

31149

COBERLY ROAD

FURNITURE CITY

FURNITURE CITY

FOR LEASE/SALE
±129,465 SF
Spec Building

2 Additional Parcels
Available for Build-to-Suit
SWC Coberly Road &
Cherry Avenue
Shafter, CA

 **CUSHMAN & WAKEFIELD**

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



// PROPERTY HIGHLIGHTS

ESTIMATED DELIVERY DATE
Q1 2026 - BUILDING 1

TOTAL SITE SIZE
±19.58 ACRES

APN
090-340-18

PROPOSED TOTAL BUILDING
±408,218 SF

ZONING
M-2 PD, COUNTY OF KERN

CLEAR HEIGHT
±30' MIN

PARCEL 1 - SPEC BUILDING
±129,465 SF (BLDG 1)

PARCEL 1 SITE
±6.34 NET ACRES

PARCEL 2
±141,104 SF (FUTURE)

PARCEL 2 SITE
±5.87 NET ACRES

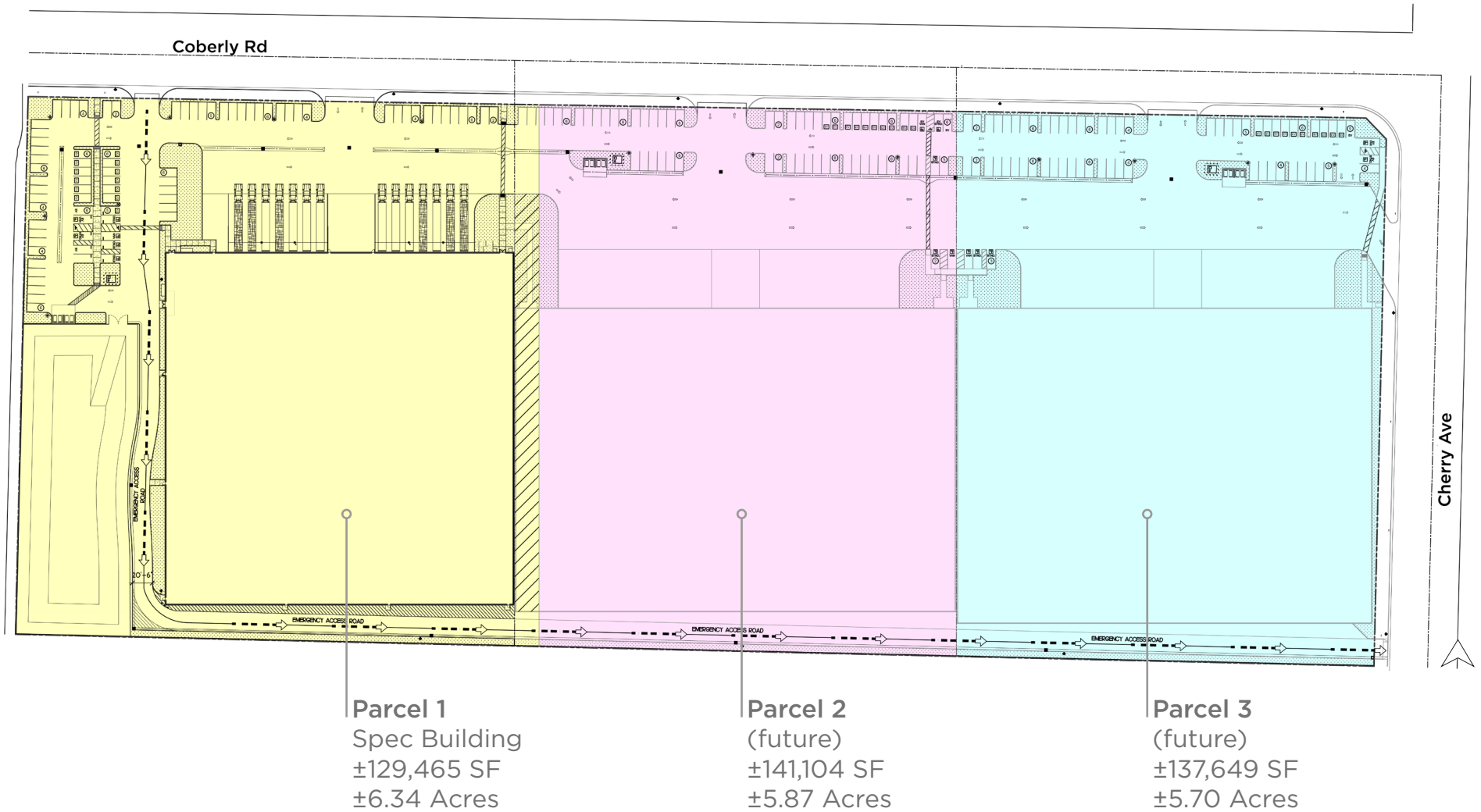
PARCEL 3
±137,649 SF (FUTURE)

