



6835 NEW KAPITTEL CT.

SHAFTER, CALIFORNIA

CONFIDENTIAL OFFERING MEMORANDUM



CONTENTS

04 Executive Summary

07 Property Overview

10 Tenancy Overview

12 Financial Overview

16 Market Overview

OFFERING MEMORANDUM DISCLAIMER

Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

CONTACTS

Scott Reynolds

Director
+1 661 330 7616
scott.reynolds@cushwake.com
Lic. 01382493

Coby Vance

Senior Director
+1 661 203 4400
coby.vance@cushwake.com
Lic. 01449929

Wayne Kress, SIOR

Executive Director
+1 661 706 5692
wayne.kress@cushwake.com
Lic. 00834680

5060 California Avenue
Suite 1000
Bakersfield, CA 93309
Lic. 01880493
cushmanwakefield.com



01



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Offered for sale is a rare, newly constructed 36,000 square foot industrial office/warehouse facility situated on contiguous parcels totaling 12.09 acres in Shafter, California. The property is 100% occupied by Custom Truck One Source, a nationally recognized, credit-quality tenant operating under a brand new 10-year near lease. This offering represents a compelling opportunity to acquire a modern, mission-critical industrial asset with immediate, long-term cash flow and built-in annual rent increases in one of California's most strategically positioned logistics corridors.

PROPERTY OVERVIEW

ADDRESS	6835 New Kapittel Court Shafter, CA 93263
TOTAL BUILDING	±36,000 SF
LOT SIZE	12.09 Acres (3 parcels)
YEAR CONSTRUCTION FINISHED	2026
APNS	091-300-13, -14, and -15
TENANT	CTE Properties, LLC
OCCUPANCY	100%
ZONING	Industrial Airport Approach City of Shafter
PURCHASE PRICE	\$15,200,000

INVESTMENT HIGHLIGHTS



Brand new construction — zero near-term deferred maintenance or capital requirements



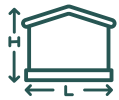
100% occupied by Custom Truck One Source, a publicly traded, nationally recognized credit tenant



Fresh 10-year lease term — providing a full decade of secure cash flow



Annual rent bumps — provides a hedge against inflation and growing NOI over the hold period



