

**FOR
LEASE**



Bakersfield
COMMONS
LOGISTICS PARK

2152 Coffee Road

Bakersfield, CA

New Class "A" Dock Served Warehouse

■ Last Mile Logistics ■ Distribution

2152

PROJECT BY

REXCO
DEVELOPMENT

ASU
COMMERCIAL

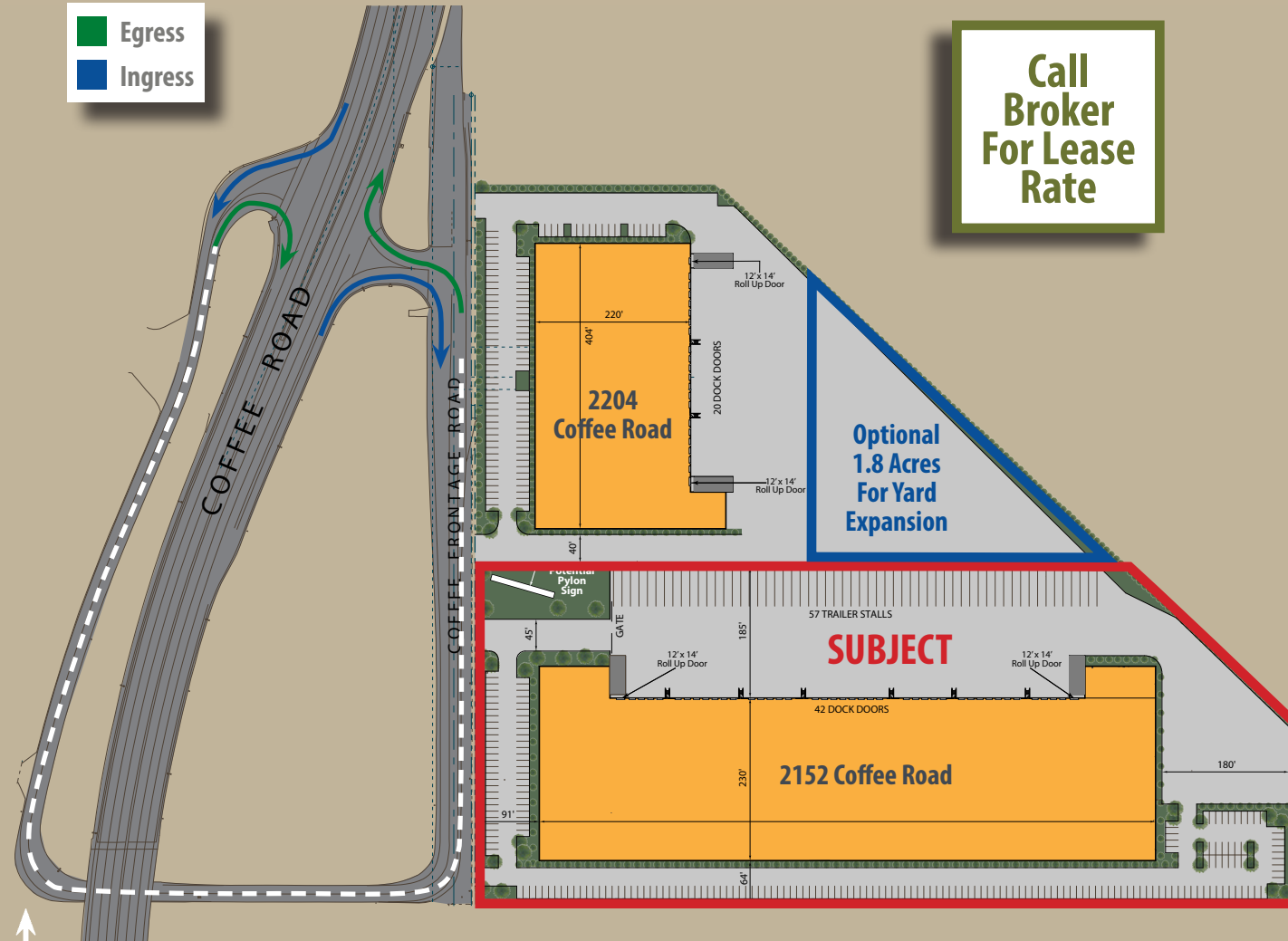
New Class "A" Dock Served Warehouse

▪ Last Mile Logistics ▪ Distribution
FOR LEASE

Project Details

2152 Coffee Road ▪ Bakersfield, CA

 Egress
 Ingress



**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
▪ Additional Yard Area	Up to 1.8 Acres
▪ 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

