

FOR SALE / LEASE

AIRPORT DRIVE &
BOUGHTON DRIVE
DELIVERING Q2 2026



**AIRPORT
INDUSTRIAL
CENTER**
BAKERSFIELD,
CALIFORNIA

±264,197 – 923,075 SF
TWO-BUILDING AIRPORT ADJACENT DEVELOPMENT



TPAGROUP

IPG
INDUSTRIAL
PROPERTY
GROUP

JLL[®]

Colliers
INTERNATIONAL

AIRPORT INDUSTRIAL CENTER

BAKERSFIELD,
CALIFORNIA

PROJECT OVERVIEW

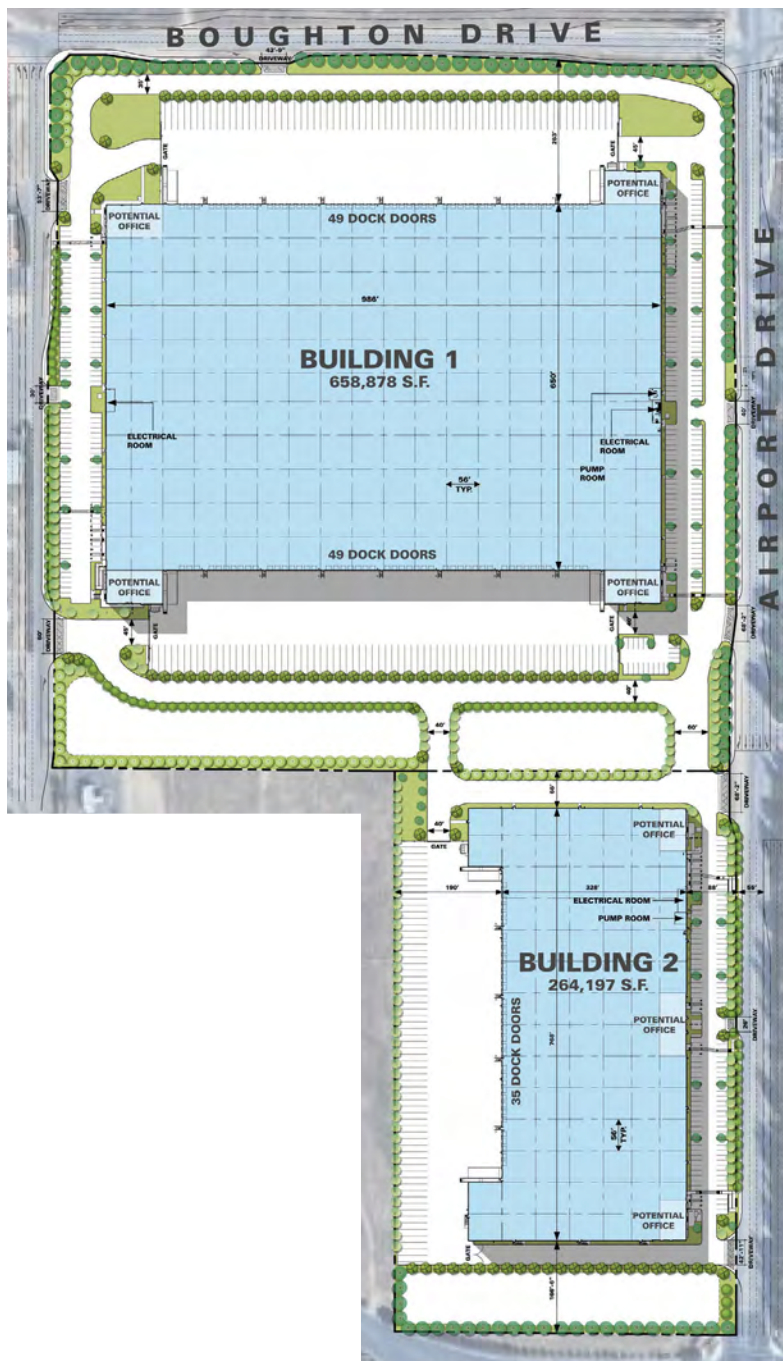
JLL and Colliers are pleased to present for sale or lease Airport Industrial Center; a **two-building ±923,075 total square foot master planned industrial park** located adjacent to the Meadows Field Airport (BFL) in Kern County, California, one of the two international airports in the San Joaquin Valley.

Consisting of two state of the art buildings, including a **658,878 SF cross-dock** and a **264,197 rear-load**, Airport Industrial Center comes with easy access to Highway 99, affordable housing and dense industrial warehouse labor population — in addition to the project's secured yard, monument signage and brand new CTU construction.