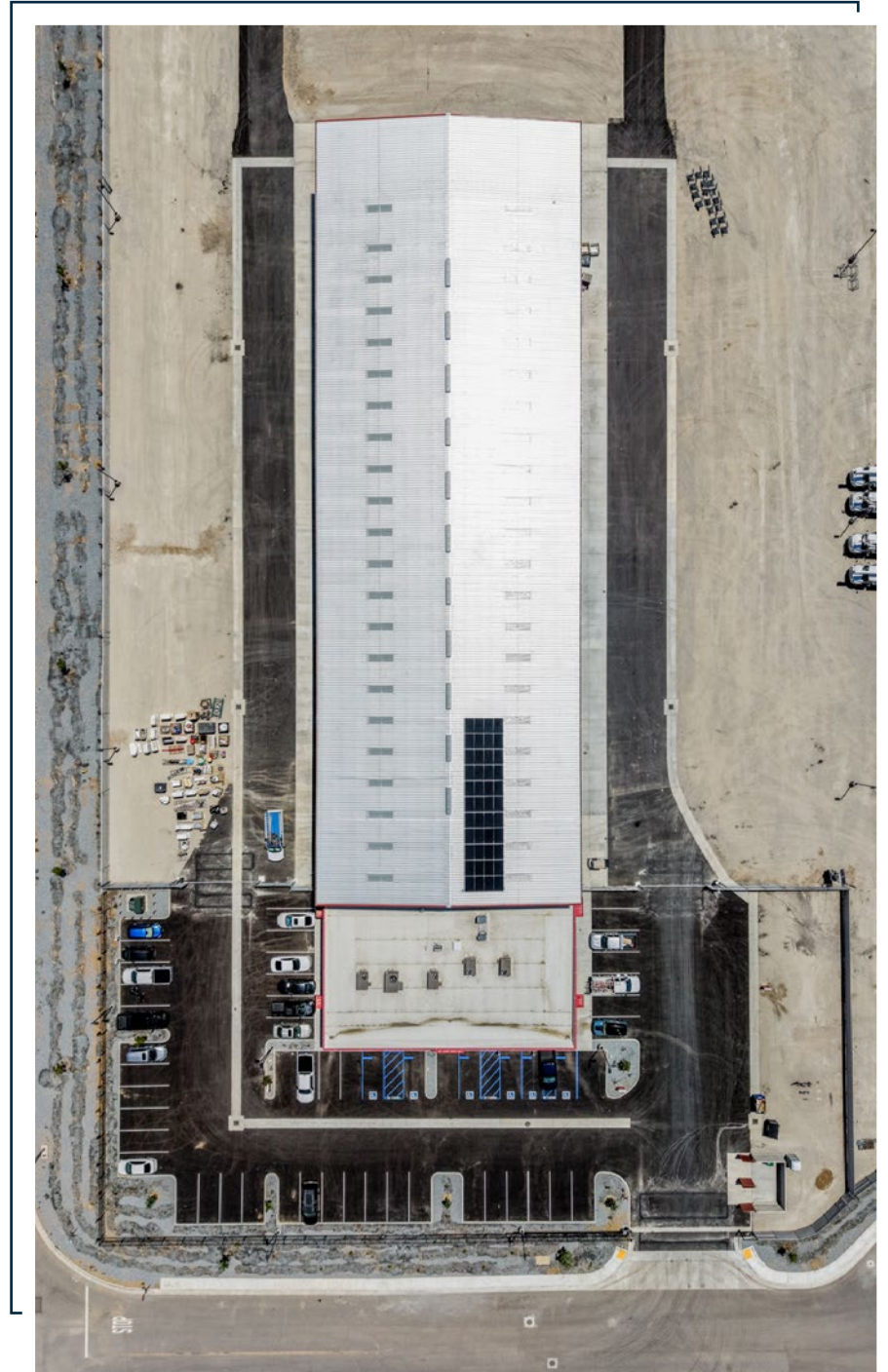
Oversized 12.09-acre site — significant land value and operational flexibility for the tenant



Mission-critical facility for tenant operations, supporting long-term lease renewal probability



Centrally located with easy access to major roadways — Hwy 99 visibility and accessibility, and approx. 20 miles east of I-5

