FOR SALE / LEASE

AIRPORT DRIVE &
BOUGHTON DRIVE



AIRPORT INDUSTRIAL CENTER

BAKERSFIELD, CALIFORNIA

±264,197 – 923,075 SF

TWO-BUILDING AIRPORT ADJACENT DEVELOPMENT

TPAGROUP IPG INDUSTRIAL PROPERTY GROUP JLL® Colliers INTERNATIONAL

JONES LANG LASALLE BROKERAGE INC, REAL ESTATE LICENSE# 01856260

AIRPORT INDUSTRIAL CENTER

BAKERSFIELD, CALIFORNIA

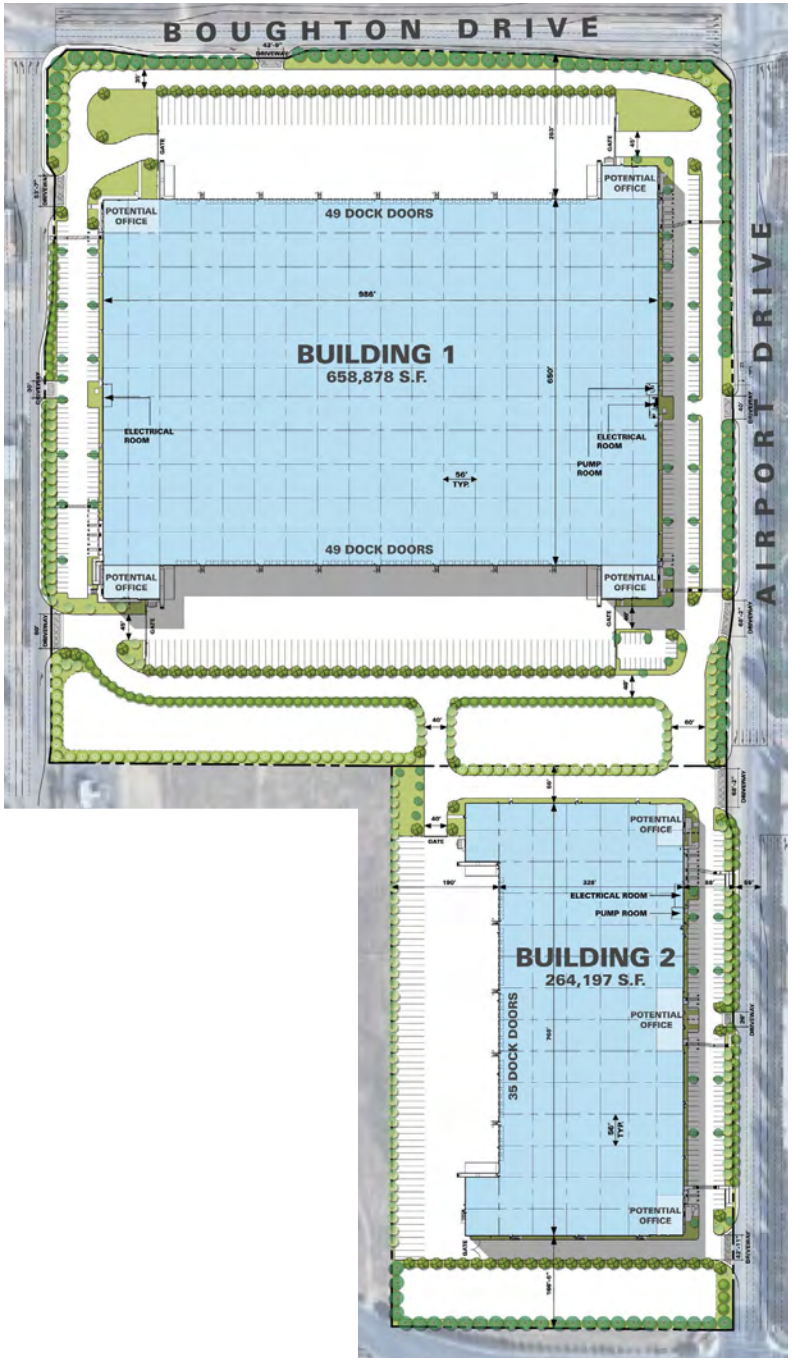


PROJECT OVERVIEW

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.