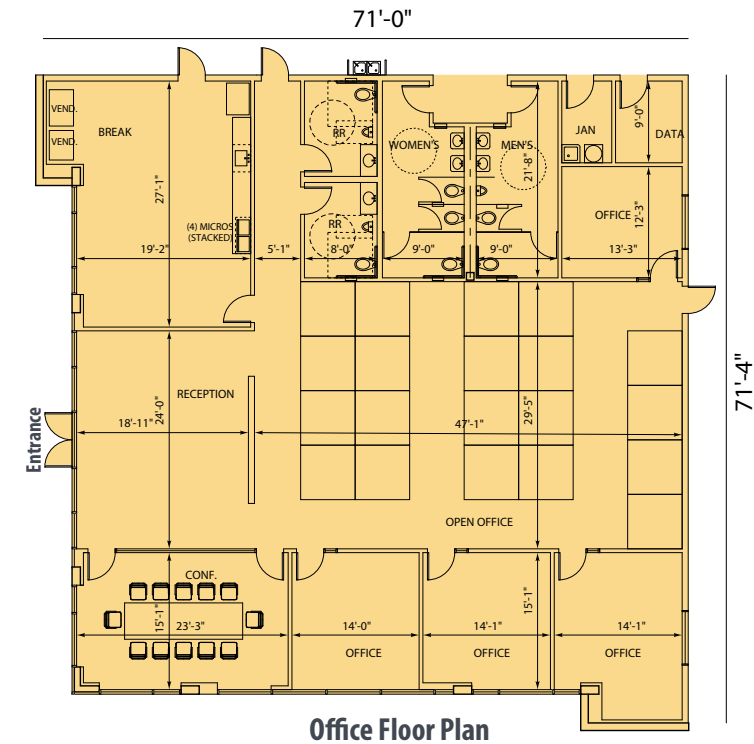
*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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Building Details

2152 Coffee Road ▪ Bakersfield, CA



Building Details

- **Building Size** 209,041± SF
- **Office** 4,640± SF
- **Drive-In Doors** 2 - 12'x14'
- **Trailer Parking** 57 Trailer Stalls
- **Additional Yard Area** Up to 1.8 Acres
- **Column Spacing** 60'x52'
- **Power** 2,000 Amps, 3 Phase, 4 Wire 208/110 v

- **Dock Doors** 42 - 9'x10'
- **Truck Court** 185'
- **Clear Height** 36'±
- **Auto Parking** 184 Auto Stalls
- **Concrete Slab** 7"
- **Sprinklers** ESFR

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Property Photos

2152 Coffee Road ▪ Bakersfield, CA



New Class "A" Dock Served Warehouse

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Property Photos

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New Class "A" Dock Served Warehouse