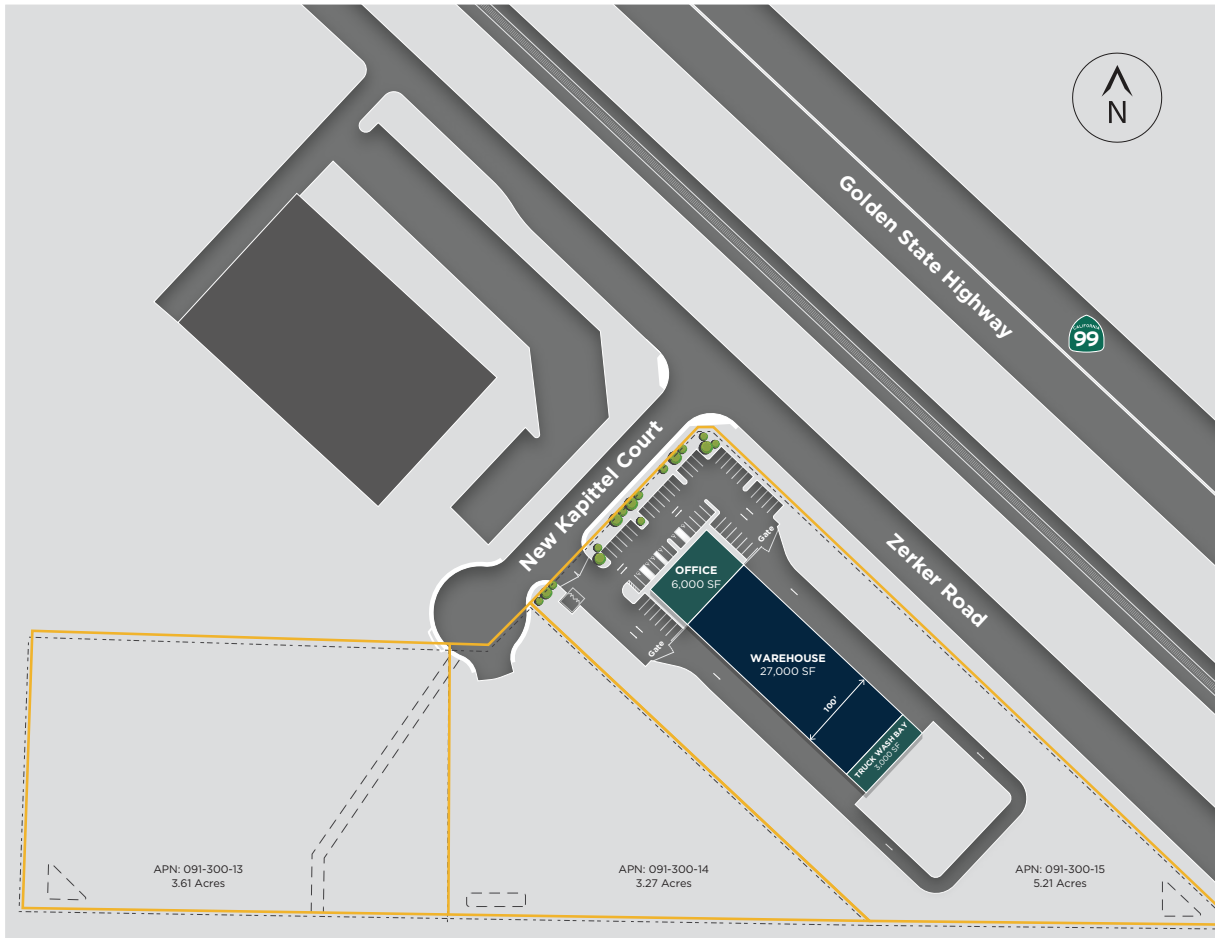


02

PROPERTY OVERVIEW

PROPERTY OVERVIEW

SITE PLAN



PROPERTY SUMMARY

YEAR BUILT	2026
TOTAL BUILDING	36,000 SF
TOTAL SIZE AREA	12.09 Acres (3 parcels)
TENANT	CTE Properties, LLC
OCCUPANCY	100%
ZONING	Industrial Airport Approach City of Shafter
CAP RATE	5.40%
PURCHASE PRICE	\$15,200,000

PROPERTY OVERVIEW

ADDRESS	6835 New Kapittel Court
TOTAL BUILDING	36,000 SF
TOTAL SITE	12.09 Acres (3 parcels)
TOTAL BUILDING	36,000 SF
OFFICE	6,000 SF
WAREHOUSE	30,000 SF
PARKING SPOTS	54
CLEAR HEIGHT	36'
GRADE-LEVEL DOORS	1 - 12' x 12' 22 - 16' x 16'
APN 091-300-15	5.21 Acres (building)
APN 091-300-14	3.27 Acres (excess yard)
APN 091-300-13	3.61 Acres (excess yard)

PROPERTY PHOTOS



03



TENANCY OVERVIEW

TENANCY OVERVIEW

Custom Truck One Source (NYSE: CTOS) is the first true single-source provider of specialized truck and heavy equipment solutions, offering a vast rental fleet, new and used equipment sales, aftermarket parts and tooling supply, world-class service, customization and remanufacturing, in-house financing solutions and reliable liquidity of aged assets through auction. Their equipment breadth, seasoned experts, and integrated network of locations across North America together deliver superior service and unmatched efficiency to their customers.

ABOUT CUSTOM TRUCK ONE SOURCE

Inspired by a family gas station and tow service, Custom Truck One Source was founded by the Ross siblings in 1996 with 15 employees. Now with over \$1 Billion in annual revenue and over 2000 employees, Custom Truck One Source's Central Headquarters now occupies the 75-acre site that formerly housed Armco Steel in Kansas City's Historic Northeast neighborhood.

Custom Truck One Source assembles, sells, rents, and services trucks, cranes, and other heavy equipment across North America and throughout the world. Their clients include some of the largest utilities, telecom, construction, forestry, oil, and rail companies in the nation.



