

FOR SALE

32535 7th Standard Rd
Bakersfield, CA 93314



**Bakersfield Quality
Distribution Center**

BQDC, THE RAIL GATEWAY TO ROSEDALE RANCH

**BAKERSFIELD
QUALITY
DISTRIBUTION
CENTER**

NEWMARK

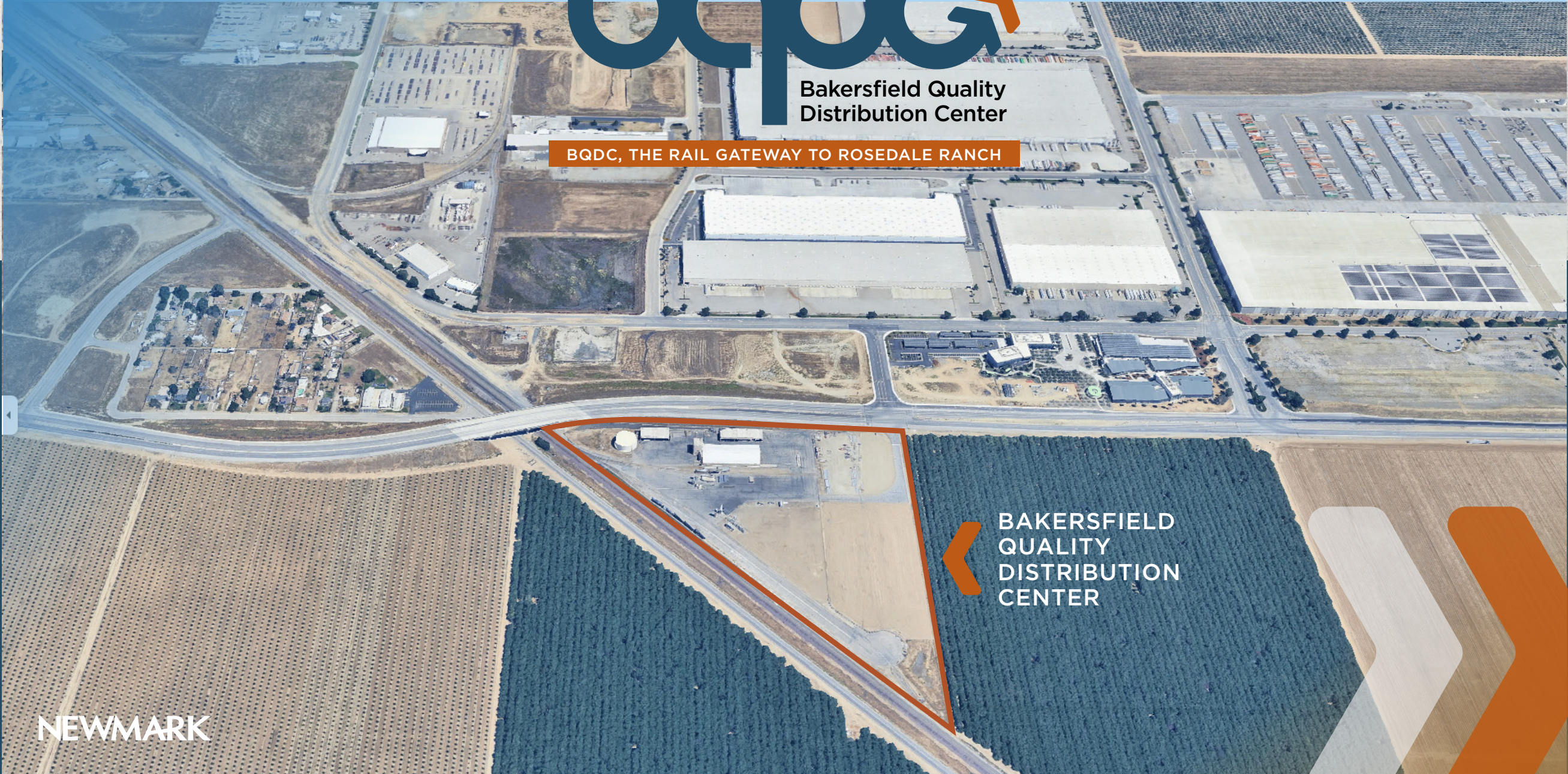


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Executive Summary

BAKERSFIELD
QUALITY
DISTRIBUTION
CENTER

Bakersfield Quality Distribution Center (BQDC) is a premier rail-served transloading and logistics hub located in the heart of California's Central Valley. Situated on ±18.66 acres and designated as a BNSF Premier Transload Facility, BQDC has been a critical link in regional and national supply chains for over 30 years. With rail, highway, and regional air access, the facility is fully equipped to support a wide range of commodities and logistics operations.

