| ▪ <b>Power</b>           | 2,000 Amps, 3 Phase, 4 Wire 208/110 v | ▪ <b>Sprinklers</b>    | ESFR            |

# New Class "A" Dock Served Warehouses

▪ Last Mile Logistics ▪ Distribution  
FOR LEASE

## Property Photos

2152 Coffee Road ▪ Bakersfield, CA

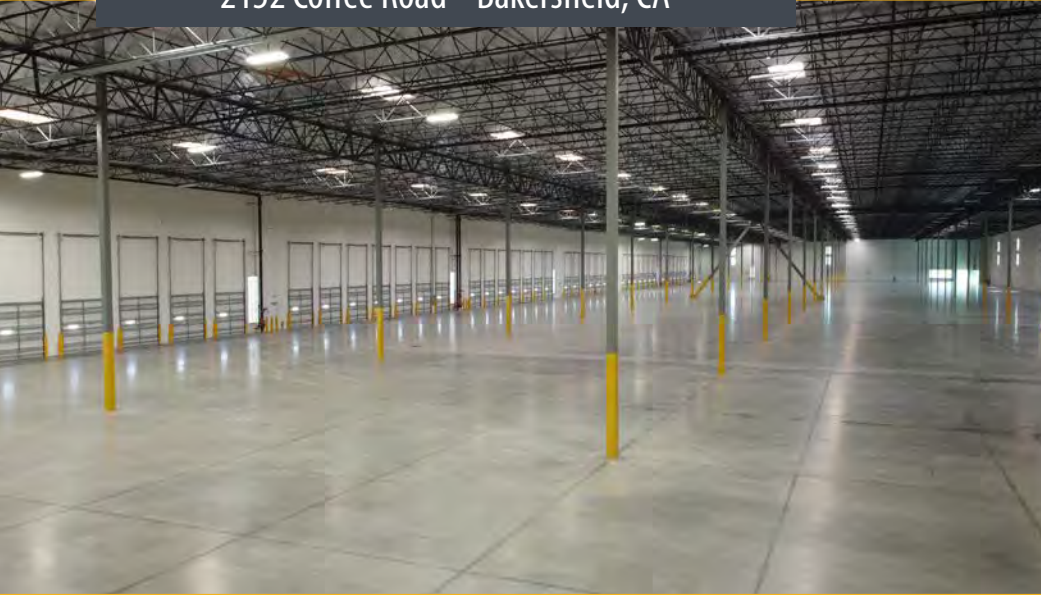


# New Class "A" Dock Served Warehouses

▪ Last Mile Logistics ▪ Distribution  
FOR LEASE

## Property Photos

2152 Coffee Road ▪ Bakersfield, CA



# New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution
- ## FOR LEASE

### Demographic Aerial

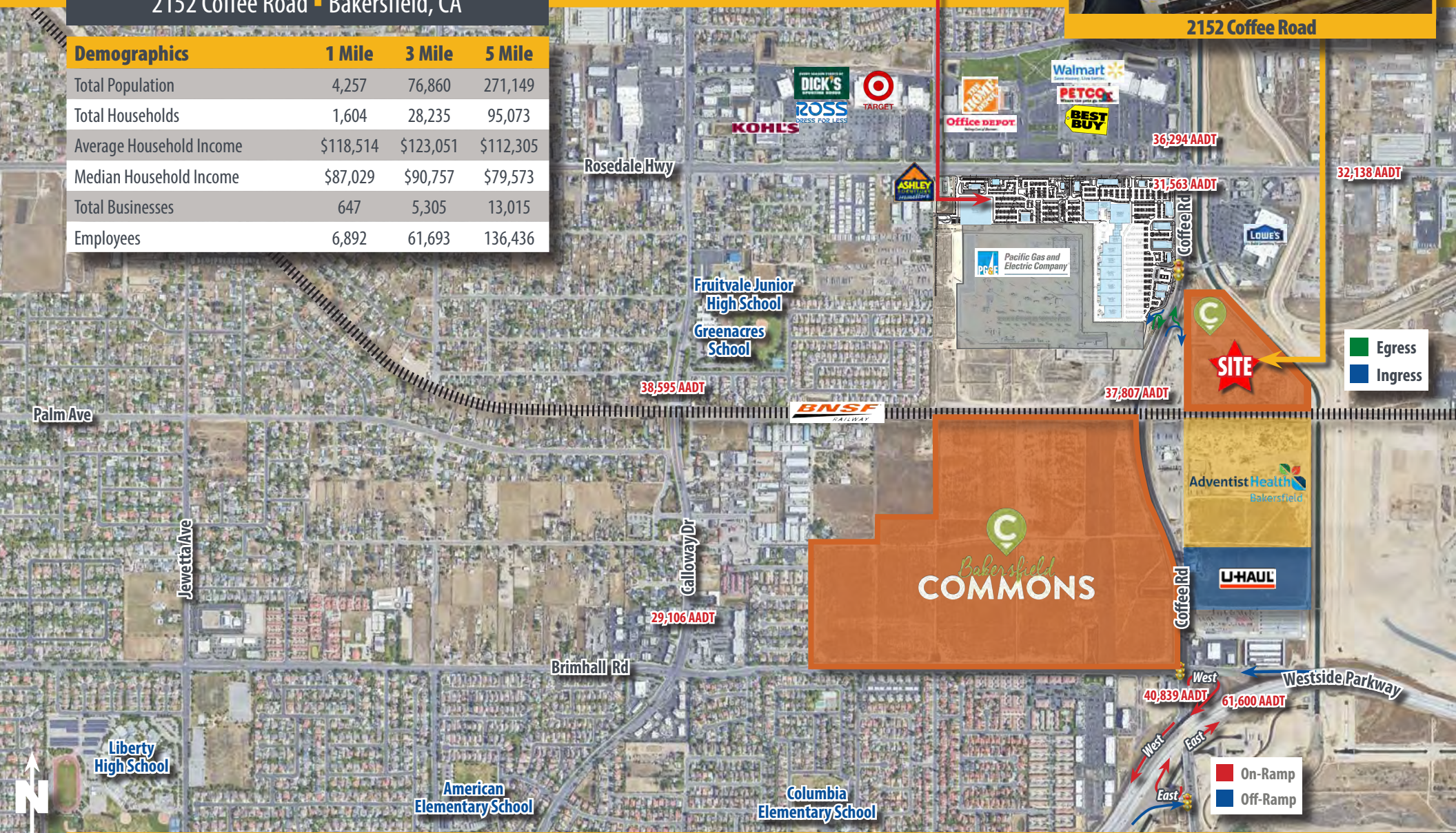
2152 Coffee Road ▪ Bakersfield, CA

Demographics	1 Mile	3 Mile	5 Mile
Total Population	4,257	76,860	271,149
Total Households	1,604	28,235	95,073
Average Household Income	\$118,514	\$123,051	\$112,305
Median Household Income	\$87,029	\$90,757	\$79,573
Total Businesses	647	5,305	13,015
Employees	6,892	61,693	136,436