SITE PLAN



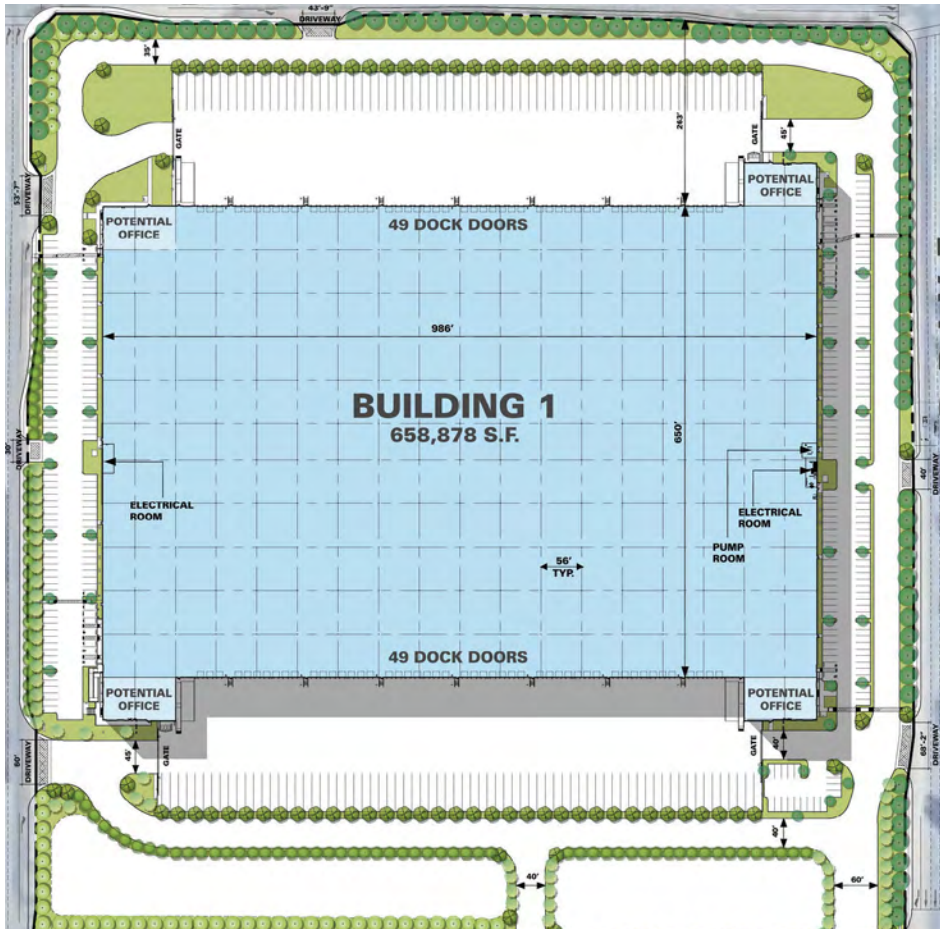
BUILDING ONE
658,878 SF
ON ±35.2 ACRES

BUILDING TWO
264,197 SF
ON ±13.9 ACRES

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

BUILDING I

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

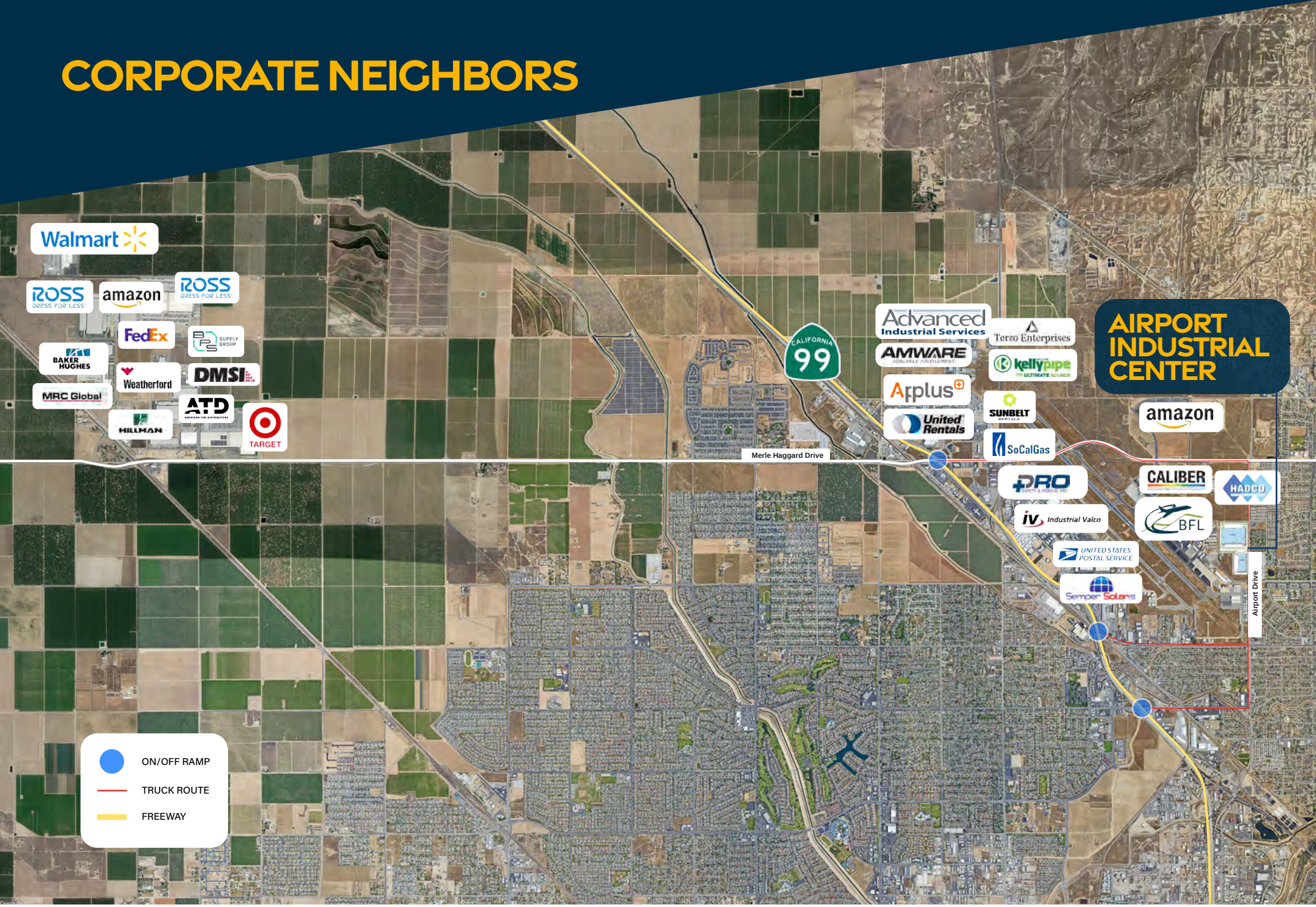
KEY DISTANCES



IMMEDIATE FREEWAY ACCESS & CLOSE PROXIMITY TO LABOR



CORPORATE NEIGHBORS



AIRPORT INDUSTRIAL CENTER

BAKERSFIELD, CALIFORNIA



PROUDLY DEVELOPED BY: IPG INDUSTRIAL PROPERTY GROUP · TPAGROUP

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