



FOR SALE | INDUSTRIAL DEVELOPMENT OPPORTUNITY | 99 FREEWAY & TAFT HWY

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000

±26.17-Acre Industrial Development Opportunity | Bakersfield, California

PRIME INDUSTRIAL LOCATION

Positioned along the highly visible Highway 99 corridor in Bakersfield, the Golden State Industrial Center presents a rare opportunity to develop a phased, institutional-quality industrial business park on approximately 26.17 acres. The site benefits from direct freeway frontage, strong regional access, and existing utility infrastructure, making it well-suited for logistics, warehousing, manufacturing, and flex industrial users.

*The proposed development program, identified as **Big Box + Small Bay/Flex**, is designed to maximize absorption by combining a large anchor warehouse with smaller industrial and flex buildings that can accommodate a wide range of tenant sizes. At full buildout, the project could deliver **+/- 500,000 square feet** of industrial space at an estimated **60% FAR**, aligning with modern industrial development standards.*

*The site enjoys excellent connectivity with immediate access to Highway 99 and nearby arterial roadways. Existing utility infrastructure is a major advantage, with **water, sewer, and power available to the site**, reducing entitlement and development risk.*

Surrounded by established commercial amenities including Starbucks, Subway, Shell, Jack in the Box, and nearby hospitality and service businesses, the project offers a convenient environment for both employers and employees. The location also places tenants within one of California's fastest-growing industrial markets, serving as a strategic distribution hub between Southern California, the Bay Area, and the Central Valley.

Overall, the Golden State Industrial Center represents a compelling opportunity to create a modern, freeway-front industrial campus capable of attracting both large-scale users and smaller industrial tenants, while benefiting from phased execution, strong visibility, and existing infrastructure.



**Small Bay/Flex Conceptual AI Rendering*



**Big Box Distribution Conceptual AI Rendering*

CONCEPTUAL SITE MAP*



**Conceptual AI Rendering*

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99 FREEWAY & TAFT HWY - WEST SIDE. FOR SALE

PROPERTY OVERVIEW

This M-1 land is ready to build on with almost 2000 feet of frontage along 99 Freeway making this uniquely positioned for a high visibility development. The strategic location at the 99 Freeway and Taft Highway allows for easy access to the major transportation hubs including Interstate 5. Increasing traffic and population growth, rapidly emerging commercial development, residential growth, and local government infrastructure investments in the surrounding area makes this an attractive investment opportunity for real estate developers. Billboards are not included.

OFFERING PRICE

Contact Agent

AVAILABLE ACREAGE

26.17 ± Acres

ZONING

M-1 County

APNS

184-160-07-00-9; 184-470-04-00-0; 184-470-06-00-6



**Big Box Distribution Conceptual AI Rendering*



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99 FREEWAY & TAFT HWY - WEST SIDE. FOR SALE

