

For Sale

Institutional-Grade FBO Asset Portfolio

Meadows Field Airport (BFL)
Bakersfield, CA 93308



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Property Details / Aerial Map

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Site	Lot Size	Facility	Gross SF	Hangar SF	Office SF
1 Lease Site 8	5.12 AC	*1105 Douglas St (Epic Jet Center)	34,002	22,400	11,602
		2103 Airport Dr	17,979	11,934	6,045
2 Lease Site 7	2.99 AC	*Skypark Hangar North	47,400	47,400	-
		*Skypark Hangar South	23,880	23,880	-
3	0.91 AC	2101 Airport Dr	10,660	10,215	445
4	3.13 AC	Hangar 6 & Ramp	40,371	38,350	2,021
5	0.43 AC	Epic Parking Lot	-	-	-
6	0.21 AC	Fuel Farm Site 3	2 x 12,000 Gal	-	-
Totals	12.79 AC		174,292 SF	153,979 SF	20,313 SF

*Owned Building Improvements constructed in 2007 & 2008

Sale Price: \$9,675,655

INVESTMENT HIGHLIGHTS

- **Operational Dominance:** Commanding ramp and taxiway frontage with optimized flow-through for corporate, charter, and maintenance clientele.
- **Runway Adjacency:** Direct apron access to Runway 12L/30R (10,855'), enabling service of large cabin business jets and Boeing-class aircraft.
- **Fueling Rights:** Solely entitled to Fuel Farm Site 3 with regulatory clearances and capacity for sustained Jet-A and avgas distribution.
- **Scalable Development Capacity:** Configured for future expansion or specialized aviation infrastructure development.
- **Comprehensive Infrastructure:** Six geographically proximate and operationally integrated parcels encompassing hangars, offices, and support facilities.
- **Institutional-Quality Leasehold Interest:** Strategically assembled long-term leasehold interest with the County of Kern ensures sustainability and provides opportunities for financing.



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Competitive Advantages

Meadows Field Airport (BFL)
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Established in 2006, Epic Jet Center is the newest and largest full-service FBO at Meadows Field Airport. The facility features a modern lobby, executive lounges, conference room, and a 3.5-acre ramp supporting aircraft up to C-130 or B737, with prior permission for larger aircraft. Services include Jet A and 100LL fueling, GPU and oxygen service, aircraft detailing, and hangar storage up to Gulfstream G450. The investment offers a uniquely defensible and scalable position in a diversifying regional aviation market.

- Exclusive On-Site MRO Capabilities
 - Private Jet Charter Services
 - Premium Executive Terminal Amenities
 - Secure Hangar Storage and Office Leasing
 - Branded Fuel Services with TITAN Aviation
 - Comprehensive Aircraft Ground Services
 - 24/7 Operational Readiness
 - Reputation for Service Excellence
- Visit: <https://epicjetcenter.com/> to learn more

AIRPORT CONTEXT - MEADOWS FIELD (BFL)

- **Geographic Setting:** Kern County, Bakersfield, California
- **Primary Runway:** 12L/30R – 10,855' x 150' (Boeing-capable, ILS-equipped) — one of California's longest commercial service runways
- **Secondary Runway:** 12R/30L – 4,175' x 75' (General Aviation configuration)
- **Controlled Airspace:** Class D; 24-hour FAA ATC Tower
- **Support Services:** ARFF Index B response
- **Commercial Connectivity:** Regularly scheduled airline service via American and United Airlines
- **Tenant Composition:** Diverse base including corporate flight departments, government operators, ag/ industrial aviation, and defense contractors
- **Strategic Location:** Midway between Southern and Northern California hubs (LAX and SFO); gateway to California's central logistics, energy, and agriculture sectors.

