

**FOR  
LEASE**



*Bakersfield*  
**COMMONS**  
LOGISTICS PARK

**2204 Coffee Road**  
Bakersfield, CA

**New Class "A" Dock Served Warehouse**  
▪ Last Mile Logistics ▪ Distribution



# New Class "A" Dock Served Warehouse

▪ Last Mile Logistics ▪ Distribution  
**FOR LEASE**

## Project Details

2204 Coffee Road ▪ Bakersfield, CA



**Call  
Broker  
For Lease  
Rate**

### Property Details

- Total Building Size 90,959± SF
- Office 3,551± SF
- Truck Court 185'
- Dock Doors 20-9'x10'
- Clear Height 32'±
- Trailer Parking 25± 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.



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



PROJECT BY

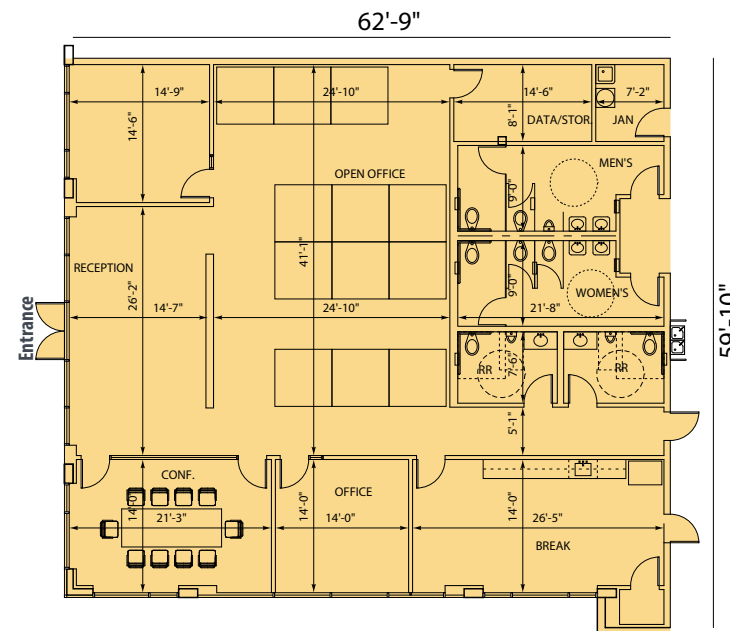


# New Class "A" Dock Served Warehouse

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### Building Details

2204 Coffee Road ▪ Bakersfield, CA



Office Floor Plan

### Building Details

- **Building Size** 90,959± SF
- **Office** 3,551± SF
- **Drive-In Doors** 2 - 12'x14'
- **Trailer Parking** 25± Trailer Stalls
- **Additional Yard Area** Up to 1.8 Acres
- **Column Spacing** 60'x52'
- **Power** 1,200 Amps, 3 Phase, 4 Wire 208/110 v

- **Dock Doors** 20 - 9'x10'
- **Truck Court** 185'
- **Clear Height** 32'±
- **Auto Parking** 94 Auto Stalls
- **Concrete Slab** 6"
- **Sprinklers** ESFR

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## Property Photos

2204 Coffee Road ▪ Bakersfield, CA



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### Demographic Aerial

2204 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



2204 Coffee Road



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### Location Aerial

2204 Coffee Road ▪ Bakersfield, CA



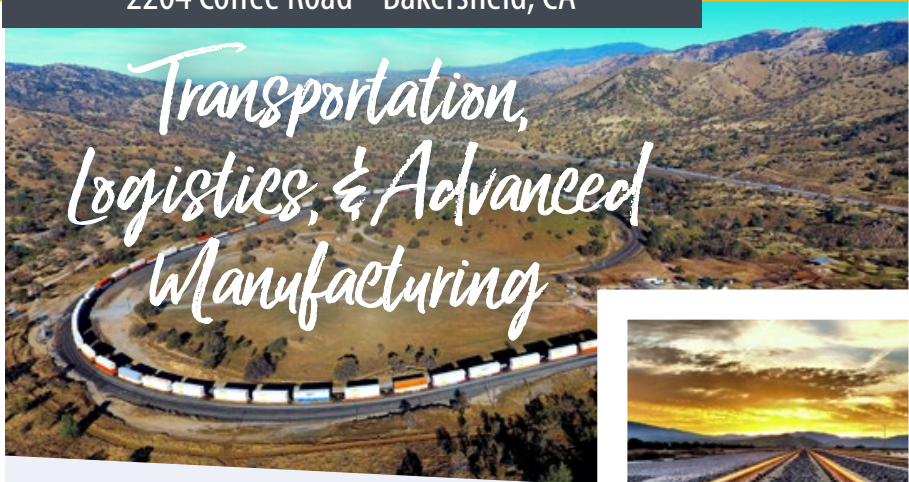
Distances From Site	
Rosedale Highway/Old Highway 58 (West)	.4 Miles (North)
Westside Parkway/Highway 58	.7 Miles (South)
Highway 99	2.6 Miles (East)

