

FOR SALE OR LEASE

6850 NEW KAPITTEL  
SHAFTER, CA

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## 6850 NEW KAPITTEL CT.

- Exceptional visibility from Highway 99, located off the Hwy 99 and Lerdo Highway interchange
- State-of-the-art concrete tilt-up building built in 2016
- Central location provides efficient distribution reach that extends access beyond the local market — reaching Los Angeles, the Bay Area, and the broader Western United States

### PROPERTY FEATURES

|                         |  |
|-------------------------|--|
| <b>Total Available:</b> | ±75,675 SF   |
| <b>Office:</b>          | ±6,215 SF  |
| <b>Lot Size:</b>        | ±4.7 Acres*  |
| <b>Clear Height:</b>    | 28'  |
| <b>Loading:</b>         | (9) 9' x 10' Dock Doors<br>(2) 14' x 14' Grade-Level Doors |
| <b>Power:</b>           | 400Amps, 120/208V, 3Ph, 4W                                 |
| <b>APN:</b>             | 091-300-11-00-3  |
| <b>Zoning:</b>          | Industrial Airport Approach<br>City of Shafter             |
| <b>Asking Price:</b>    | \$14,995,000   |
| <b>Asking Rent:</b>     | 85¢ psf/month, NNN   |

*\*Additional 4.05 Net Acres available for lease*



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### FLOOR PLAN





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### LOCATION MAP





**For more information, please contact:**

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