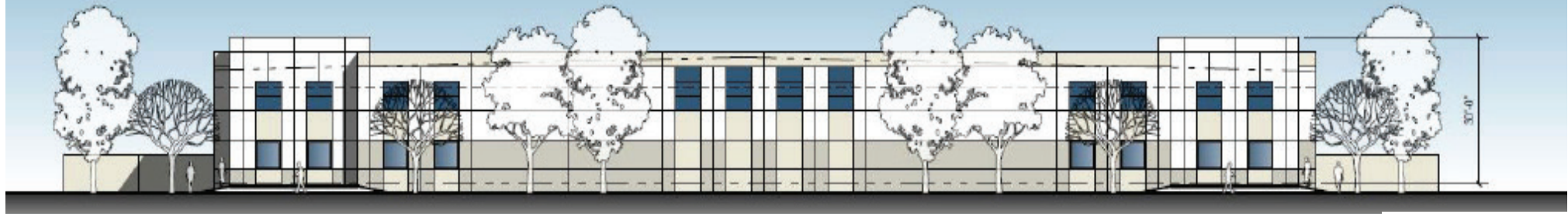


NORTH MEADOWS BUSINESS PARK BAKERSFIELD, CALIFORNIA



BUILD-TO-SUIT OPPORTUNITY



PARCEL 53 - ROSS WOOD LANE - FOR SALE OR LEASE

Warehouse, Distribution and Yard

TOTAL BUILDING:
84,900 SF

OFFICE: 5%
Build-to-Suit

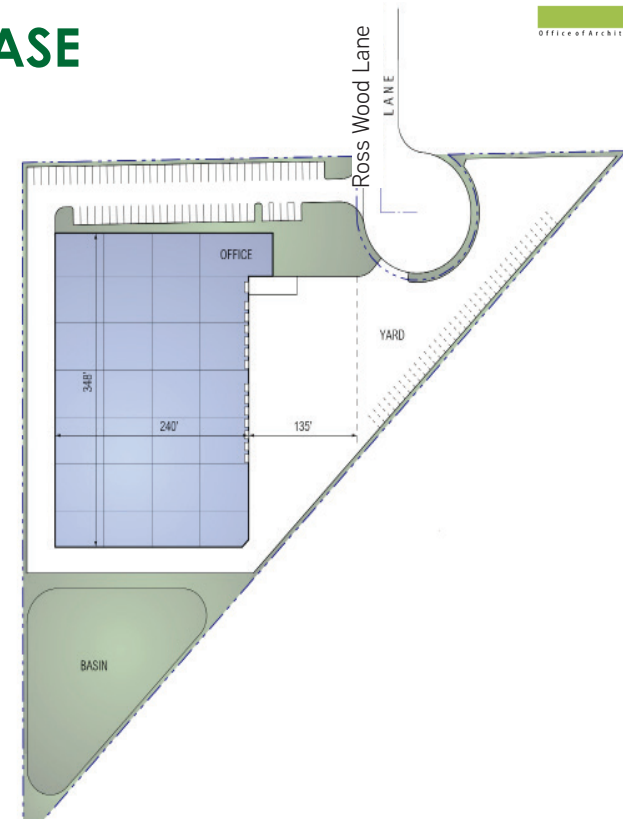
LOT SIZE: 6.07 ACRES

OCCUPANCY:
7 Months After Contract
Execution

FEATURES
Clear Height to Suit
50' x 52' column spacing
(60' speed bays)
1 roll-up doors (12' x 15')
13 dock doors (9' x 10')
60' concrete truck court
105 parking spaces
LED Warehouse Lighting
ESFR - K17
1600A, 480/277V

High-quality tilt-up
construction

UTILITIES
Pacific Gas & Electric
The Gas Company
North of the River
Sanitation District



RGA
Office of Architectural Design, Inc.

LIGHT INDUSTRIAL, HEAVY LIFTING

160-acre master-planned business park

2.7-16 acre finished lots available

Build-to-suit facilities for sale or lease

High-quality concrete tilt-up construction

Direct Access to Hwy-99, I-5 and SR-65

Proximity to local businesses, FedEx and UPS Ground Hubs

Located at northern tip of Bakersfield's Meadows Field Airport

Another fine quality development by:

Wonderful
real estate development™



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