AIRPORT INDUSTRIAL CENTER | BAKERSFIELD, CA

SITE PLAN



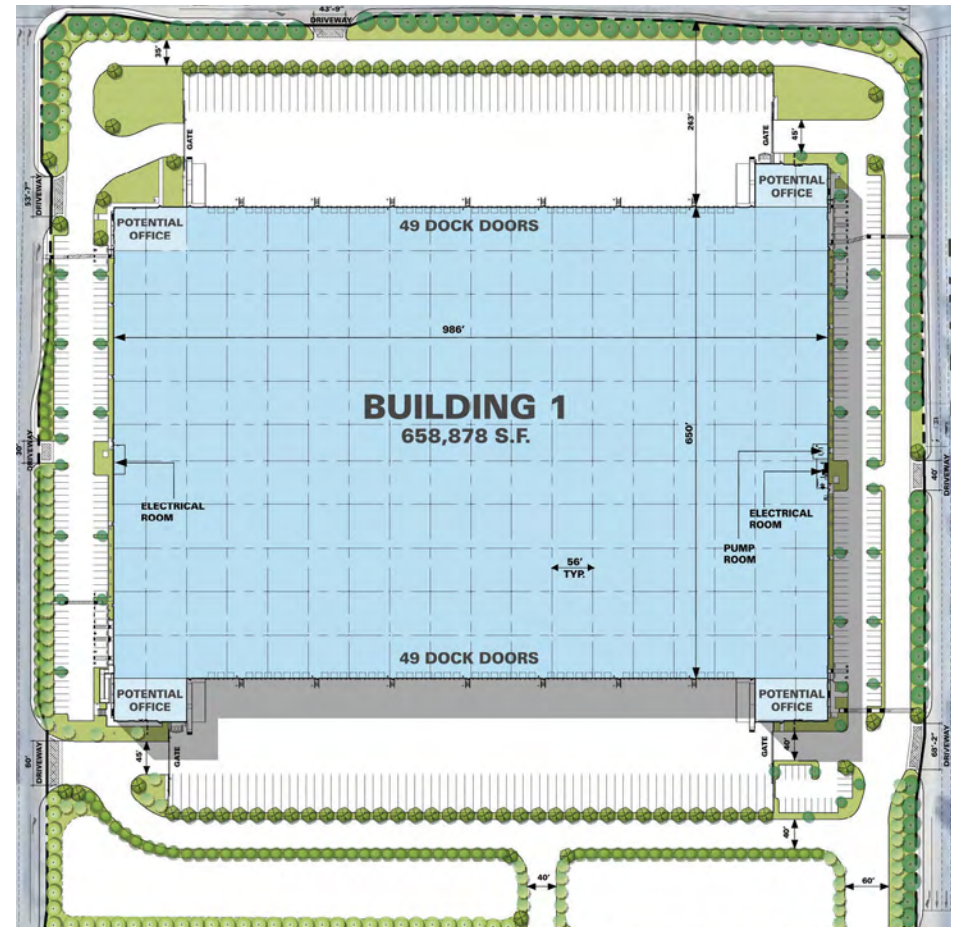
BUILDING ONE
658,878 SF
ON ±35.2 ACRES

BUILDING TWO
264,197 SF
ON ±13.9 ACRES

923,075 SF TOTAL
±49.1 ACRES TOTAL
FOR SALE/LEASE

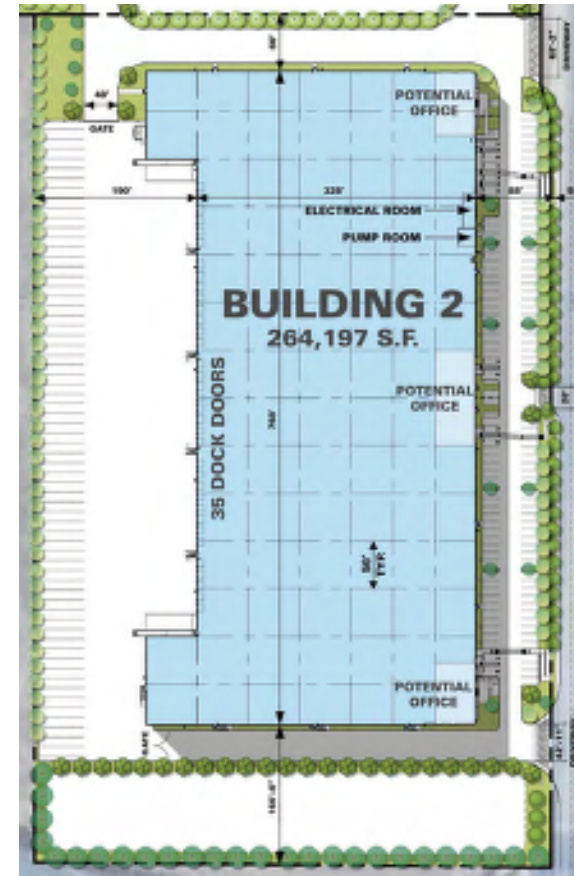
BUILDING 1

Building Size:	658,878 SF
Office Size:	±4,900 SF
Lot Size:	±35.2 Acres
Clear Height:	40'
Overhead Drive Through Doors (12' x 14'):	4
Dock Doors (9' x 10'):	98
Column Spacing:	56' x 60' w/ 60' speedbays
Auto Parking:	430 Stalls
Trailer Parking:	140 Stalls
Sprinklers:	ESFR
Power:	4,000 AMP UGPS, 480 Volt 3 Phase; potential expansion to 11,000 AMP
Zoning:	M-1-PD-H
APN:	492-010-13



BUILDING 2

Building Size:	264,197 SF
Office Size:	±3,200 SF
Lot Size:	±13.9 Acre
Clear Height:	36'
Overhead Drive Through Doors (12' x 14'):	2
Dock Doors (9' x 10'):	35
Column Spacing:	56' x 60' w/ 60' speedbays
Auto Parking:	116 Stalls
Trailer Parking:	64 Stalls
Sprinklers:	ESFR
Power:	4,000 AMP UGPS, 480 Volt 3 Phase; potential expansion to 11,000 AMP
Zoning:	M-1-PD-H
APN:	492-010-17



