FOR LEASE

Bakersfield COMMONS LOGISTICS PARK

2152 Coffee Road

Bakersfield, CA

New Class "A" Dock Served Warehouse

▪ Last Mile Logistics ▪ Distribution



PROJECT BY

REXCO DEVELOPMENT

ASU COMMERCIAL

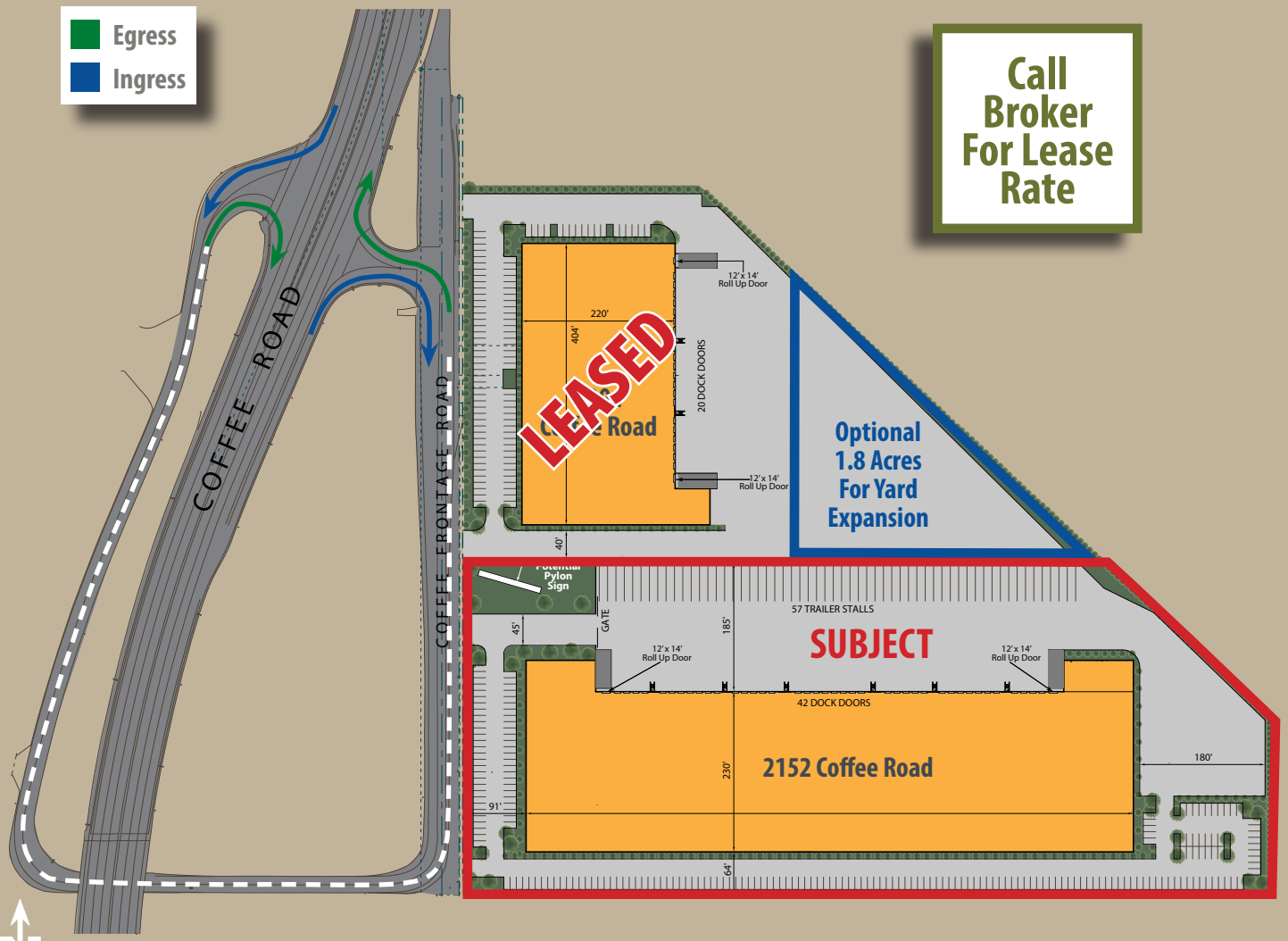
New Class "A" Dock Served Warehouse

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Project Details

2152 Coffee Road ▪ Bakersfield, CA



Plans deemed to be accurate, but not guaranteed. Plan not to scale.