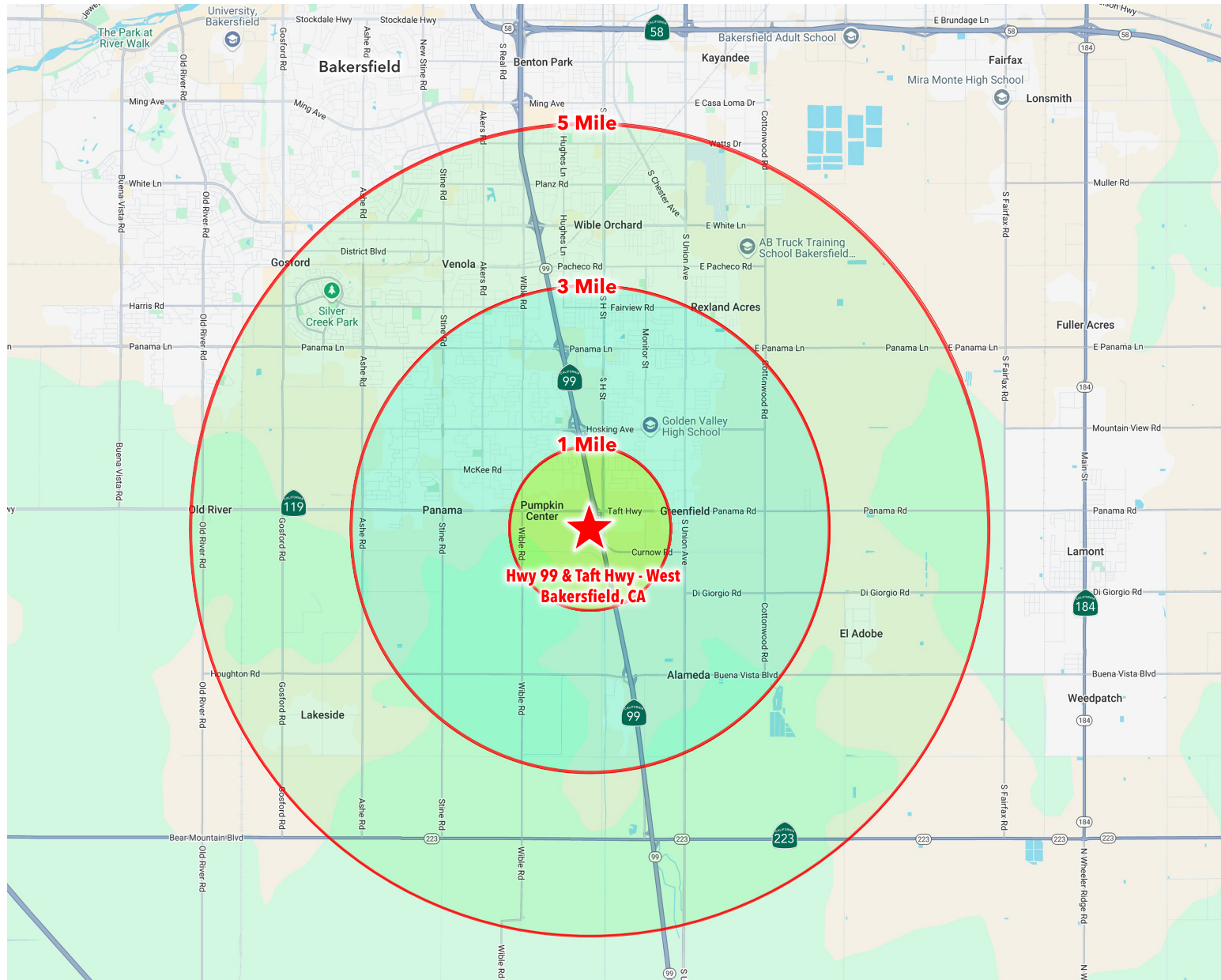
AMENITIES MAP



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99 FREEWAY & TAFT HWY - WEST SIDE. FOR SALE

RADIUS MAP



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DEMOGRAPHICS

RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	3,980	64,616	137,981
2024 Estimate	3,973	64,608	137,936
2020 Census	3,939	64,574	137,699
Growth 2024 - 2029	0.18%	0.01%	0.03%
Growth 2020 - 2024	0.86%	0.05%	0.17%
2024 Population by Hispanic Origin	2,722	44,657	94,367
2024 POPULATION	3,973	64,608	137,936
White	3,980	64,616	137,981
Black	3,973	64,608	137,936
Am. Indian & Alaskan	3,939	64,574	137,699
Asian	0.18%	0.01%	0.03%
Hawaiian & Pacific Island	0.86%	0.05%	0.17%
Other	2,104 52.96%	33,240 51.45%	70,467 51.09%
U.S. Armed Forces	0	17	54
HOUSEHOLDS			
2029 Projection	1,116	16,781	38,529
2024 Estimate	1,114	16,786	38,534
2020 Census	1,107	16,787	38,488
Growth 2024 - 2029	0.18%	-0.03%	-0.01%
Growth 2020 - 2024	0.63%	0.01%	0.12%
Owner Occupied	836 75.04%	12,129 72.26%	24,066 62.45%
Renter Occupied	279 25.04%	4,657 27.74%	14,468 37.55%
2024 Households by HH Income	1,115	16,786	38,535
Income: <\$25,000	143 12.83%	1,879 11.19%	5,865 15.22%
Income: \$25,000 - \$50,000	235 21.08%	3,002 17.88%	9,041 23.46%
Income: \$50,000 - \$75,000	126 11.30%	3,044 18.13%	7,207 18.70%
Income: \$75,000 - \$100,000	132 11.84%	2,184 13.01%	4,834 12.54%
Income: \$100,000 - \$125,000	315 28.25%	2,442 14.55%	4,461 11.58%
Income: \$125,000 - \$150,000	67 6.01%	1,662 9.90%	3,016 7.83%
Income: \$150,000 - \$200,000	43 3.86%	1,533 9.13%	2,566 6.66%
Income: \$200,000+	54 4.84%	1,040 6.20%	1,545 4.01%
2024 Avg Household Income	\$89,537	\$96,496	\$81,741
2024 Med Household Income	\$85,132	\$80,357	\$65,284

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KERN COUNTY AT A GLANCE



*Cultivating & Promoting
Boundless Opportunities
for Businesses*

Kern Economic Development Corporation (Kern EDC) is a public private partnership formed in 1988 with the mission of cultivating and promoting Kern County's boundless opportunities for business.