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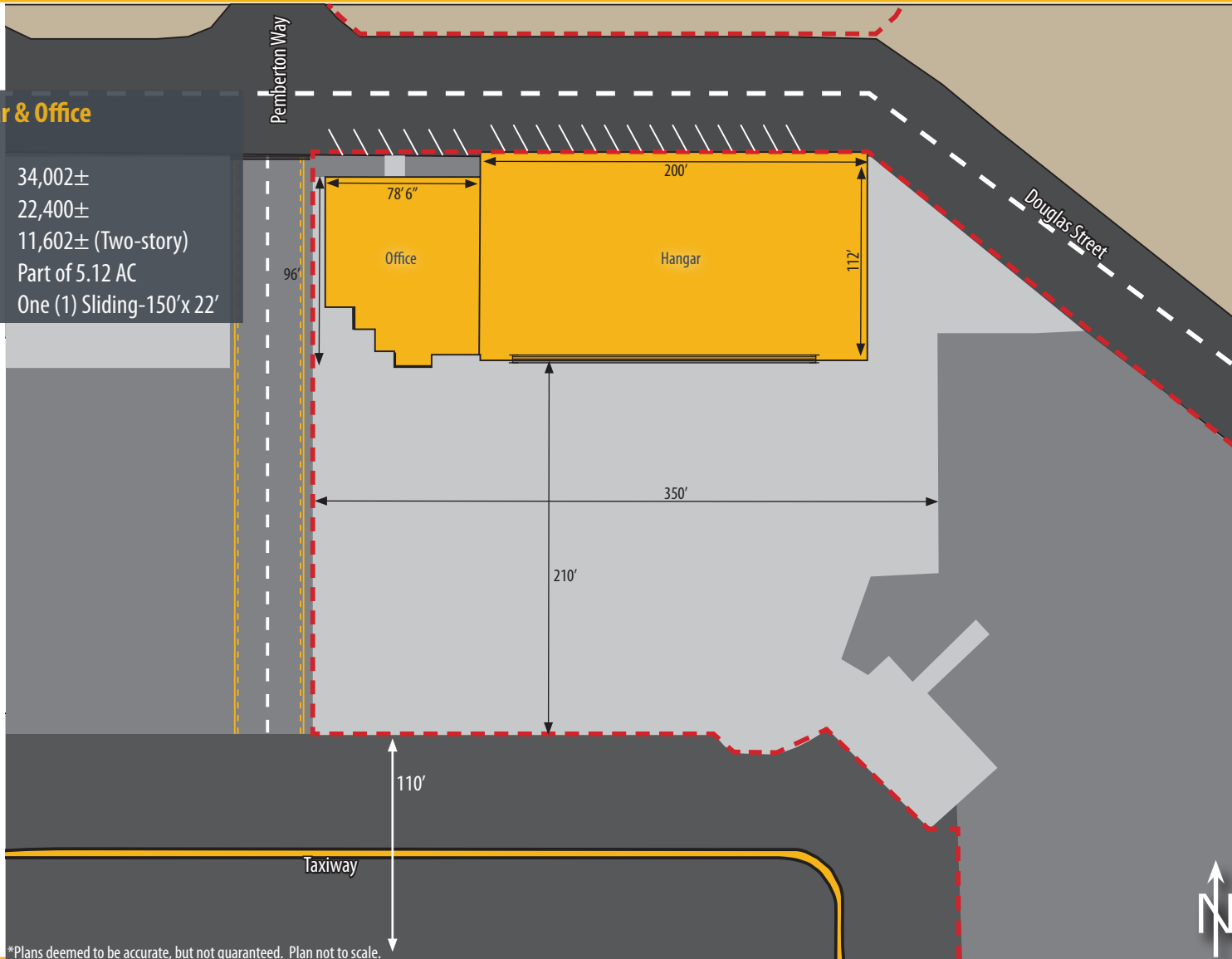
1105 Douglas Street

Meadows Field Airport (BFL)
 Bakersfield, CA 93308



Epic Jet Center Hangar & Office
Lease Site 8 (1 of 2)

- Gross Building SF 34,002±
- Hangar SF 22,400±
- Office SF 11,602± (Two-story)
- Lot Size Part of 5.12 AC
- Hangar Doors One (1) Sliding-150'x 22'



