

1,058,373 SF
Expandable to
1,388,233 SF



Regional Distribution Center

5408 Express Avenue • Shafter, CA 93263

Q4 2023 Delivery

Another Quality Development By:



Wesley M. McDonald

wesley.mcdonald@asuassociates.com

D 661.599.2134

License No. 01511739



Timothy Hawke, SIOR

thawke@stratarealty.com

D 951.280.1733

License No. 01403432

Property Details

- **Address** 5408 Express Avenue, Shafter, CA 93263
- **Location** Adjacent to Wonderful Industrial Park
- **Building Size** 1,058,373 SF
Expandable to 1,388,233 SF
- **Site** 59.17 Net Acres
Expandable to 72.11 Acres
- **Construction** Concrete Tilt-Up
- **Jurisdiction** Kern County, City of Shafter
- **Office Build-To-Suit** First Floor - 5,000 SF
Second Floor - 5,000 SF
- **Clear Height** 40' Clear
48' Roof Deck Height
- **Dock Doors** 214 - 9' x 10' Dock High Doors
- **Drive-In Doors** 4 - 12' x 14' Grade Level Doors
- **Column Spacing** Loading Bays 60' x 60'
Interior Bays 56' x 60'
- **Fire Suppression** ESFR with K25.2 Heads, 50 PSI
- **Truck Court** 198' - 333' (4,000 PSI Concrete)
4 Gated Entrances
- **Total Parking** 266 Auto Stalls - Expandable to 409
645 Trailer Stalls - Expandable to 1,200
- **Expansion For** Additional 12.94 Acres
- **Trailer Parking** Available for 555 Trailer Stalls
- **Storage** 44 Box Trailer (10' x 40')
- **Lease Rate** Call Brokers For Details

[CLICK FOR DRONE VIDEO](#)