TENANT OVERVIEW		LEASE TERMS	
Locations	40	Tenant Size	36,000 SF
Employees	2,600+	Expiration Date	4/30/2036
Annual Revenue	\$1.8+ Billion	Monthly Rent	\$68,412.16
Website	customtruck.com	Annual Bumps	3.75%



04



FINANCIAL OVERVIEW

FINANCIAL SUMMARY

OFFERING SUMMARY

PURCHASE PRICE **\$15,200,000**

Annual Rent \$820,945.92

Cap Rate 5.4%

Building Size ±36,000 SF

Year Built 2026

Site Size 12.09 Acres (3 parcels)

Address 6835 New Kapittel Ct.
Shafter, CA 93263

LEASE TERMS

Rent Commencement 3/31/2026

Lease Expiration 4/30/2036

Lease Type NNN

Monthly Rent \$68,412.16

Annual Bumps 3.75%

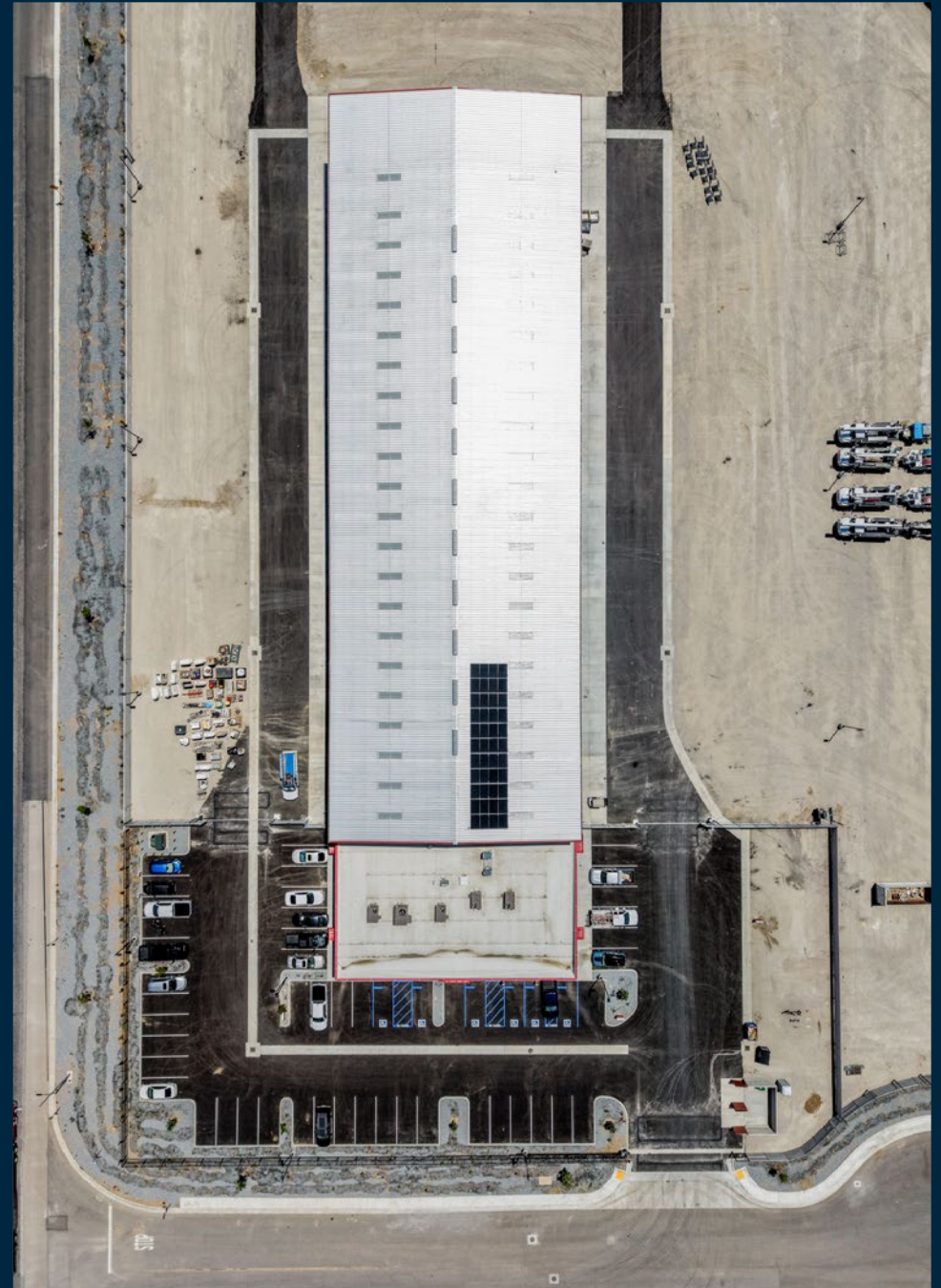
Taxes (estimated) \$150,000

Insurance (estimated) \$15,000

CAM Charges \$25,000

Renewal Options 3 x 5-year options at
Fair Market Value

Tenant Custom Truck One Source



RENT ROLL

PERIOD		MONTHS	SQUARE FEET	\$/PSF/MONTH	MONTHLY RENT	\$/PSF/YEAR	ANNUAL RENT
Start Date	End Date						
3/31/2026	4/30/2026	1	36,000	\$0.00	\$0.00	\$0.00	\$0.00
5/1/2026	4/30/2027	12	36,000	\$1.90	\$68,412.16	\$22.80	\$820,945.92
5/1/2027	4/30/2028	12	36,000	\$1.97	\$70,977.62	\$22.66	\$851,731.44
5/1/2028	4/30/2029	12	36,000	\$2.05	\$73,639.28	\$24.55	\$883,671.36
5/1/2029	4/30/2030	12	36,000	\$2.12	\$76,400.75	\$25.47	\$916,809.00
5/1/2030	4/30/2031	12	36,000	\$2.20	\$79,265.78	\$26.42	\$951,189.36
5/1/2031	4/30/2032	12	36,000	\$2.28	\$82,238.24	\$27.41	\$986,858.88
5/1/2032	4/30/2033	12	36,000	\$2.37	\$85,322.18	\$28.44	\$1,023,866.16
5/1/2033	4/30/2034	12	36,000	\$2.46	\$88,521.76	\$29.51	\$1,062,261.12
5/1/2034	4/30/2035	12	36,000	\$2.55	\$91,841.33	\$30.61	\$1,102,095.96
5/1/2035	4/30/2036	12	36,000	\$2.65	\$95,285.38	\$31.76	\$1,143,424.56
