

Wonderful industrial park™

5104 EXPRESS AVENUE, SHAFTER, CA 93263



FOR LEASE / ±1,088,027 Sq. Ft.
UNDER CONSTRUCTION

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



**CUSHMAN &
WAKEFIELD**

Wonderful real estate
DEVELOPMENT™

Building Specifications

Location: ■ Shafter / Bakersfield, CA

Address: ■ 5104 Express Avenue, Shafter, CA 93263

Building Size: ■ ±1,088,027 Sq. Ft.

Site: ■ ±74.10 Acres Net

Construction: ■ Concrete Tilt-up

Jurisdiction ■ Kern County, City of Shafter

Clear Height: ■ 40' Clear to Underside of Joists/Girders
■ 37'-4" Clear in Loading Bays

Column Spacing: ■ 60' x 56' Loading Bays
■ 60' x 56' Interior Bays

Loading Doors: ■ 216 Dock High Doors
■ 3 (12'w x 15'h) Grade Level Doors

Total Parking: ■ 455 Auto Stalls
■ 939 Trailer Stalls

Fire Suppression: ■ ESFR

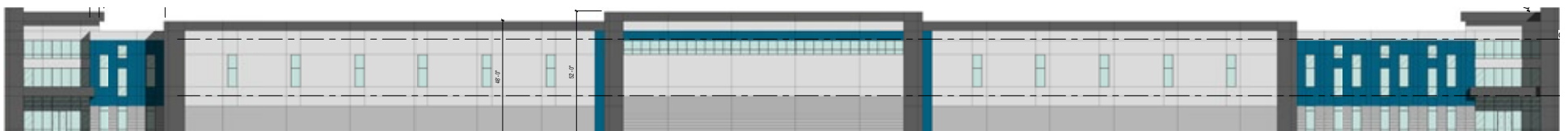
Truck Court: ■ 321' on each side and 552' rear court; 7" Thick
■ 3,500 PSI Concrete
■ 100% Secure Truck Yards with 2 Gated Entrances

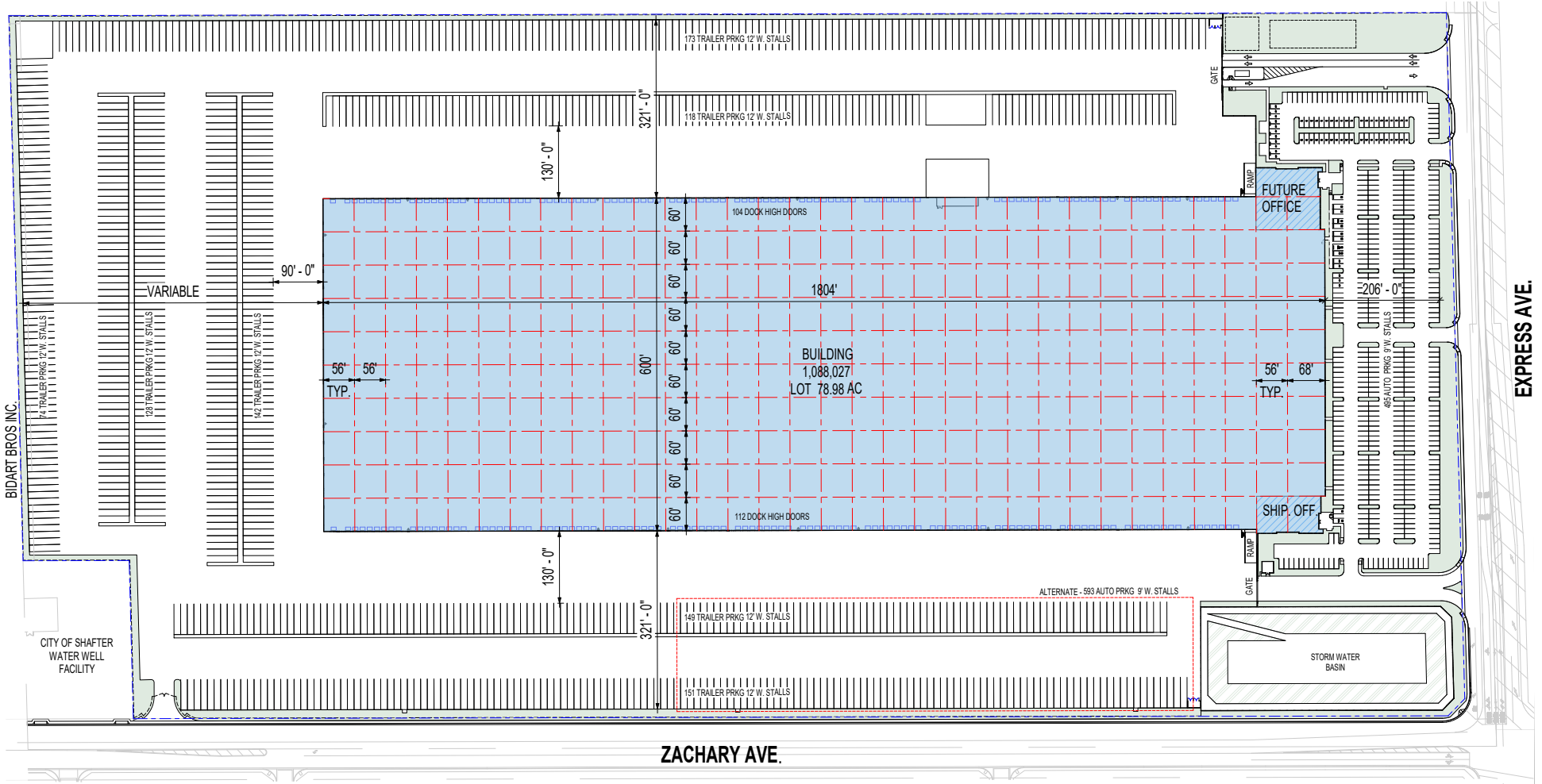
Floors: ■ 8" Thick, 4,000 PSI; Flatness/Levelness -
OAFF- 50 / OAFL-35 MLFF-35 / MLFL-25