Positioned between Interstate 5 and Highway 99, with direct access to BNSF mainline rail, BQDC is uniquely suited to serve industrial users requiring scalable, multimodal logistics solutions. Its location adjacent to the proposed Rosedale Ranch Trade & Transportation Center and near the Wonderful Industrial Park offers unmatched future upside.



TRANSLOAD
LOGISTICS
RAIL-SERVED
REAL ESTATE

PROPERTY HIGHLIGHTS



±18.66 acres of improved logistics land



Zoned Medium Industrial (M-2)



±4,500 linear feet of rail (60 car spots)



BNSF mainline access – switched 3x/week



±17,000 SF indoor storage, ±12,500 SF covered bulk storage, and ±9 acres of yard storage



±1,500 SF office building



±80-Foot truck scales, silos, one million-gallon storage tank, and 5-car unloading manifold



6 forklifts, front-end loader, 6 conveyors, office equipment



Rail and truck loading docks



Fenced, lighted site with on-site water well



Efficient layout with clean, expandable infrastructure

LOGISTICS ADVANTAGE

Bakersfield QDC offers a full suite of logistics services:

- Transloading (bulk liquids & solids)
- Railcar storage
- Cross-docking
- Warehousing and indoor/outdoor storage
- Distribution and inventory management
- Last-mile and door-to-door coordination
- Access to local trucking partners

Service area: up to **120 miles** with efficient access to **Ports of Long Beach, Los Angeles, and Oakland.**