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



2152 Coffee Road



# New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution
- ## FOR LEASE

### Location Aerial

2152 Coffee Road ▪ Bakersfield, CA



#### Distances From Site

Rosedale Highway/Old Highway 58 (West)	.4 Miles (North)
Westside Parkway/Highway 58	.7 Miles (South)
Highway 99	2.6 Miles (East)

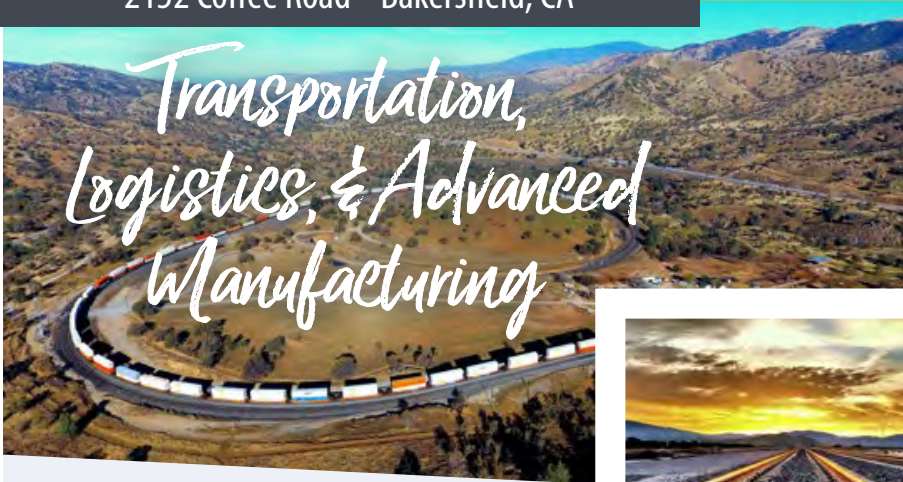
█ On-Ramp  
█ Off-Ramp

# New Class "A" Dock Served Warehouses

- Last Mile Logistics ▪ Distribution
- ## FOR LEASE

### Transportation & Logistics

2152 Coffee Road ▪ Bakersfield, CA



Transportation,  
Logistics, & Advanced  
Manufacturing

#### Kern County's Shovel-Ready Sites and Accessible Workforce

THE REGION IS HOME TO over 400 manufacturers and 50 distribution centers. The industry sector employs approximately 37,000 people with average annual wages of \$65,000.