PARCEL 3 SITE
±5.70 NET ACRES

// RENDERINGS



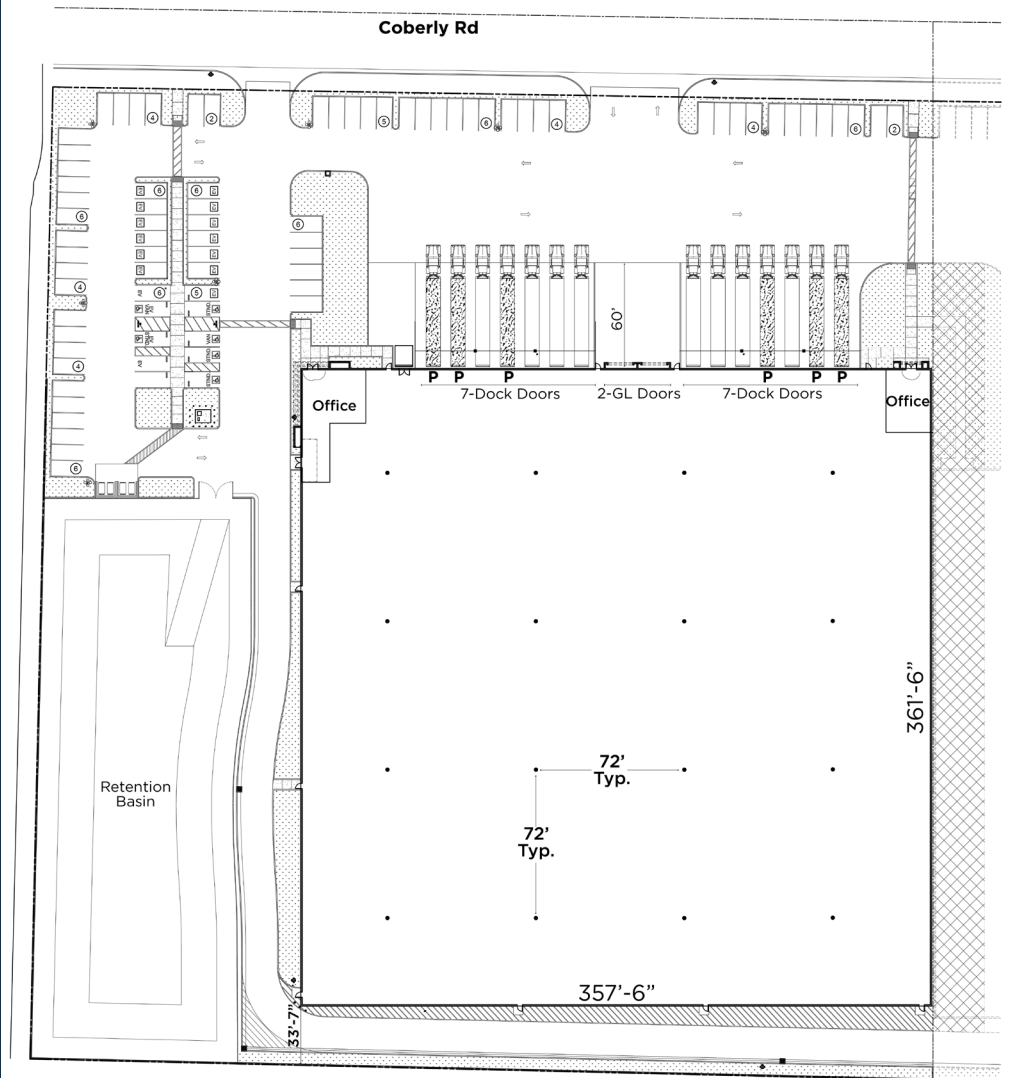
// SITE PLAN



// BLDG 1 FEATURES

-  **Q1 2026** EST. DELIVERY DATE
-  **±129,465 SF** TOTAL BUILDING
DIVISIBLE TO **HALF**
-  **±2,286 SF** TOTAL OFFICE SPACE
-  **±6.34 ACRES** PARCEL
-  **1200AMPS 480V** POWER
-  **72' X 72'** COLUMN SPACING
-  **±30' MIN** CLEAR HEIGHT
-  **14- 11'-8" X 13'-10'** DOCK DOORS
2-12' X 14' GRADE LEVEL DOORS
-  **6 HYDRAULIC PIT & 8 MANUAL** LEVELERS
-  **7" CONCRETE SLAB**
-  **R-38 VINYL INSULATION** ROOF
-  **141 (16 SMOKE VENTS)** SKYLIGHTS
-  **LOW PROFILE CARRIAGE APS 2000**
-  **ESFR K25.2** FIRE SPRINKLERS
-  **82 AUTO STALLS** PARKING
-  **TRASH COMPACTOR** CAPABILITIES