LOCATION OVERVIEW

BNSF INTERMODAL (LOS ANGELES)
121 MILES

BNSF INTERMODAL (STOCKTON)
228 MILES

UNION PACIFIC INTERMODAL (LATHROP)
223 MILES

PORT OF LOS ANGELES — 145 MILES

PORT OF LONG BEACH — 146 MILES

PORT OF STOCKTON — 236 MILES

PORT OF OAKLAND — 270 MILES

KEY DISTANCES





**DIRECT ACCESS TO
FRESNO, SACRAMENTO
AND SEATTLE**

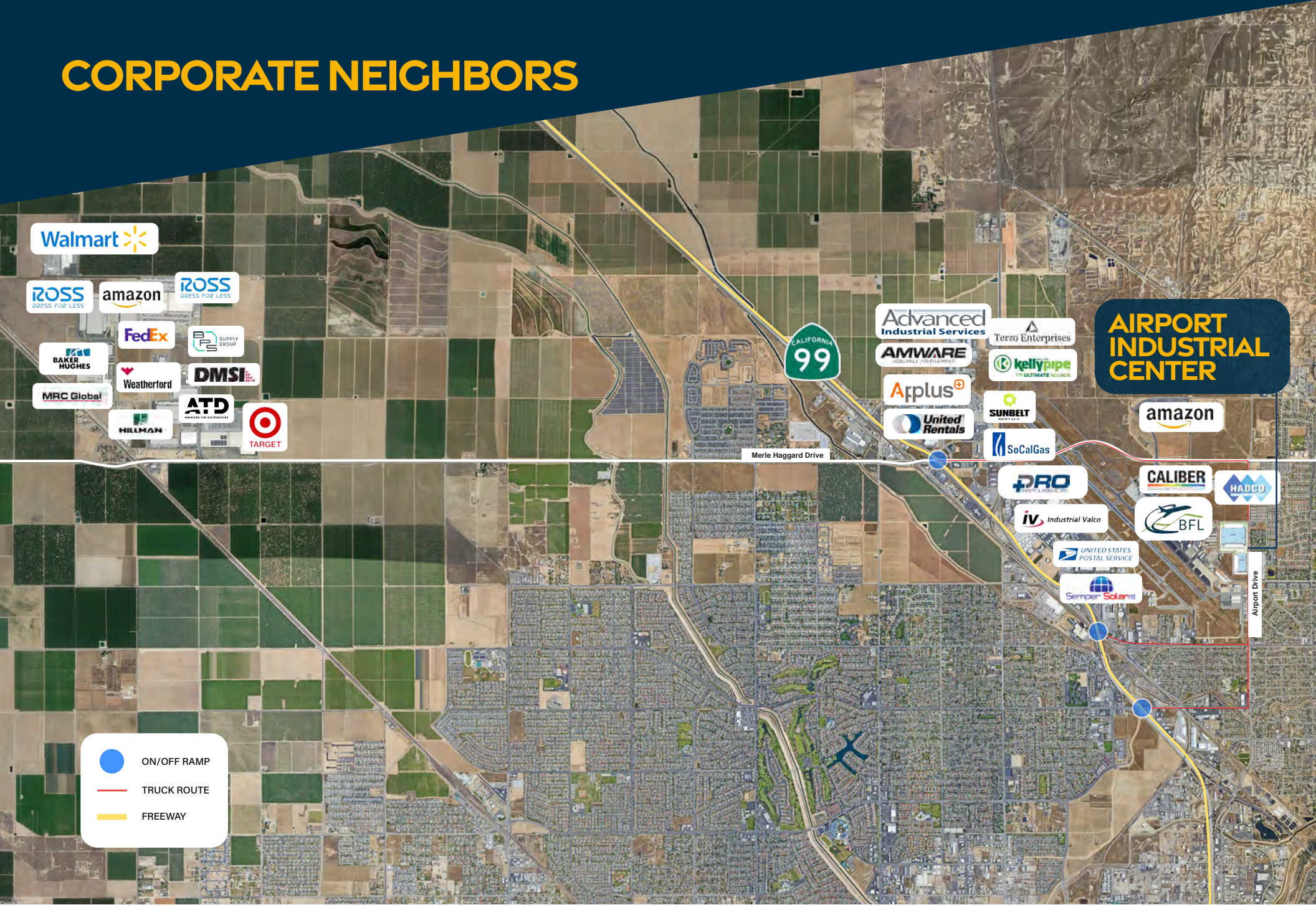
IMMEDIATE FREEWAY ACCESS & CLOSE PROXIMITY TO LABOR

**DIRECT ACCESS TO
LAS VEGAS, SALT LAKE
CITY AND CHICAGO**

**DIRECT ACCESS TO
PORTS OF LONG BEACH
AND LOS ANGELES**

**DIRECT ACCESS TO
PHOENIX**

CORPORATE NEIGHBORS



WHY BAKERSFIELD

± **950,000**
TOTAL POPULATION
IN BAKERSFIELD
GREATER MSA

8.1%
UNEMPLOYMENT RATE
IN BAKERSFIELD

\$21.93
AVG. HOURLY RATE FOR
WAREHOUSE EMPLOYEE

\$386,000
AVG. VALUE FOR A
3-BEDROOM HOME

\$1,447
AVG. RENT FOR A
2-BEDROOM APT.

	LABOR COSTS*	UNEMPLOYMENT RATE	HOUSING COSTS**	APARTMENT RENT***	INDUSTRIAL RENT (GROSS RSF)	DRAYAGE COSTS	PORT OF ORIGIN
