

FOR SALE
\$1,250,000

PRICE REDUCED



1050 STOCKTON AVENUE
ARVIN, CA

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PROPERTY HIGHLIGHTS

Total Building: ±21,160 SF

Lot Size: 1.45 Acres

APN: 192-232-06

Loading: Truck ramp with 2 dock doors
1 - Ground-level roll-up door

Power: 1500 Amps, 277/480 V, 3 Ph

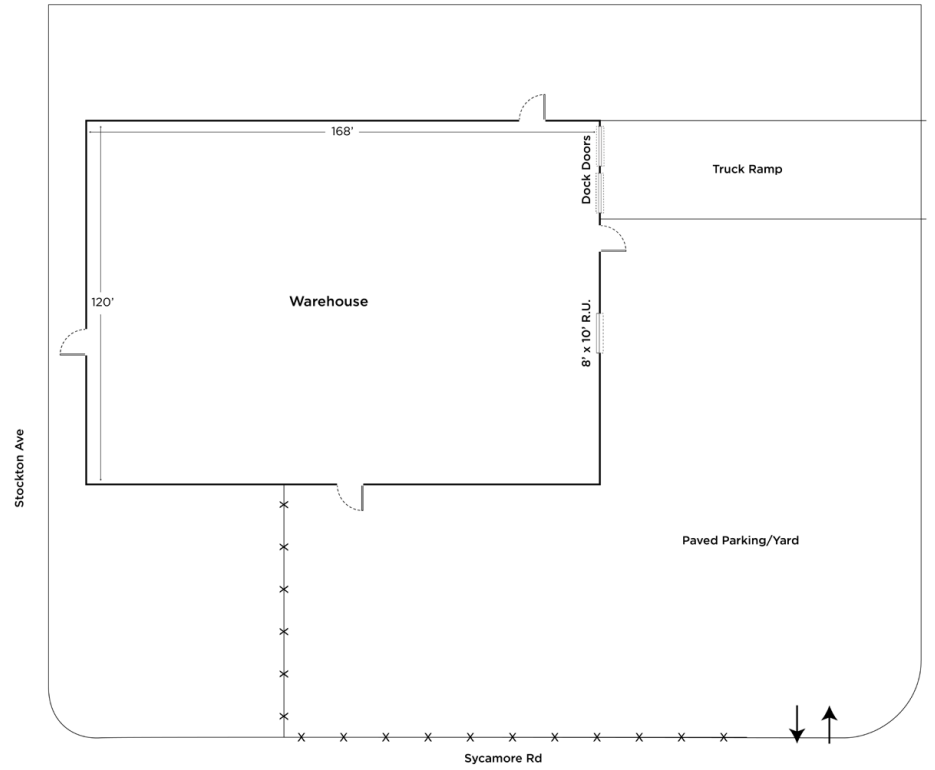
Clear Height: 22'

Zoning: M-2, City of Arvin

Asking Price: ~~\$2,000,000~~ **\$1,250,000**

- Easy access to/from major highways and transportation routes
- Prime investment opportunity with development potential





SITE PLAN



AERIAL

KERN COUNTY QUICK FACTS

City of Arvin. Small City. Big opportunities.

 AVAILABLE & BILINGUAL LABOR FORCE	 BUSINESS FRIENDLY ENVIRONMENT
 STATE HIGHWAY & RAIL	 COMMUNITY COLLEGE SATELLITE CAMPUS <i>coming soon!</i>
 EASY ACCESS TO MAJOR TRADE CORRIDORS	 LOW COST OF DOING BUSINESS

Zoning regulations are flexible for new and progressive businesses.

KERN COUNTY At A GLANCE

#2 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

75%  **60%** 

#1 Largest Wind Farm in the U.S.  **#1** Largest Battery Energy Storage System in the World  **#13** Oil-Producing County in the Nation 

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

1ST COMMERCIAL SPACE PORT IN U.S.  **1ST** SPACE SHUTTLE LANDING 
MOJAVE AIR & SPACE PORT AT RUTAN FIELD EDWARDS AIR FORCE BASE



910,300
POPULATION
County of Kern



\$57,365
AVG. INCOME
County of Kern



\$379,000
AVG. HOME VALUE
County of Kern



32.2
AVG. AGE
County of Kern

ECONOMIC IMPACT FACT SHEET ADVANCED MANUFACTURING IN KERN COUNTY



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

Number of Manufacturing Companies

481



13,100
Number of Employees



\$73,450

Average Wage

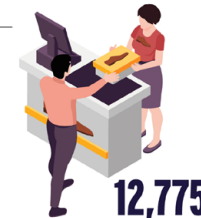


TOP 5 CALIFORNIA METRO FOR:

Age Pipeline **#3**
Employee Turnover **#4**
Training Pipeline **#5**

KERN WORKER PRODUCTIVITY

\$651K (Nation) vs **\$882K** (Region)



12,775

Indirect and Induced Employment Jobs



CONTACT INFORMATION

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