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



11601 Bolthouse Drive Suite 110
 Bakersfield, CA 93311
 661 862 5454 main

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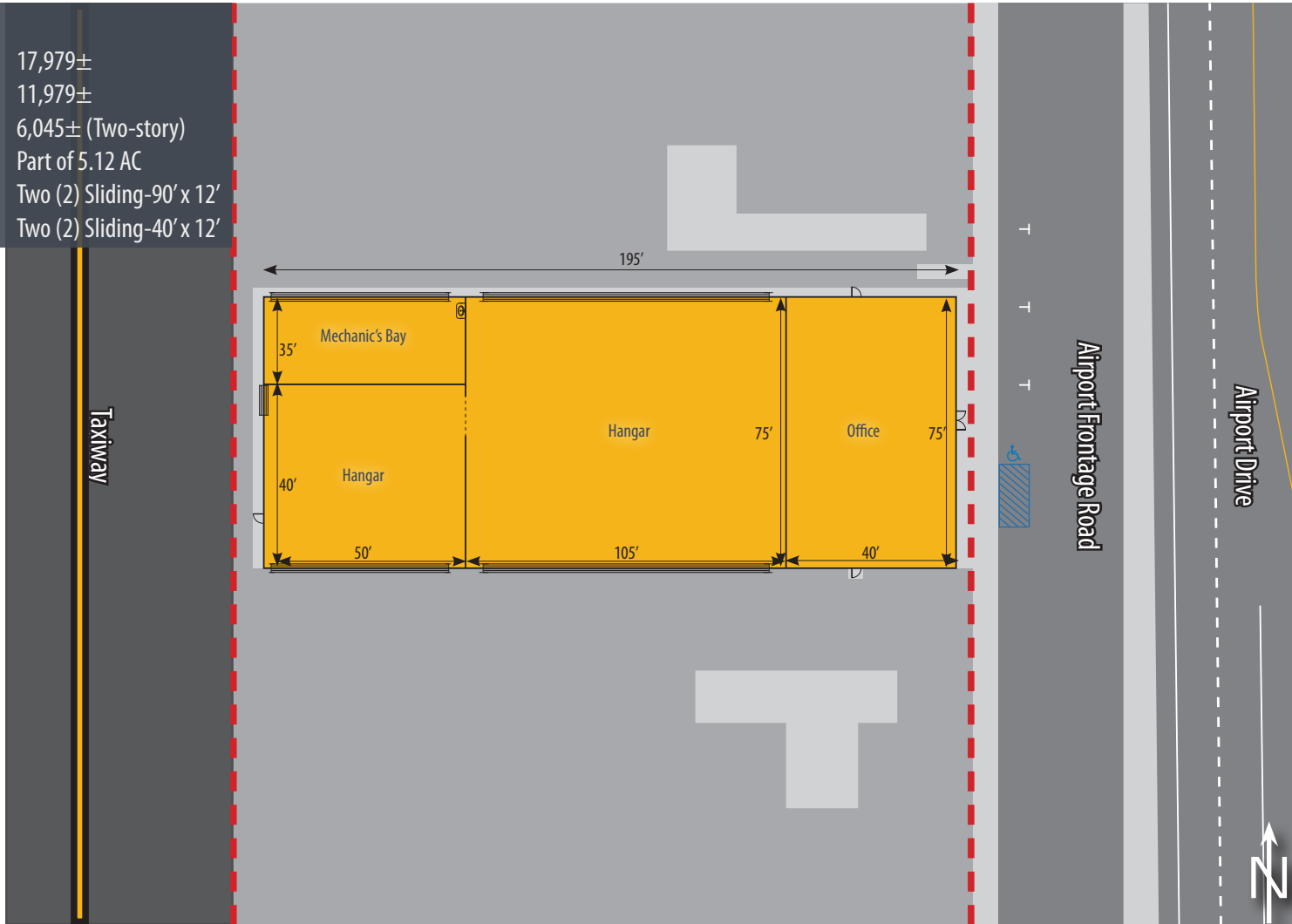
2103 Airport Drive