#### KEY TRANSPORTATION INFRASTRUCTURE ACCESS

Including the Ports of Long Beach/ Los Angeles and Oakland, and the major N-S and E-W highways and interstates in California.



#### STRENGTHS

Facilities support, specialized freight, trucking and logistics services for road and rail, rental, leasing, equipment repair, and wholesale trade.



#### EMPLOYMENT

Extremely low (single-digit) employee turnover rate at most of its centers and complementary workforce development programs.



#### DRIVE-TIME

Within a four-hour drive from 93% of the state's population.

#### Transportation and Logistics

70m  
Customers within  
2-Day Turnaround

BSNF Railway & Union Pacific Railroads  
FedEx  
UPS

4hr DRIVE  
2hr DRIVE  
PORTS OF San Francisco Oakland  
PORTS OF Long Beach Los Angeles

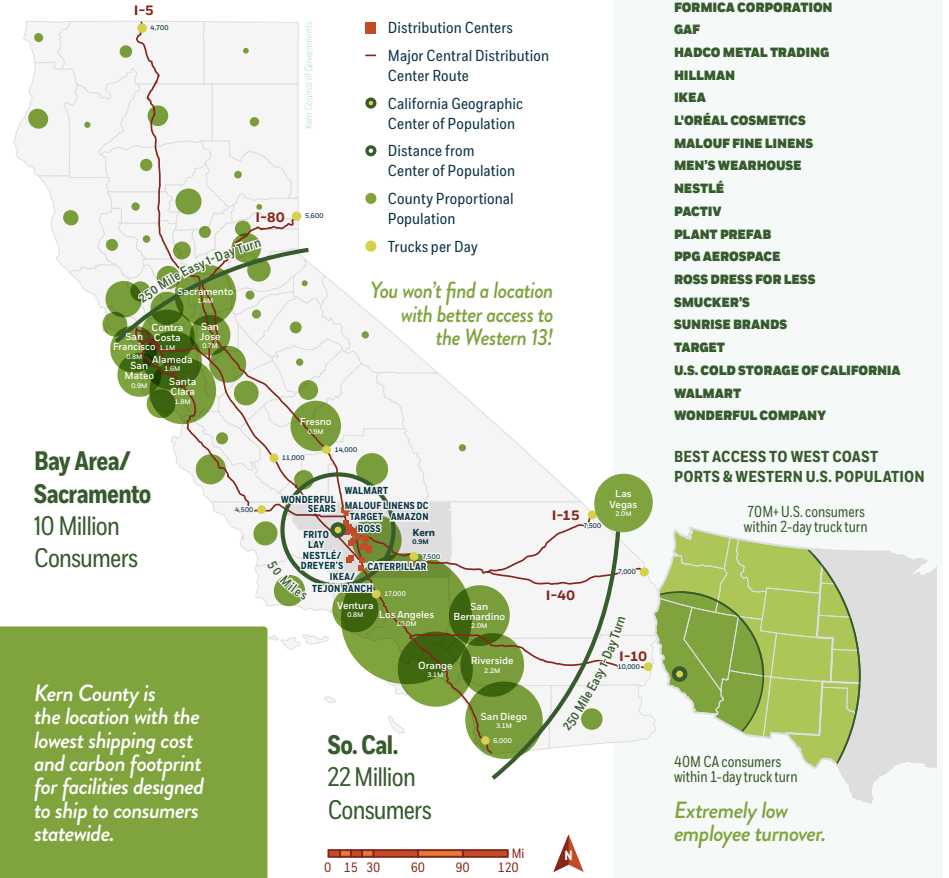
ACCESS TO  
LAX Los Angeles  
SFO San Francisco  
OAK Oakland  
ONT Ontario  
SCLA So. CA Logistics  
BFL Meadows Field

Geographic Population Center of CA (40 Million People)

40m

## California's Logistics & Distribution Hub

Over 50 Distribution Centers in Kern County



# New Class "A" Dock Served Warehouses

▪ Last Mile Logistics ▪ Distribution  
FOR LEASE

**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**  
Vice President  
661 885 6925  
parker@asuassociates.com  
CA RE #02156913