BAKERSFIELD, CA	\$21.93	8.10%	\$386,000	\$1,447	\$0.900	\$1,500	LA/LB
INLAND EMPIRE WEST, CA	\$22.23	3.80%	\$667,500	\$2,170	\$1.400	\$750	LA/LB
INLAND EMPIRE EAST, CA	\$22.32	3.90%	\$593,000	\$2,165	\$1.200	\$850	LA/LB
ORANGE COUNTY, CA	\$22.72	3.90%	\$1,100,000	\$2,550	\$2.200	\$900	LA/LB
SACRAMENTO, CA	\$22.95	4.70%	\$415,000	\$1,856	\$0.920	\$700	OAK
PHOENIX, AZ	\$20.79	3.10%	\$433,000	\$1,585	\$0.960	\$2,300	LA/LB
LAS VEGAS, NV	\$21.74	6.10%	\$410,000	\$1,495	\$1.000	\$3,650	LA/LB
RENO, NV	\$21.91	4.50%	\$525,000	\$1,650	\$0.950	\$2,700	LA/LB
SALT LAKE CITY, UT	\$21.60	2.60%	\$590,000	\$1,685	\$0.950	\$3,500	LA/LB

MOST ATTRACTIVE RATE
FOR EACH CATEGORY IS
HIGHLIGHTED IN GOLD

* BASED ON HOURLY MEDIAN WAGE FOR A 3 YEAR EXPERIENCED WAREHOUSE LABORER

** BASED ON MEDIAN HOME PRICES

*** BASED ON 2-BEDROOM APARTMENTS

AIRPORT INDUSTRIAL CENTER

BAKERSFIELD,
CALIFORNIA



PROUDLY
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