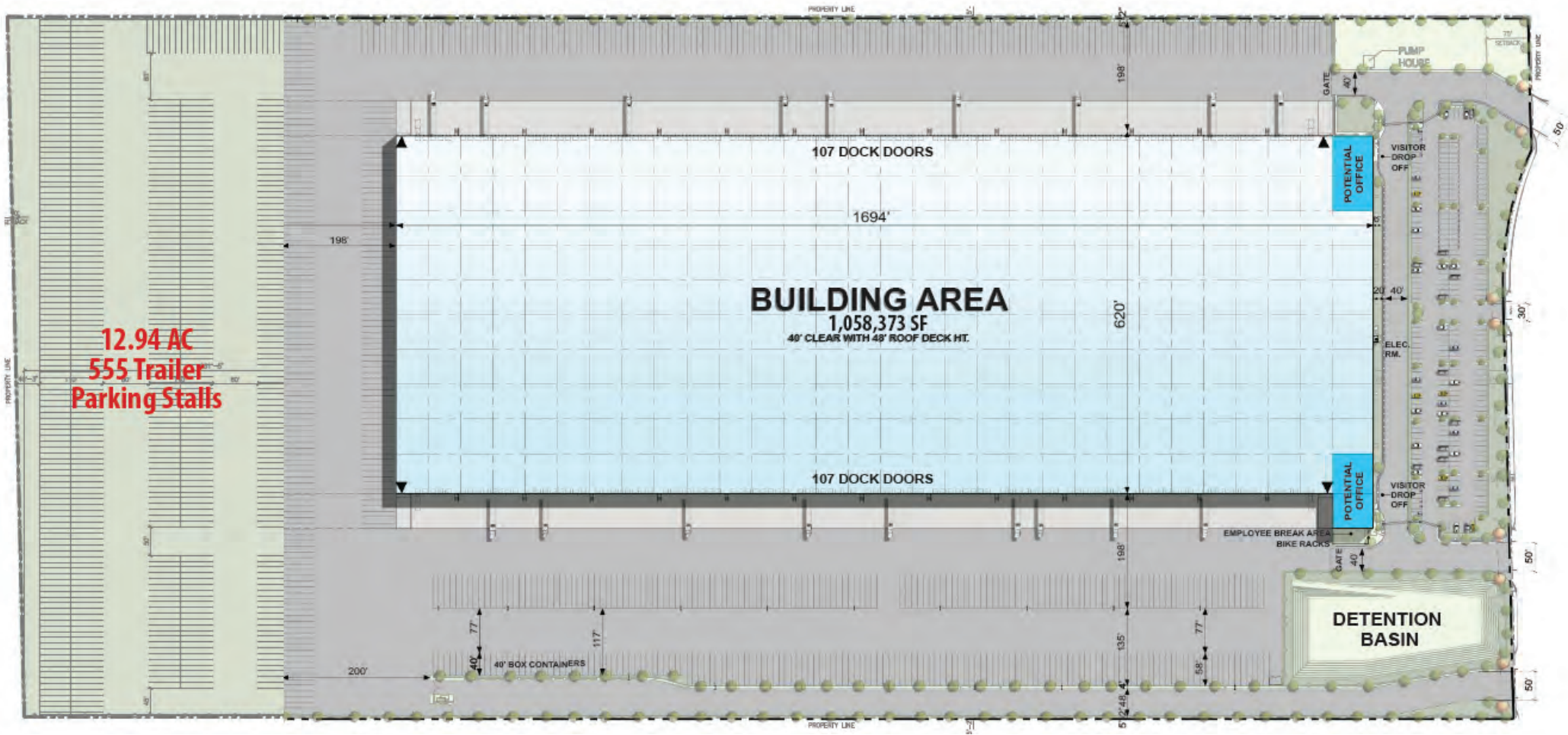


Utilities

- **Water** City of Shafter
- **Sewer** City of Shafter
- **Gas** Southern California Gas Company
- **Electricity** Pacific Gas & Electric

