



INDUSTRIAL LAND AVAILABLE LANDINGS LOGISTICS CENTER

MERLE HAGGARD DRIVE • BAKERSFIELD, CA



PROPERTY DETAILS

- M-2 PD Zoning
- AT&T Phone/Cable
- Southern California Gas
- Pacific Gas & Electric
- Oildale Mutual Water District
- North of the River Sanitary District

WE ARE PLEASED to welcome a 2.4 million square foot distribution facility to the Landings Logistics Center. In addition to agriculture, oil and natural gas, Kern County’s economy has diversified to include e-commerce and distribution centers. Kern County continues to offer an affordable lifestyle with a sustainable-qualified labor force.

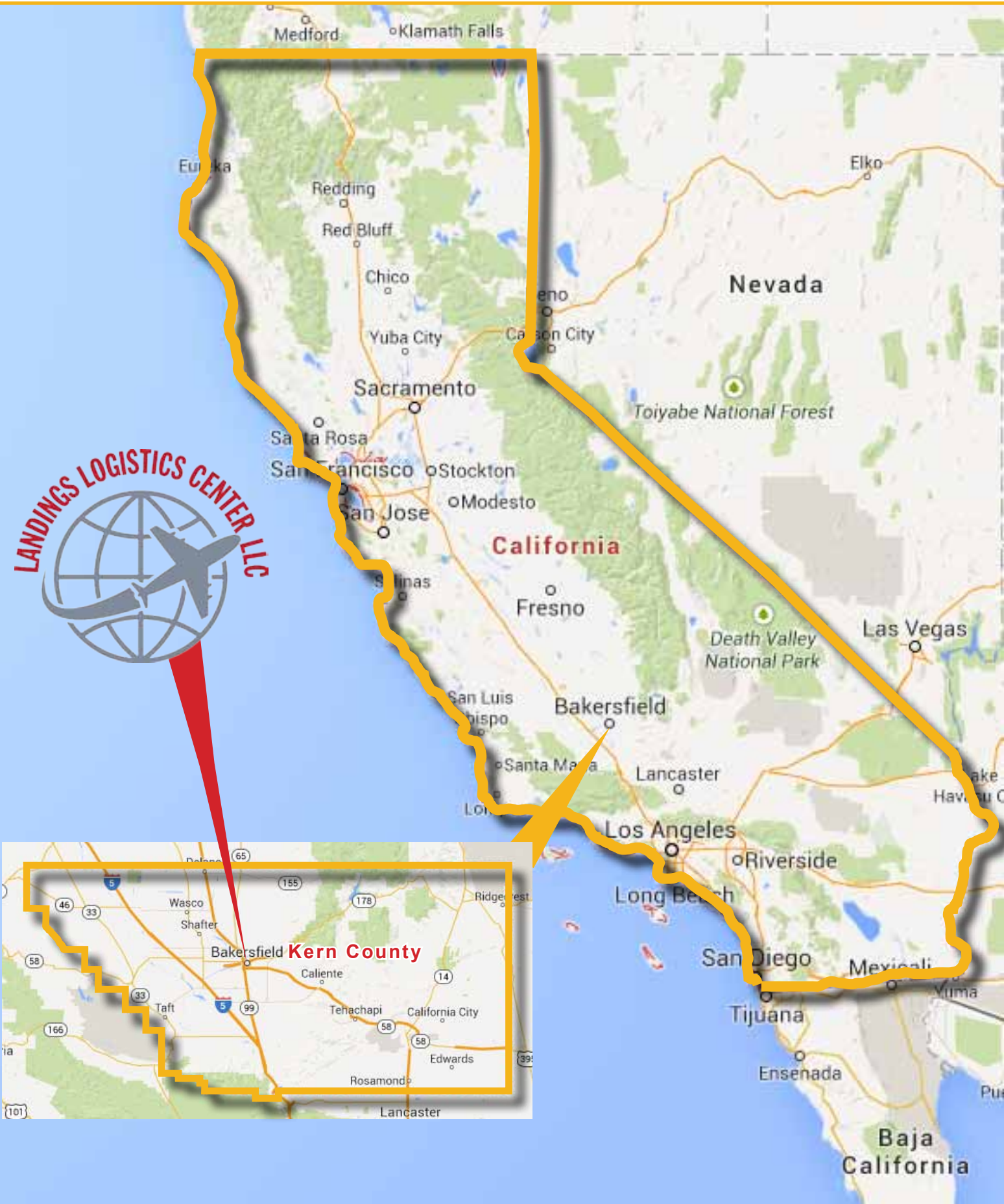
Other Kern County features:

- Population increase is expected to out preform statewide growth rates from 2016-2021
- Industrial production is projected to increase by 3.6% per year through 2021
- Farm production is projected to increase by 1.2% per year through 2021
- Interstates 99 and 5 link Kern County to the “megaports” of Los Angeles, Long Beach, and Oakland

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LLC LOCATION MAP



LLC LOT PRICING MAP



PHASE 1

Lot	Parcel Size (Net Acres)	Price Per SF	Total Price
1	0.96	Ground Lease	Call for Terms
2	1.03	Ground Lease	Call for Terms
3	3.25	\$7.75	\$1,097,000
4	3.41	\$7.75	\$1,151,000
5	2.90	\$7.75	\$ 979,000
6	5.31		Sale Pending
7	6.13	\$7.00	\$1,700,000
8	3.28	\$8.50	\$1,215,000
9	6.12	\$7.00	\$1,866,000

PHASE 2

Lot	Parcel Size (Net Acres)	Price Per SF	Total Price
1	3.25	\$8.50	\$1,203,000
2	1.50	\$7.50	\$ 490,000
3	4.90	\$6.50	\$1,387,000
4	7.73	\$6.50	\$2,189,000

PHASE 3 (Available 2nd Quarter 2019)

Lot	Parcel Size (Net Acres)	Price Per SF	Total Price
1	3.29	\$7.00	\$1,003,000
2	3.06	\$7.00	\$ 933,000
3	2.36	\$7.00	\$ 720,000
4	2.13	\$7.00	\$ 650,000
5	1.20	\$7.00	\$ 366,000
6	2.67	\$7.00	\$ 814,000