Meadows Field Airport (BFL)
 Bakersfield, CA 93308



Lease Site 8 (2 of 2)

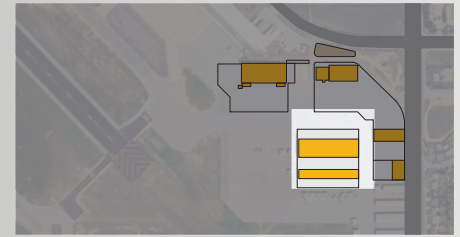
- Gross Building SF 17,979±
- Hangar SF 11,979±
- Office SF 6,045± (Two-story)
- Lot Size Part of 5.12 AC
- Hangar Doors Two (2) Sliding-90' x 12'
- Two (2) Sliding-40' x 12'



*Plans deemed to be accurate, but not guaranteed.

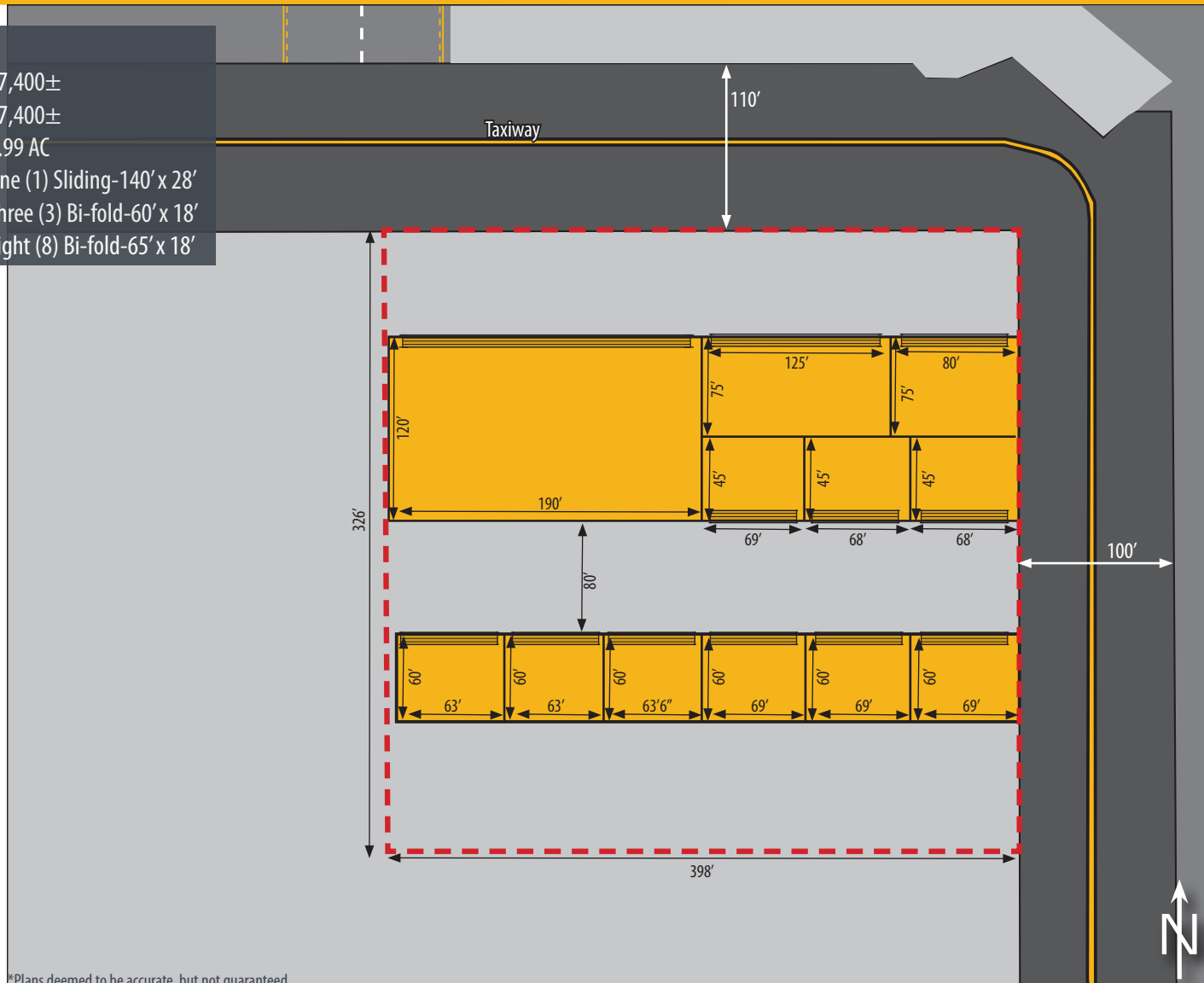
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Asset Portfolio
Skypark Hangars