Warehouse Lighting: ■ To Suit

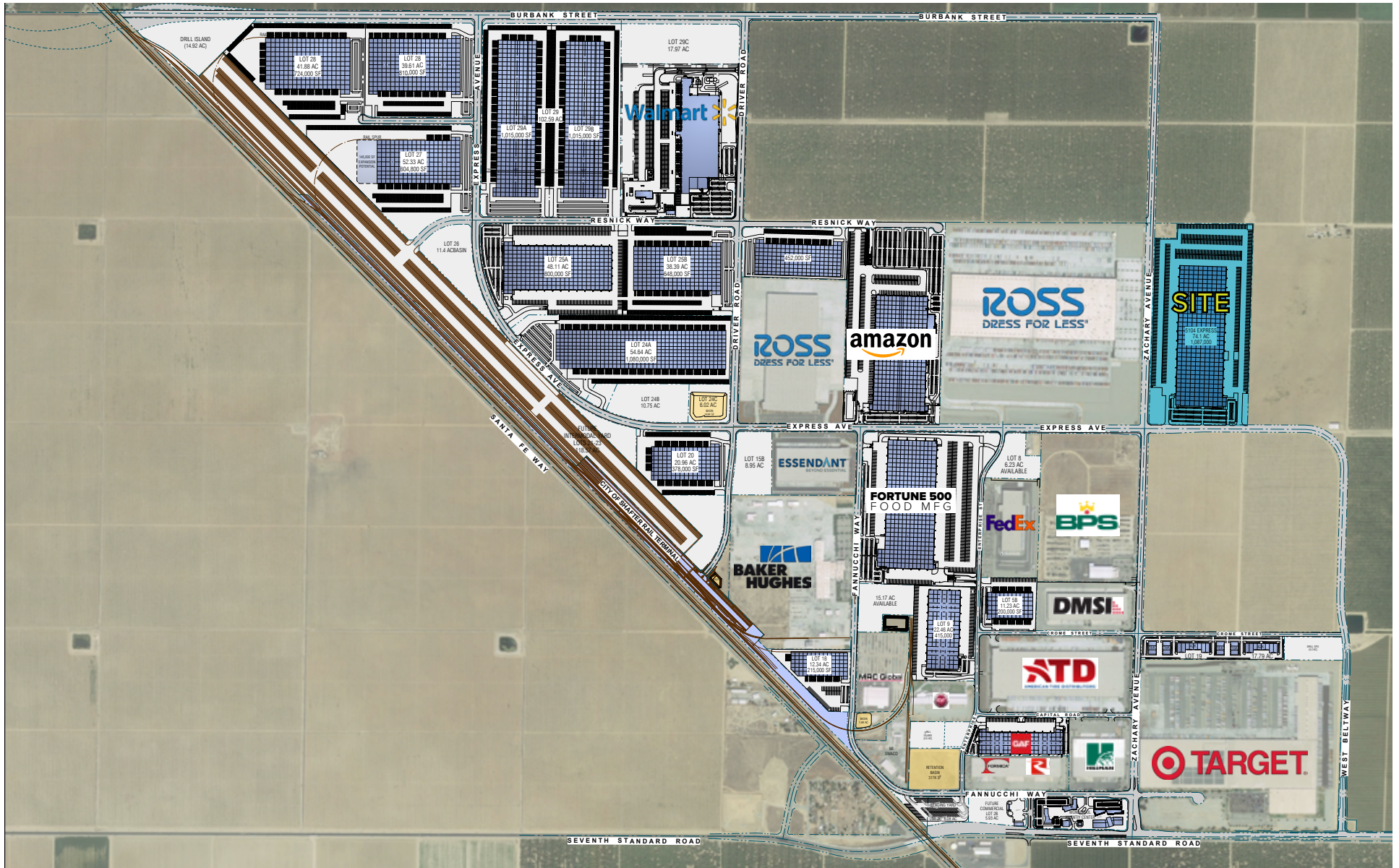
Electric: ■ 4,000 amp UGPS / 4,000 amp
main service panel installed
■ Additional Service Available