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### Transportation & Logistics

2204 Coffee Road ▪ Bakersfield, CA



Transportation,  
Logistics, & Advanced  
Manufacturing

#### 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



BSNF Railway & Union Pacific Railroads

FedEx and UPS Ground Hubs in Bakersfield

4hr DRIVE  
2hr DRIVE

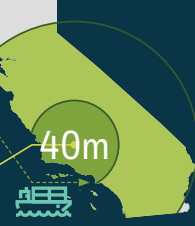
PORTS OF  
San Francisco  
Oakland

PORTS OF  
Long Beach  
Los Angeles

ACCESS TO  
LAX Los Angeles  
SFO San Francisco  
OAK Oakland

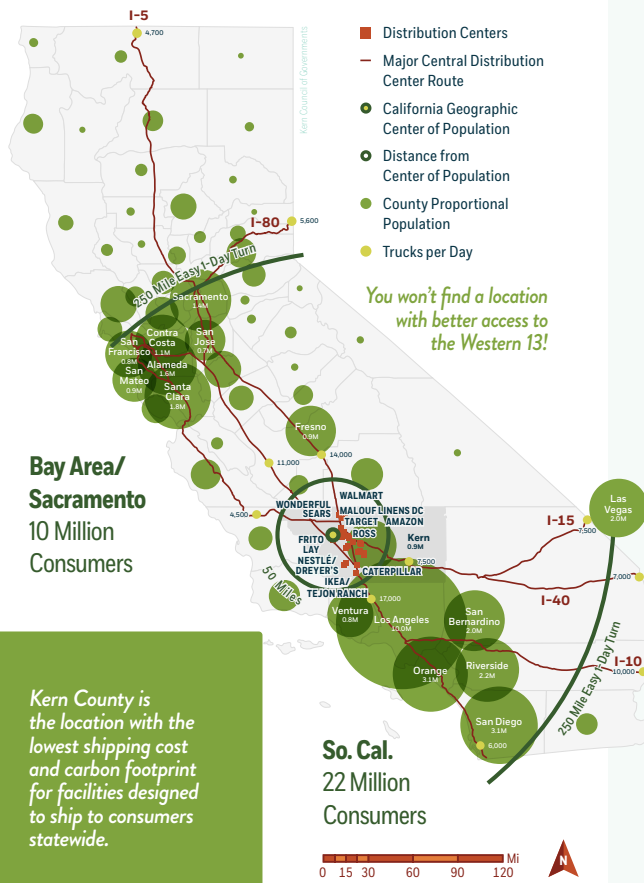
ONT Ontario  
SCLA So. CA Logistics  
BFL Meadows Field

Geographic Population Center of CA  
(40 Million People)



## California's Logistics & Distribution Hub

Over 50 Distribution Centers in Kern County



- Distribution Centers
- Major Central Distribution Center Route
- California Geographic Center of Population
- Distance from Center of Population
- County Proportional Population
- Trucks per Day

You won't find a location with better access to the Western 13!

Bay Area/  
Sacramento  
10 Million  
Consumers

So. Cal.  
22 Million  
Consumers

BEST ACCESS TO WEST COAST PORTS & WESTERN U.S. POPULATION

70M+ U.S. consumers within 2-day truck turn

40M CA consumers within 1-day truck turn

Extremely low employee turnover.

Kern County is the location with the lowest shipping cost and carbon footprint for facilities designed to ship to consumers statewide.

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**ASU Commercial Brokerage Team**

2204 Coffee Road ▪ Bakersfield, CA



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