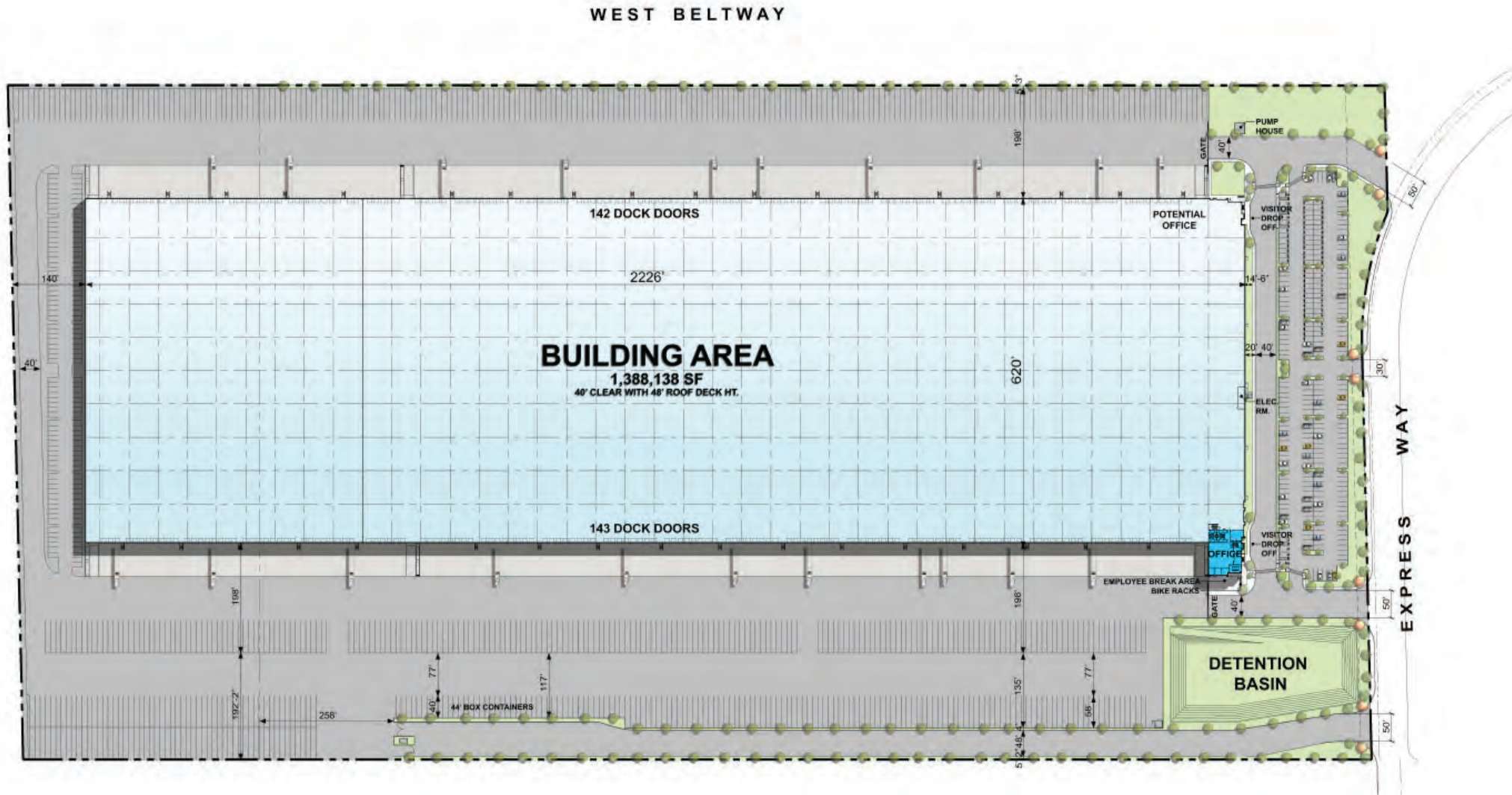
Site Plan

WEST BELTWAY



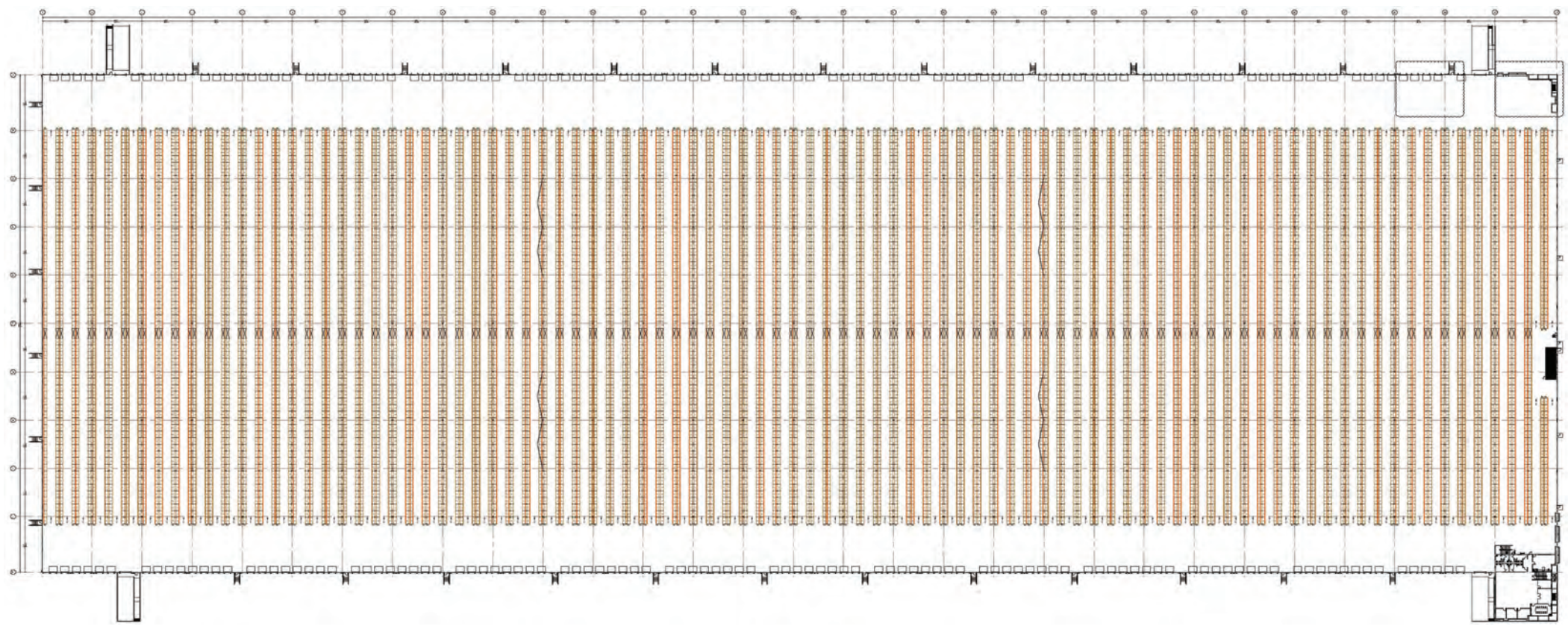
Shafter Regional Distribution Center

Alternative Site Plan



Shafter Regional Distribution Center

Conceptual Racking Layout



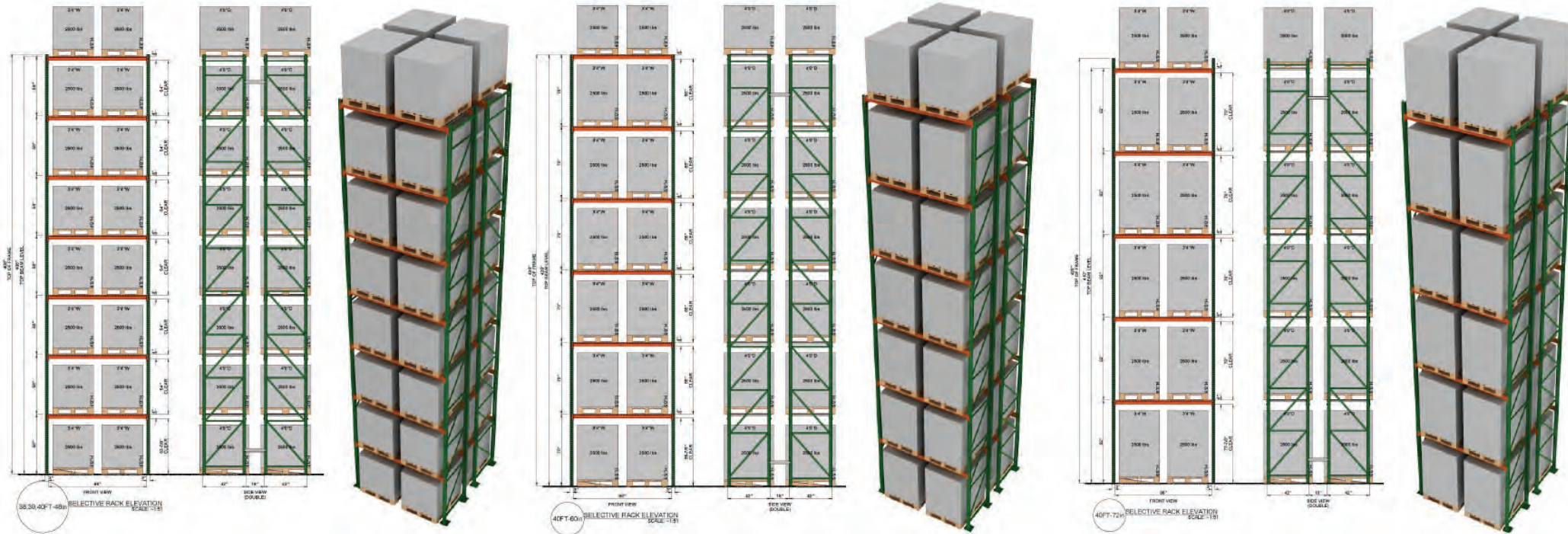
Racking Designed By:
Contact: Greg Hanoian
Phone: 951-370-0068
Email: ghanoian@unitedmh.com

- 10'0" Aisles
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request
- 48" Tall Pallets
- 60" Tall Pallets with 48" Tall Pallets
- 72" Tall Pallets with 48" Tall Pallets

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan.
No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

Shafter Regional Distribution Center

Rack Elevation



Racking Designed By:
 Contact: Greg Hanoian
 Phone: 951-370-0068
 Email: ghanoian@unitedmh.com