		121					\$9,742,853.76



05



MARKET OVERVIEW



#1
IN AGRICULTURAL
PRODUCTION NATIONWIDE



#3
IN ECONOMIC
DIVERSITY



50+
MAJOR DISTRIBUTION
CENTERS



40+ MILLION
CONSUMERS WITHIN A
4-HOUR TRUCK DRIVE

MARKET OVERVIEW

Shafter, California occupies a prime position within the San Joaquin Valley, offering immediate access to both Highway 99 and Interstate 5 — two of California’s most critical freight and logistics arteries. The city’s 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. Its strategic position supports efficient connections to major ports, population centers, and inland distribution hubs.

Positioned within a growing network of major industrial users that continues to reinforce the San Joaquin Valley’s rise as a logistics destination. From Amazon to a broader base of distribution, manufacturing and supply chain operators across Kern County, the surrounding tenant landscape reflects the market’s expanding scale and significance.

The San Joaquin Valley industrial market has experienced sustained demand driven by e-commerce, agriculture, and energy-related logistics. The area’s business-friendly environment, affordable land costs relative to the Inland Empire, and proximity to major population centers continue to attract national tenants seeking strategic California footholds.

MARKET OVERVIEW

MAP OF DISTRIBUTION CENTERS





**CUSHMAN &
WAKEFIELD**



CONTACTS

Scott Reynolds

Director
+1 661 330 7616
scott.reynolds@cushwake.com
Lic. 01382493

Coby Vance

Senior Director
+1 661 203 4400
coby.vance@cushwake.com
Lic. 01449929

Wayne Kress, SIOR

Executive Director
+1 661 706 5692
wayne.kress@cushwake.com
Lic. 00834680