KERN COUNTY At A GLANCE

LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#1 in Agricultural
Production
Nationwide



#3 in Economic
Diversity
Nationwide

#4 in STEM
Jobs
Nationwide

OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA Largest Provider of Oil & Renewable Energy in the State

70%



60%



#1 Largest
Wind Farm
in the U.S.



3RD Largest
Solar Farm
in the U.S.



#7 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR & SPACE
PORT AT RUTAN
FIELD



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



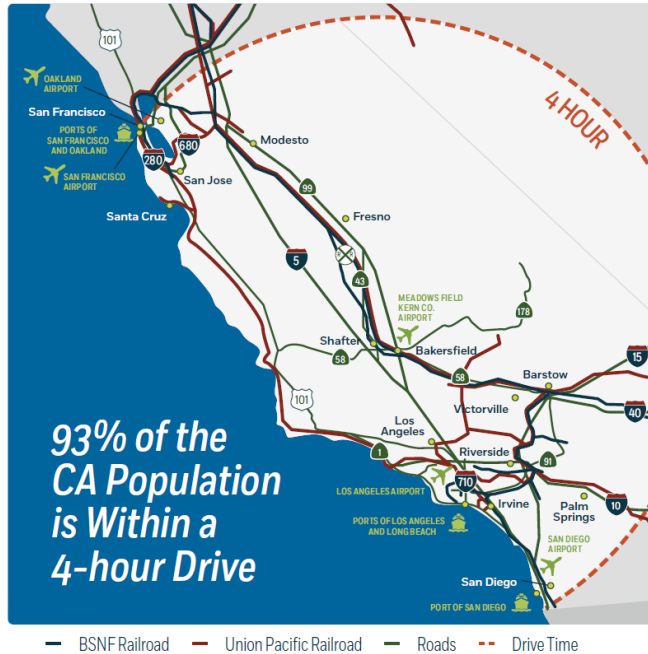
KERN COUNTY. *California*. WHERE BUSINESS IS BOUNDLESS

KERNEDC
ECONOMIC DEVELOPMENT CORPORATION

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

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ADVANTAGES OF KERN COUNTY



- Close proximity to Greater LA and the Ports of LA & Long Beach
- More than 40 million consumers within a 4-hour truck drive
- Access to 14% of the US population within a 300-mile radius
- Access to Interstate 5, Highway 99 North and South, Highway 46 West to the Central Coast, and Highway 58 East to Interstate 40
- Class 1 Rail from Union Pacific and BNSF



STRATEGIC LOCATION



BUSINESS FRIENDLY



AVAILABLE LAND & FACILITIES



QUALITY, AFFORDABLE WORKFORCE



IF YOU BUILD IT, THEY WILL COME!

There's a Reason Your Business Should Be in Kern County!

- Second-largest economy in the San Joaquin Valley
- Favorable infrastructure and land use policies
- California's population center and close proximity to Los Angeles Basin
- Talent synergies between existing oil/gas workforce and skills required by the manufacturing sector
- #4 in STEM jobs in the U.S.
- Significant logistics assets



TOP 5 CALIFORNIA METRO FOR:

Age Pipeline Employee Turnover #3 #4

KERN WORKER PRODUCTIVITY

\$675K (Median) \$901K (Average)

13,120 Indirect and Induced Employment Jobs

YOU'LL BE IN GOOD COMPANY IN KERN COUNTY

These Well-Known Names Call Kern County Home



Keep Making it with "MAK"

Kern EDC launched the Manufacturing Alliance of Kern (MAK) in 2022. The industry-led initiative advocates on behalf of the region's 450+ manufacturers and plays a critical role in providing manufacturers the opportunity to engage in B2B conversations and share industry experiences. (The advanced manufacturing sector was identified as a key opportunity industry by EDC Property.)

To learn more about MAK, contact:
NELSON BROWN
VP of Business Development, Kern EDC
461-862-5058
nbrown@kernedc.com

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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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