Total Pallet Positions

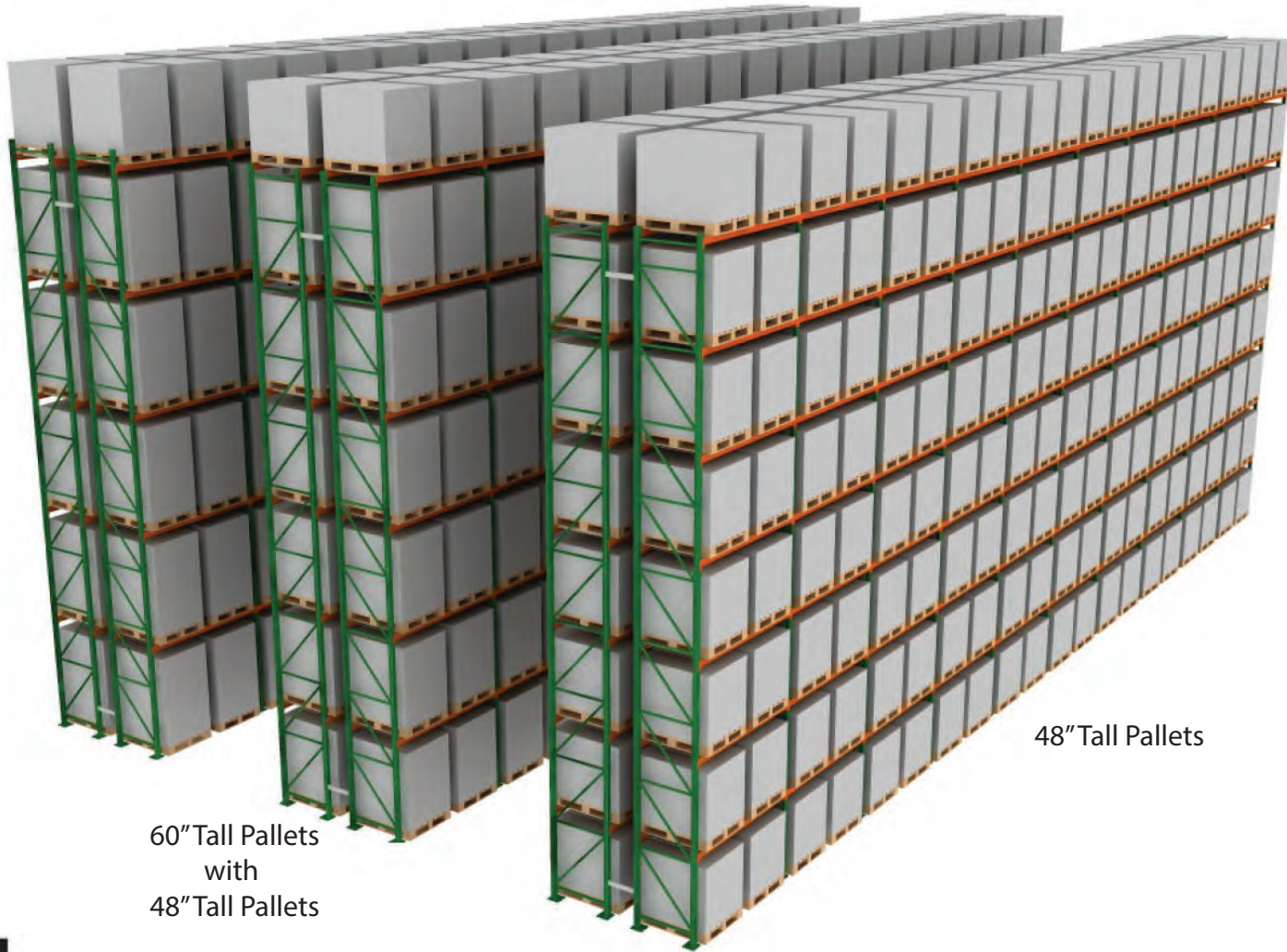
- Approximately 169,828 Pallet Positions for (48" Tall Pallets)
- Approximately 127,192 Pallet Positions for (60" Tall Pallets) with
 Approximately 21,497 Pallet Positions for (48" Tall Pallets)
- Approximately 105,874 Pallet Positions for (72" Tall Pallets) with
 Approximately 21,497 Pallet Positions for (48") Tall Pallets

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan.