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

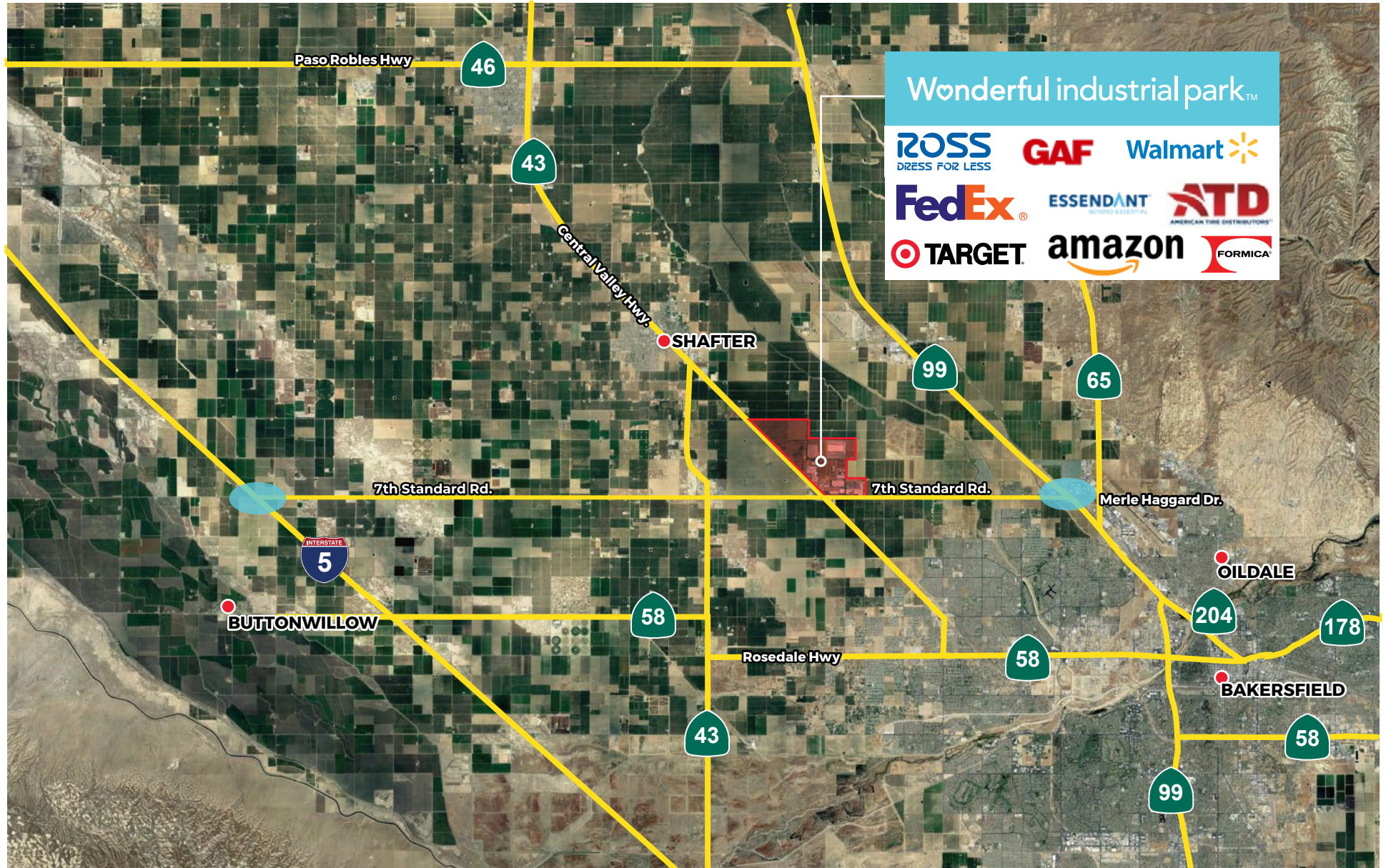
Kern County's transportation, logistics and advanced manufacturing industry has grown significantly in the past decade, thanks to companies like **Frito-Lay, Amazon, Target, Ross, American Tire Distributors, IKEA** and **Famous Footwear**. The industry employs over 14,000 people in key segments of distribution 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



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