Property Details

▪ **Total Building Size**	209,041± SF
▪ **Office**	4,640± SF
▪ **Truck Court**	185' (Minimum)
▪ **Dock Doors**	42-9'x10'
▪ **Clear Height**	36'±
▪ **Trailer Parking**	57±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

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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.

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New Class "A" Dock Served Warehouse

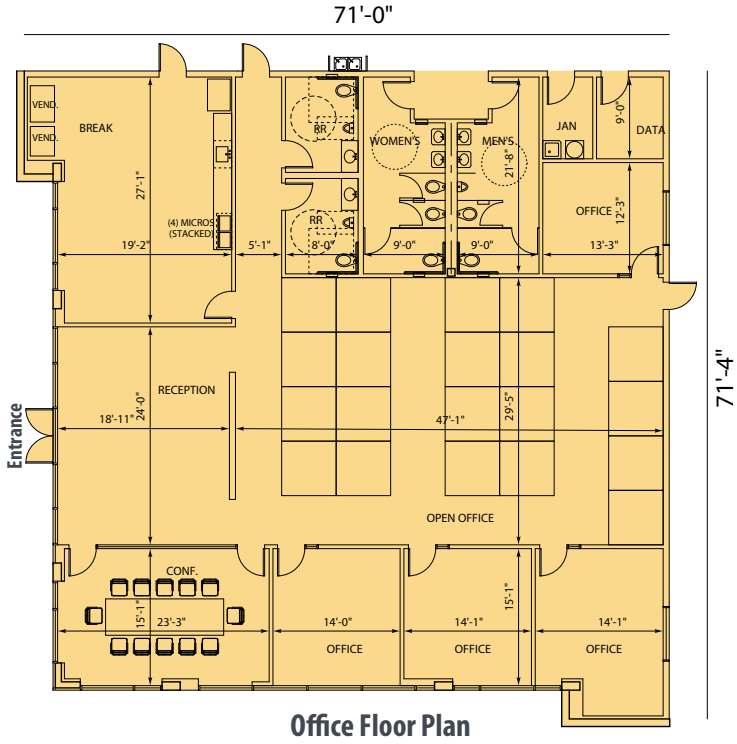
▪ Last Mile Logistics ▪ Distribution

FOR LEASE

Building Details

2152 Coffee Road ▪ Bakersfield, CA





Office Floor Plan

Building Details

▪ **Building Size**	209,041± SF	▪ **Dock Doors**	42 - 9'x10'
▪ **Office**	4,640± SF	▪ **Truck Court**	185'
▪ **Drive-In Doors**	2 - 12'x14'	▪ **Clear Height**	36'±
▪ **Trailer Parking**	57 Trailer Stalls	▪ **Auto Parking**	184 Auto Stalls
▪ **Additional Yard Area**	Up to 1.8 Acres	▪ **Concrete Slab**	7"
▪ **Column Spacing**	60'x52'	▪ **Sprinklers**	ESFR
▪ **Power**	2,000 Amps, 3 Phase, 4 Wire 208/110 v		

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Property Photos

2152 Coffee Road ▪ Bakersfield, CA









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Demographic Aerial

2152 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



2152 Coffee Road

COMING SOON
New 375,000 SF
Retail Center

Rosedale Hwy
Fruitvale Junior High School
Greenacres School
Palm Ave
Jewetta Ave
Calloway Dr
Brimhall Rd
Liberty High School
American Elementary School
Columbia Elementary School
Coffee Rd
Westside Parkway
SITE
Bakersfield COMMONS
Adventist Health Bakersfield
U-HAUL
Pacific Gas and Electric Company
Walmart
PETCO
BEST BUY
Office DEPOT
DICK'S
ROSS
TARGET
KOHL'S
ASHLEY
LOWE'S
BNSF RAILWAY

36,294 AADT
31,563 AADT
32,138 AADT
38,595 AADT
37,807 AADT
29,106 AADT
40,839 AADT
61,600 AADT
West
East
West
East

Egress
Ingress
On-Ramp
Off-Ramp

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Location Aerial

2152 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

2152 Coffee Road ▪ Bakersfield, CA

CALIFORNIA DRIVE TIME FROM KERN COUNTY



U.S. DRIVE TIME FROM KERN COUNTY



BSNF Railroad — Union Pacific Railroad — Roads — Drive Time

Roads — Drive Time

Source: https://kernedc.com/market-overview/

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ASU Commercial Brokerage Team

2152 Coffee Road ▪ Bakersfield, CA



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