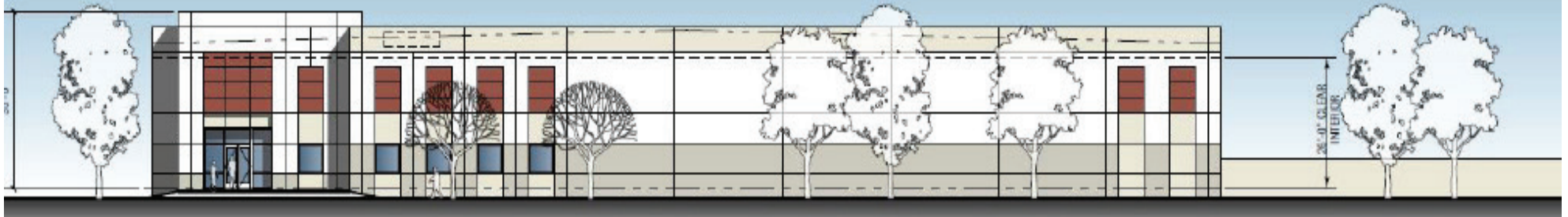


NORTH MEADOWS BUSINESS PARK BAKERSFIELD, CALIFORNIA



BUILD-TO-SUIT OPPORTUNITY



PARCEL 26 - COMMON DRIVE - BUILD-TO-SUIT OR LEASE

Warehouse, Distribution

TOTAL BUILDING:

Up to 84,700 SF

OFFICE: 5%
Build-to-Suit

LOT SIZE: 4.61 ACRES

OCCUPANCY: 28-30
week delivery

FEATURES

28' clear height

50' x 52' column spacing
(60' speed bays)

1 roll-up door (12' x 14')

17 dock doors (9' x 10')

135' concrete truck court

112 parking spaces

LED warehouse lighting

ESFR K-17

1 600 A 480/277/V

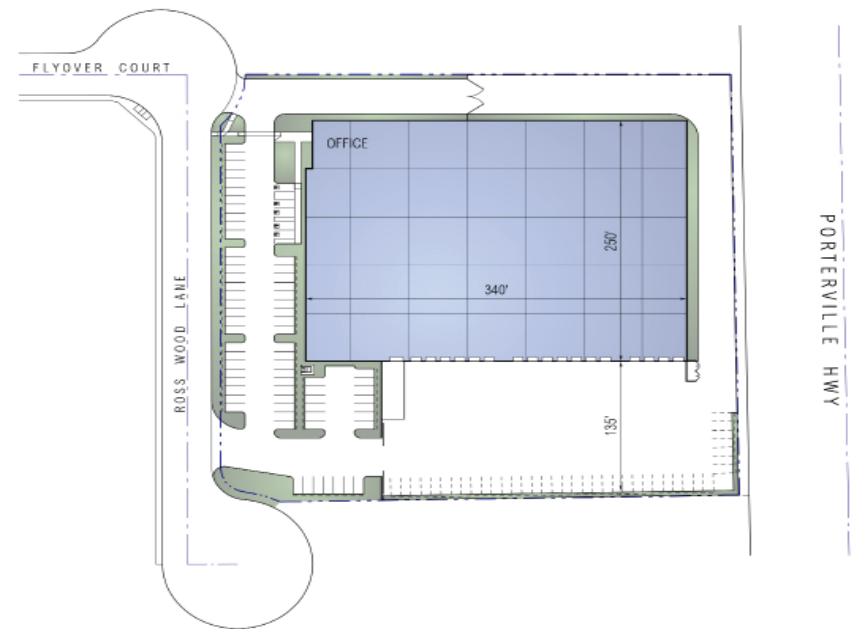
High-quality tilt-up
construction

UTILITIES

Pacific Gas & Electric

The Gas Company

North of the River
Sanitation District



NORTH MEADOWS BUSINESS PARK BAKERSFIELD, CALIFORNIA



PARCEL 26 - COMMON DRIVE - LAND FOR SALE

Warehouse, Distribution

TOTAL BUILDING:

Will accommodate up to
a 84,700 SF building

LOT SIZE: 4.61 ACRES

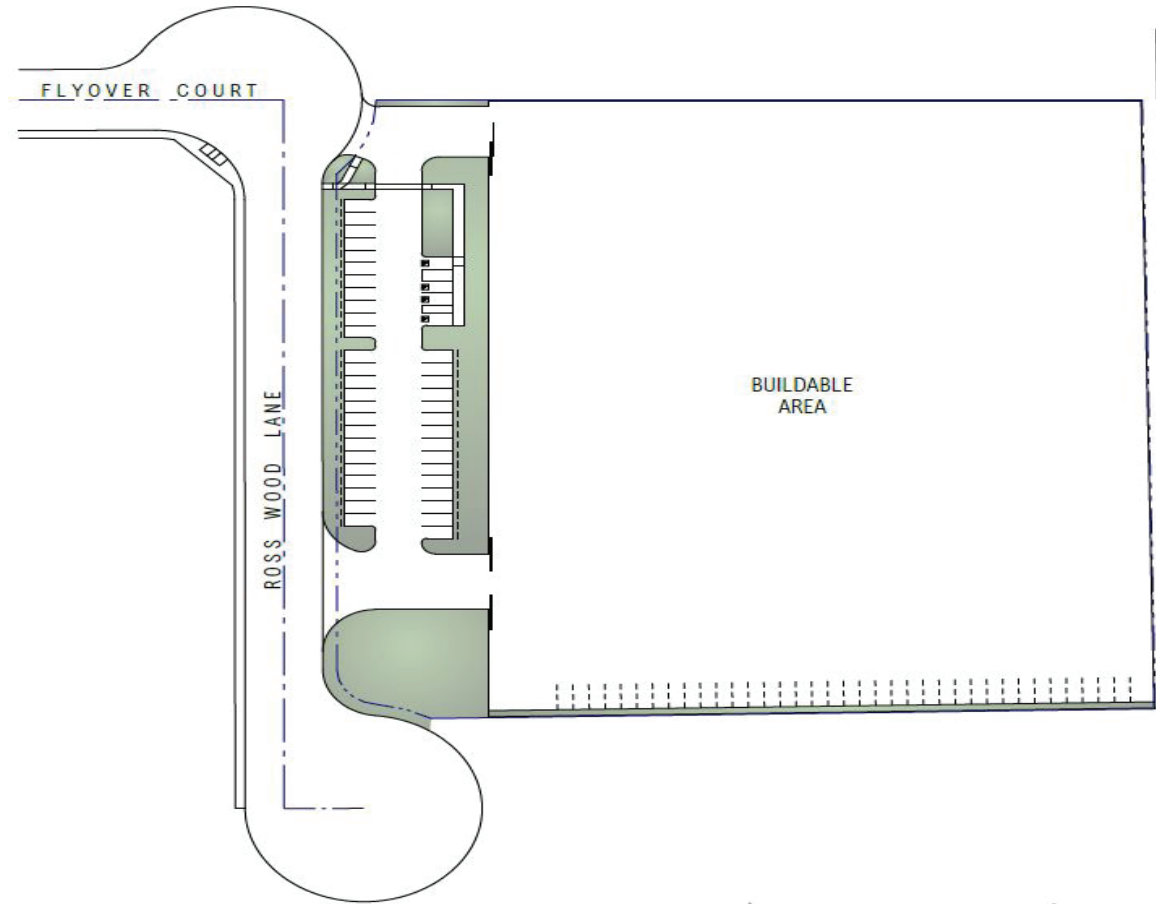
OCCUPANCY: 7 months
after contract execution

UTILITIES

Pacific Gas & Electric

The Gas Company

North of the River
Sanitation District



LIGHT INDUSTRIAL, HEAVY LIFTING

160-acre master-planned
business park

1.6–16 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™



STEPHEN HAUPT, SIOR
Senior Vice President &
Principal
Central California
Lic. #00838505
661.631.3812
stephen.haupt@colliers.com

WESLEY MCDONALD
Senior Vice President &
Principal
Central California
Lic. #01511739
661.631.3828
wesley.mcdonald@colliers.com

OSCAR BALTAZAR
Senior Vice President
Central California
Lic. #01263421
661.631.3819
oscar.baltazar@colliers.com

HWY-65 AT FLIGHTPATH WAY, BAKERSFIELD, CA 93308