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Lease Site 7

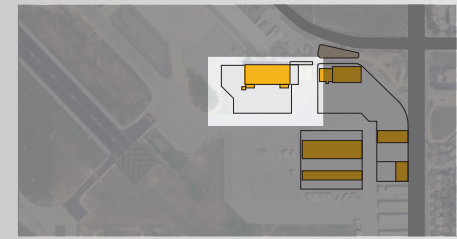
- Gross Building SF 47,400±
Hangar SF 47,400±
- Lot Size 2.99 AC
- Hangar Doors One (1) Sliding-140' x 28'
Three (3) Bi-fold-60' x 18'
Eight (8) Bi-fold-65' x 18'



*Plans deemed to be accurate, but not guaranteed.

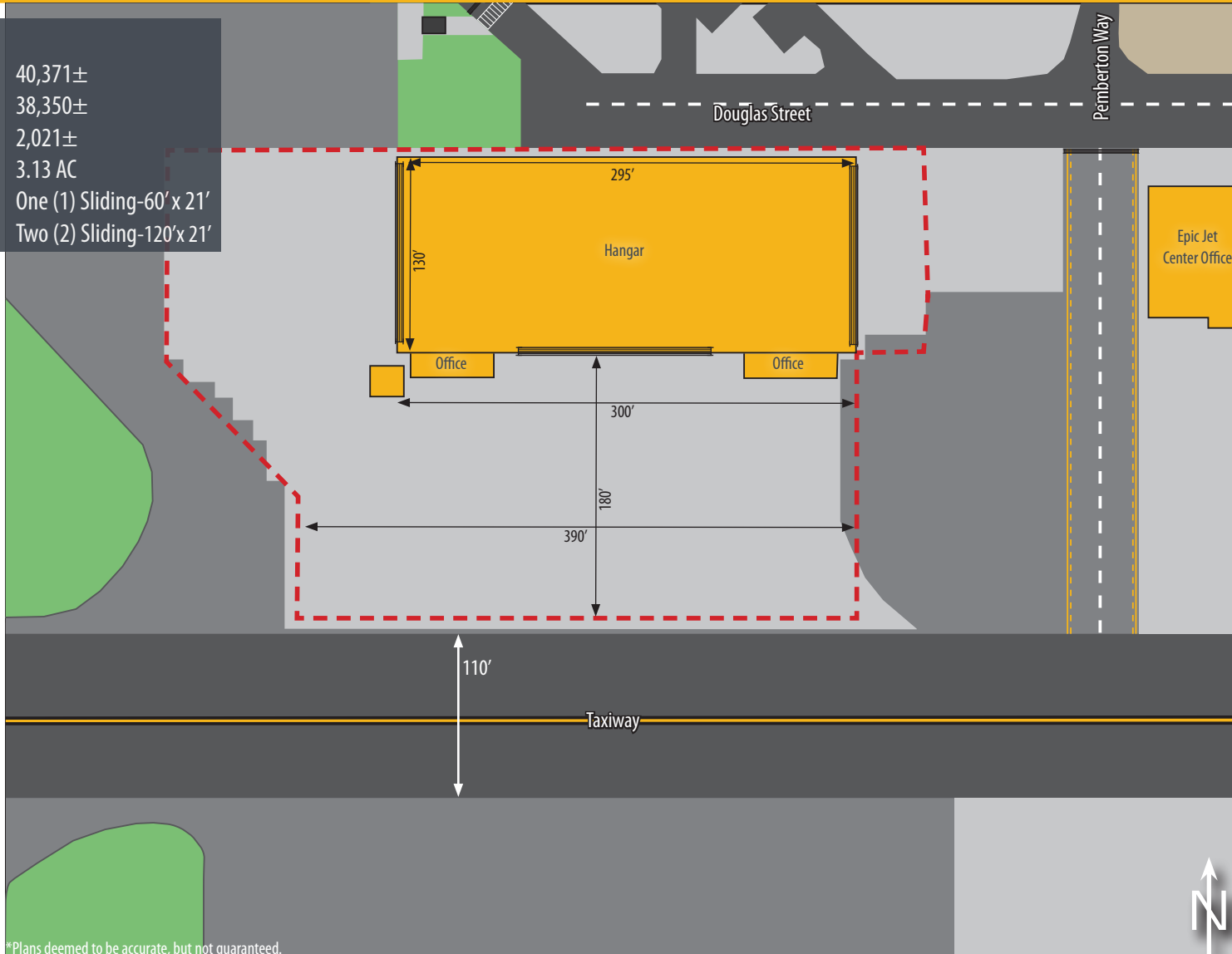
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Asset Portfolio
Hangar 6 & Ramp