BAKERSFIELD
QUALITY
DISTRIBUTION
CENTER



BAKERSFIELD QUALITY DISTRIBUTION CENTER





01

The Opportunity

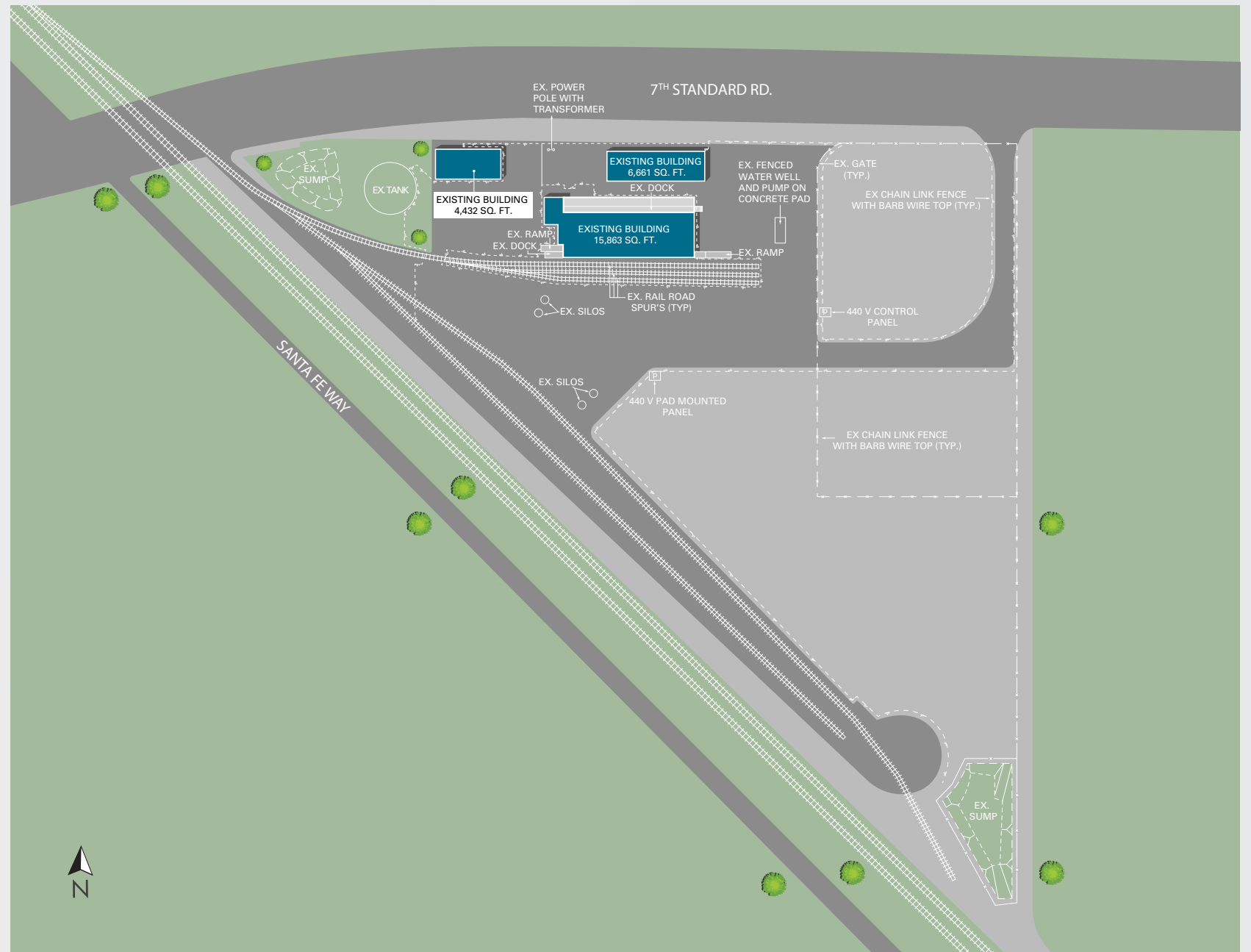
RAIL & BNSF PREMIER STATUS

BQDC is one of BNSF's longest-standing Premier Transload Facilities, benefiting from:

- Preferred marketing coverage
- Web-integrated visibility through BNSF.com
- Enhanced carload volume support
- A newly extended 1,500 ft. mainline lead

BQDC can support high-volume switching and future shared rail use with Rosedale Ranch Trade & Transportation Center, a planned ±1,600-acre, rail-served mega site.

SITE PLAN



INDUSTRIAL SYNERGIES

- Kern County is a top U.S. region for:
- Energy: Produces 75% of CA oil, 58% of gas
- Agriculture: Over 1,000,000 acres in high-value crops
- Petrochemical: Major producers of plastic, cement, and asphalt
- Distribution: Strategic inland location for relieving coastal port congestion

LOCATION OVERVIEW

- 6 miles from Meadows Field Airport (BFL)
- Positioned between I-5 and Hwy 99
- Adjacent to Wonderful Logistics Park (FTZ #202)
- Near tenants include Amazon, Walmart, Target, FedEx, and more
- Kern County offers incentive programs, pro-growth planning, and fast permitting

MAJOR CUSTOMERS & END USERS

BQDC supports long-term relationships with:

- GAF/Elk Roofing
- Intrepid Potash
- Oil-Dri Corporation
- Fleet Concepts / IFCO
- Salt River Materials Group
- KAG Logistics

WHY INVEST IN BQDC?

- Trophy rail-served site with decades of proven service
- Expansive infrastructure already in place
- Immediate synergies with Rosedale Ranch and nearby FTZs
- Located in one of the fastest-growing industrial markets in California
- Serves multiple commodity types—liquid, dry bulk, ag, solar, energy



PORTS/FACILITIES

PORT OF OAKLAND	256 MILES
PORT OF LOS ANGELES/LONG BEACH	149 MILES
LOS ANGELES AIRPORT	127 MILES
SAN JOSE AIRPORT	228 MILES
OAKLAND AIRPORT	250 MILES
BAKERSFIELD AIRPORT	11.5 MILES

RAIL TRANSIT

RAIL - BSNF STOCKTON YARD	225 MILES
BNSF MARIPOSA INTERMODAL FACILITY	225 MILES
BSNF FRESNO YARD	104 MILES
BSNF BAKERSFIELD YARD	16.4 MILES
BNSF BARSTOW TERMINAL	143 MILES
BNSF SAN BERNARDINO	178 MILES
BNSF WATSON YARD	142 MILES
BNSF HOBART YARD	128 MILES



Walmart

Wonderful
logistics center.

ROSEDALE RANCH

amazon ROSS
DRESS FOR LESS

BP
SUPPLY GROUP

target

FedEx
Ground

CJ LOGISTICS

HILLMAN
GROUP

ATD
AMERICAN TIRE DISTRIBUTORS

GOLDEN BEAR
Industries

GAF

OLDE THOMPSON
since 1944

SE
SCELZI EQUIPMENT
Truck Parts and Accessories

JTI

MRC Global

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BAKERSFIELD, CA

7th Standard Rd

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BQDC, THE RAIL GATEWAY TO ROSEDALE RANCH

60 Minutes

30 Minutes

15 Minutes

DRIVE TIME



NEWMARK

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank (Newmark) that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.