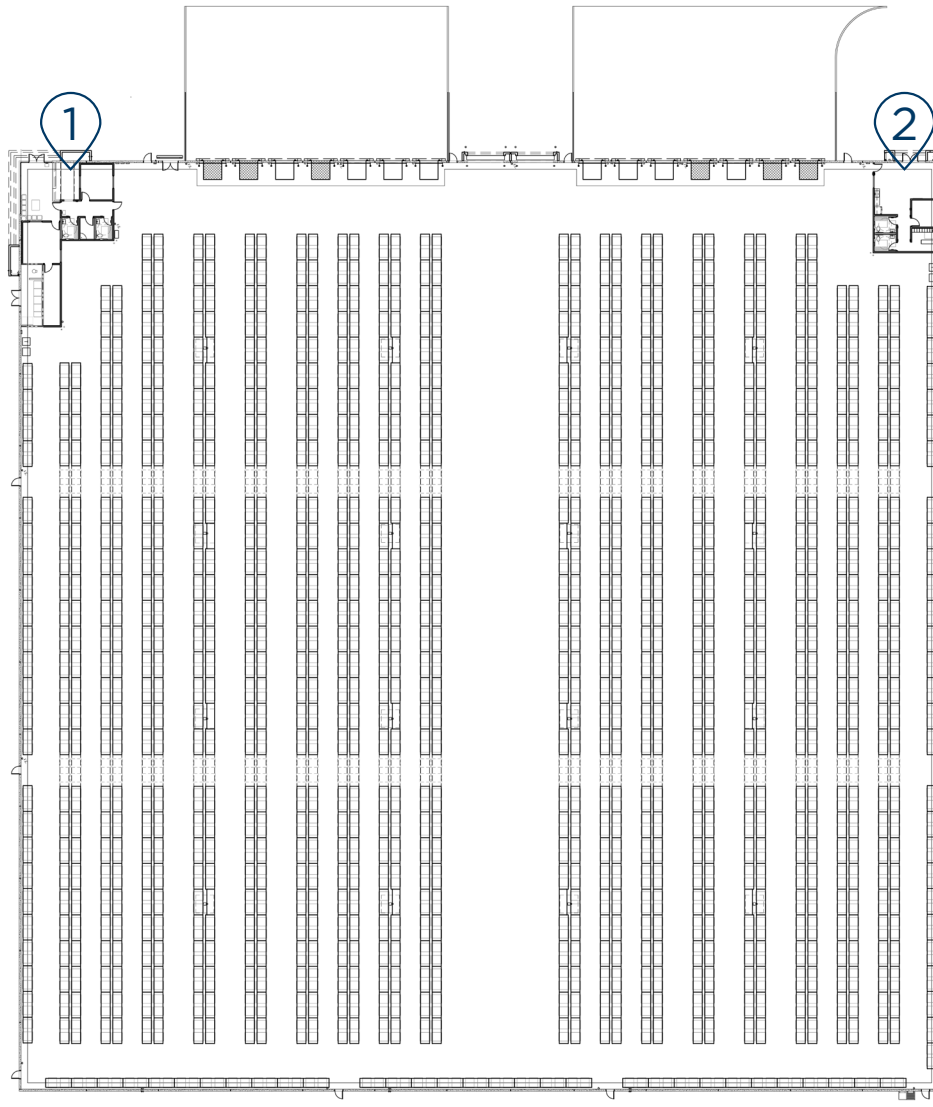
// BLDG 1 SITE PLAN



// BLDG 1 FLOOR PLAN



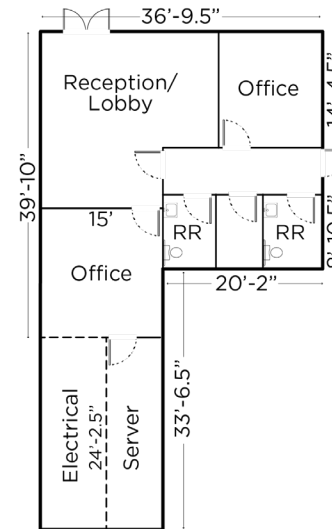
POTENTIAL WAREHOUSE RACK CONCEPT SYSTEM



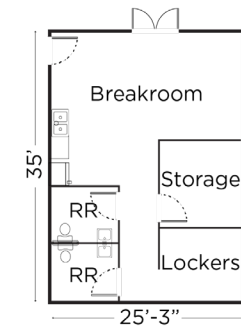
// OFFICE FLOOR PLAN

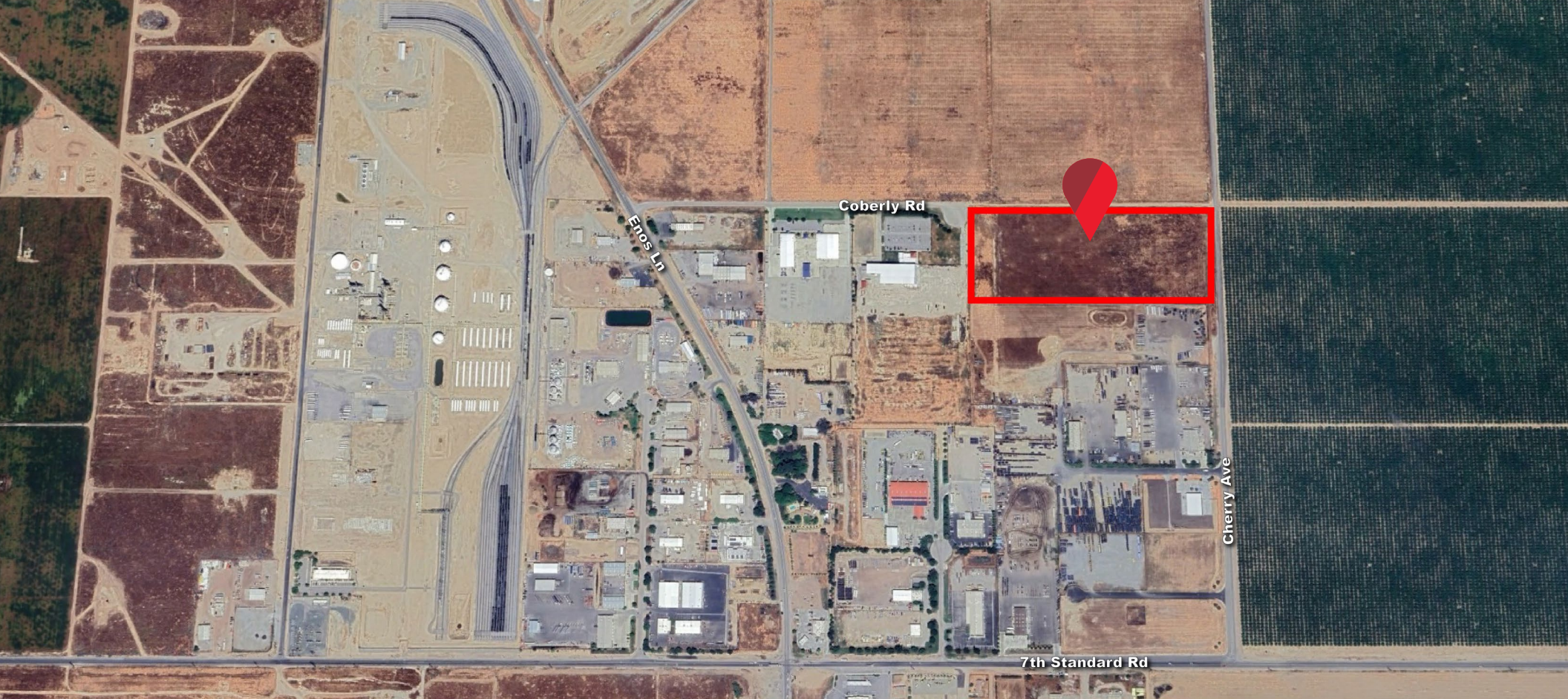


OFFICE: ±1,402 SF



OFFICE: ±884 SF





// NEIGHBORS



// KERN COUNTY



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.



SOURCE: KERNEDC.COM

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



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

- 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



QUALITY, AFFORDABLE WORKFORCE

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31149 COBERLY ROAD
Bakersfield, CA

31149
COBERLY ROAD



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