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Hangar 6 & Ramp

- Gross Building SF 40,371±
- Hangar SF 38,350±
- Office SF 2,021±
- Lot Size 3.13 AC
- Hangar Doors One (1) Sliding-60' x 21'
- Two (2) Sliding-120' x 21'



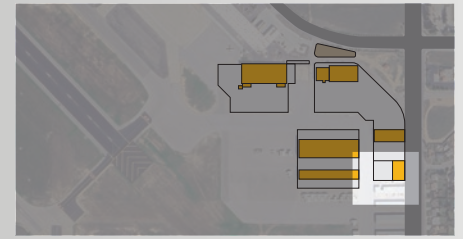
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For Sale
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2101 Airport Drive

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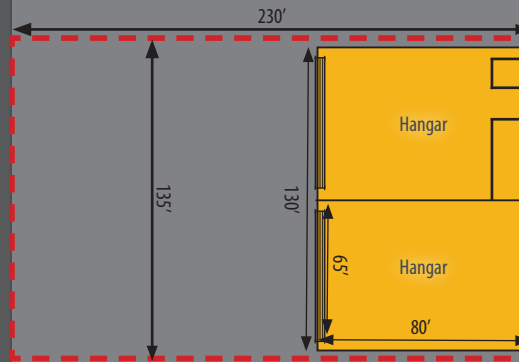
2101 Airport Drive

- Gross Building SF 10,660±
- Hangar SF 10,215±
- Storage SF 445±
- Lot Size 0.91 AC
- Hangar Doors Two (2) Sliding-55' x 13'

Skypark Hangar North

Skypark Hangar South

Taxiway



Airport Frontage Road

Airport Drive



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Fuel Farm Site 3

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- Fuel Farm Site 3**
- Tanks 2 x 12,000 Gal
 - Lot Size 0.21 AC