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Demographic Aerial

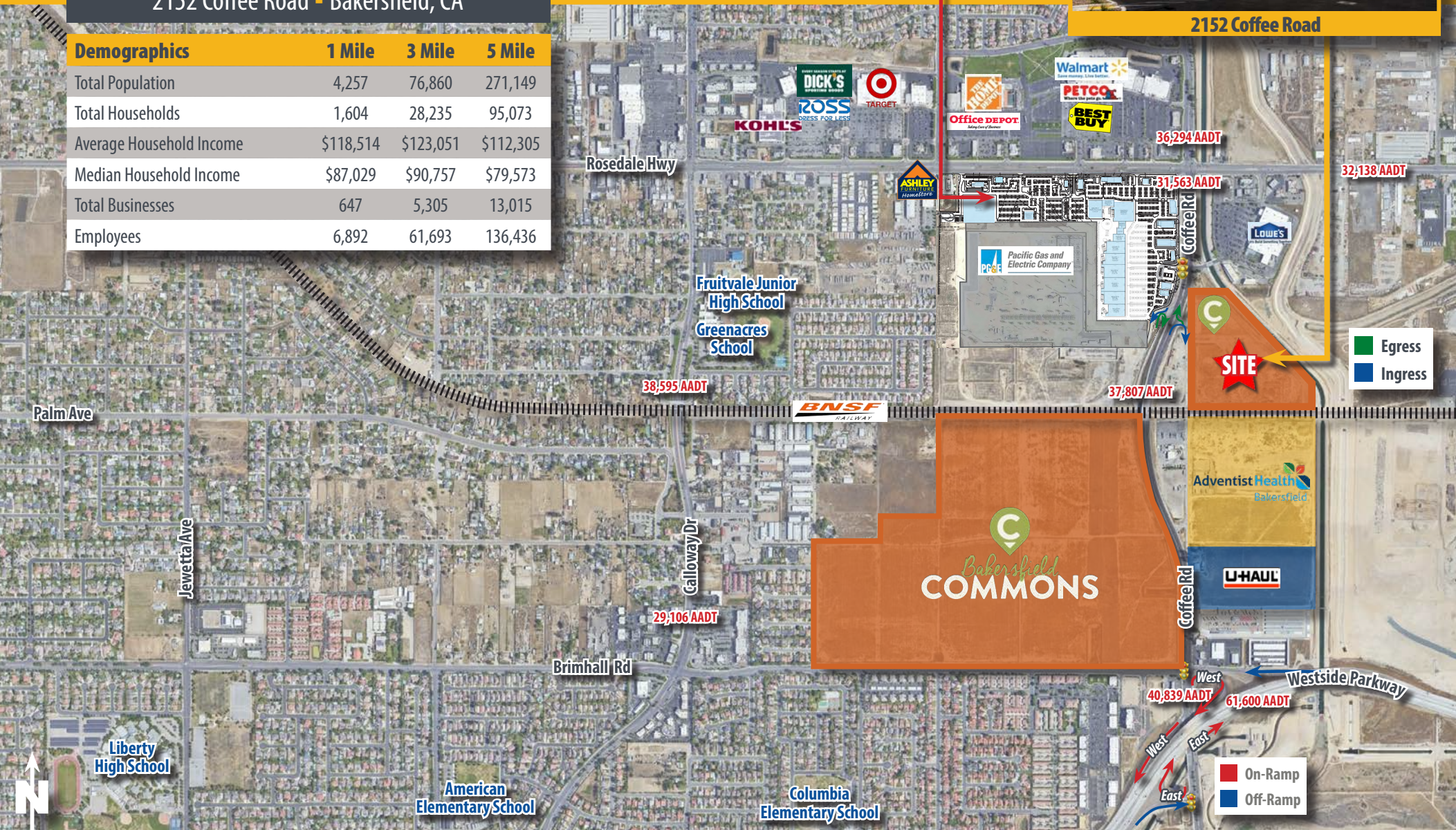
2152 Coffee Road ▪ Bakersfield, CA

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



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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)

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Transportation & Logistics

2152 Coffee Road ▪ Bakersfield, CA



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



FedEx and UPS Ground Hubs in Bakersfield

4hr DRIVE
PORTS OF San Francisco Oakland

2hr DRIVE
PORTS OF Long Beach Los Angeles

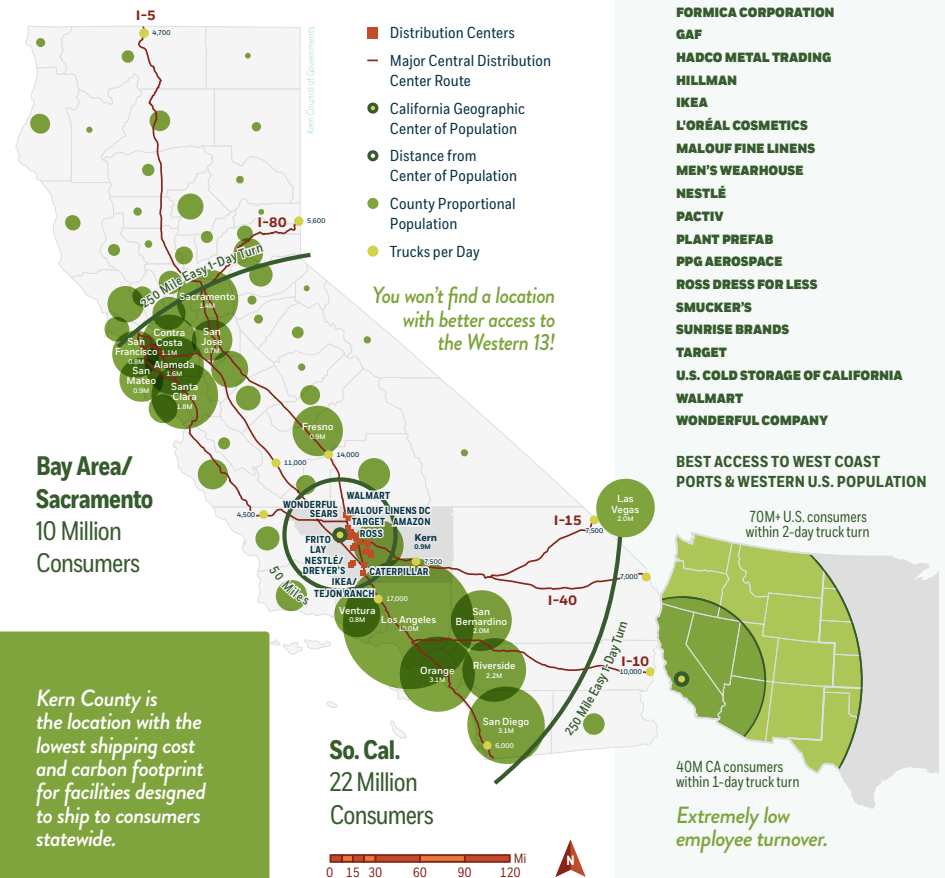
ACCESS TO
LAX Los Angeles
SFO San Francisco
OAK Oakland
ONT Ontario
SCLA So. CA Logistics
BFL Meadows Field

Geographic Population Center of CA (40 Million People)



California's Logistics & Distribution Hub

Over 50 Distribution Centers in Kern County



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2152 Coffee Road ▪ Bakersfield, CA



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