For Sale
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Nearby Trade

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Property Photos

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Entrance



Hangar 6



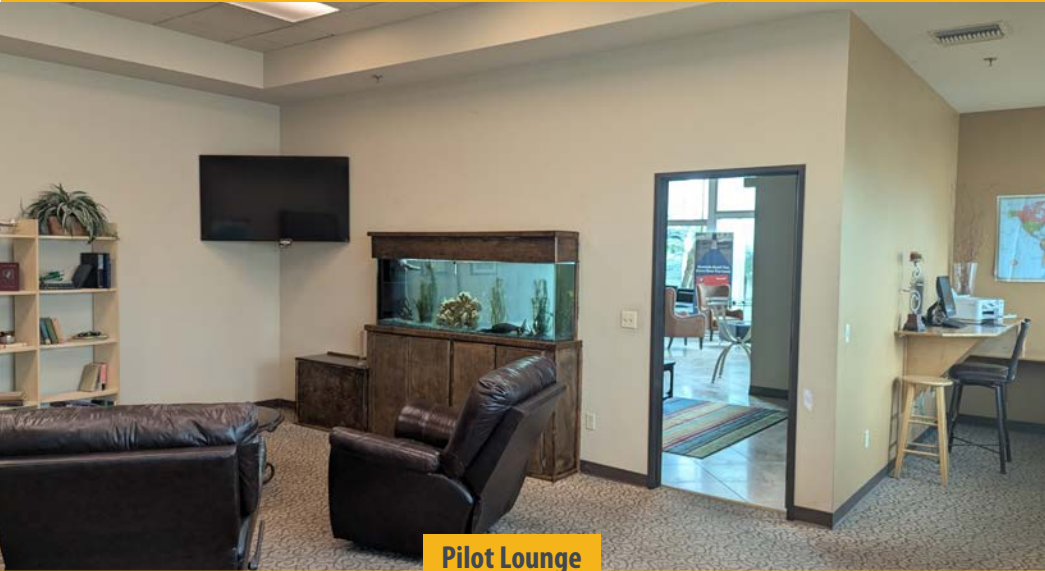
Skypark Hangars



Skypark Hangar North

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Property Photos

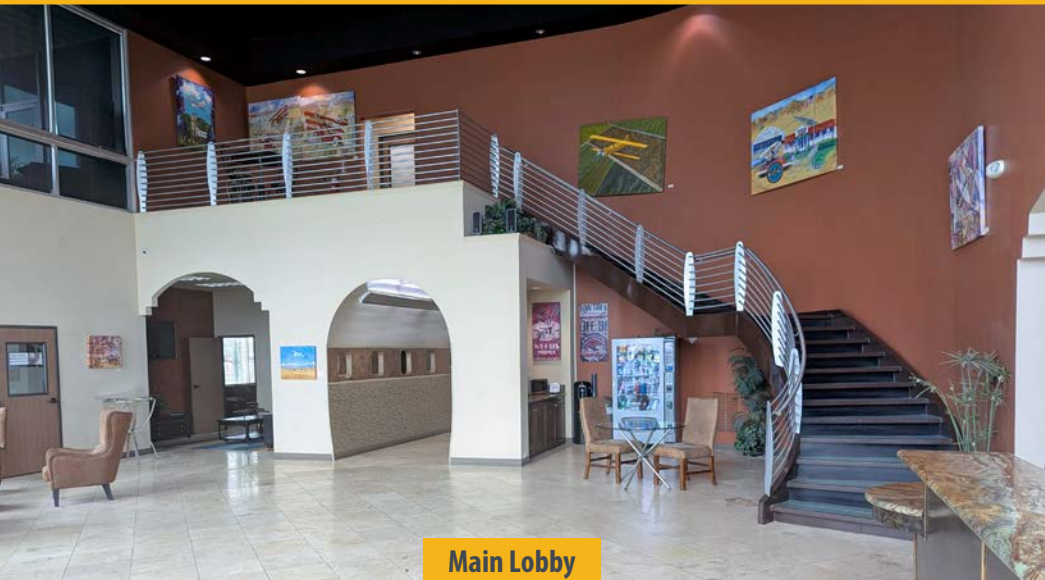
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Pilot Lounge



Pilot Lounge



Main Lobby



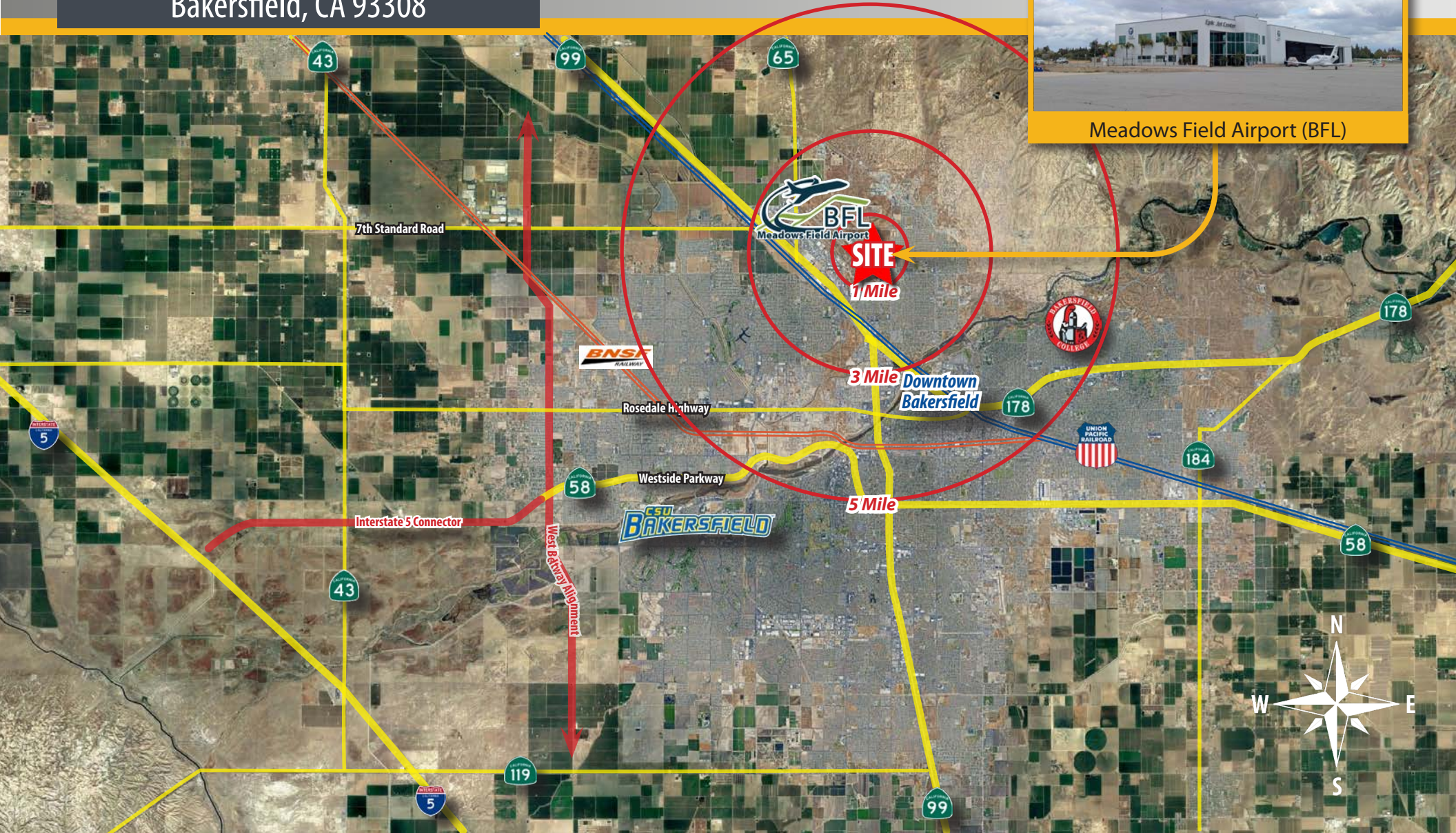
Epic Jet Center Restroom

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Bakersfield Area Roadways

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Meadows Field Airport (BFL)



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Kern County At A Glance

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KERN COUNTY

At A

GLANCE

#2 LARGEST ECONOMY
 IN THE SAN JOAQUIN VALLEY

#3 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



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THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%  **60%** 



#1 Largest Wind Project in the Nation

#1 Largest Battery Energy Storage System in the World

#13 Oil-Producing County in the Nation

OVER 50 WORLD'S TECH "FIRSTS"
 NAVAL AIR WARFARE CENTER WEAPONS DIVISION



1ST INLAND 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



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

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ASU Commercial Brokerage Team

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