No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

Rack Elevation ISO

72" Tall Pallets
with
48" Tall Pallets



48" Tall Pallets

60" Tall Pallets
with
48" Tall Pallets



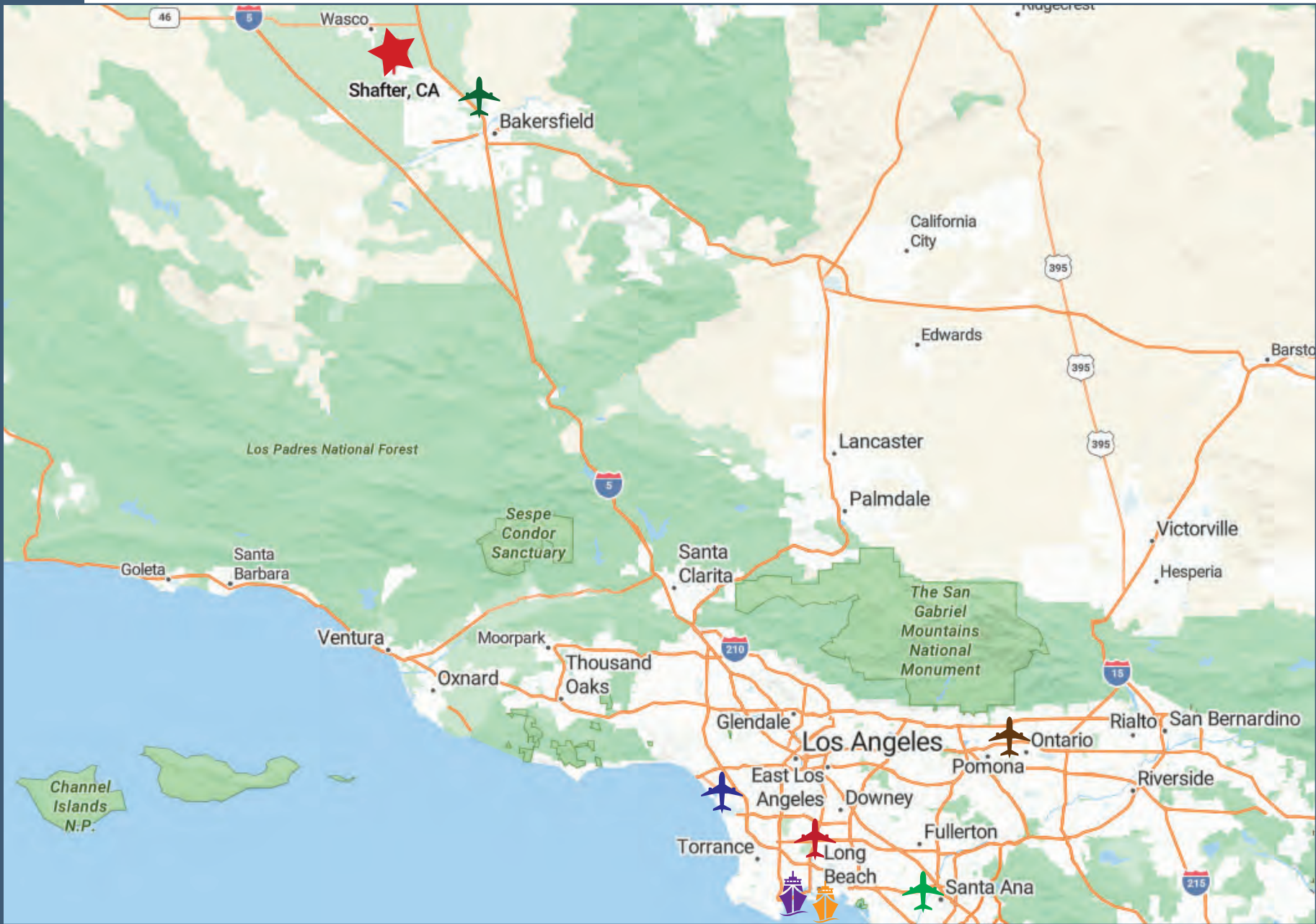
Racking Designed By:
Contact: Greg Hanoian
Phone: 951-370-0068
Email: ghanoian@unitedmh.com


No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan.
No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

Shafter Regional Distribution Center

Neighborhood Map





Interstate 5	15 miles	 Meadows Field Airport	12 miles	 Long Beach Airport	147 miles
Interstate 210	98 miles	 Los Angeles International Airport	148 miles	 John Wayne Airport	160 miles
101 Freeway	111 miles	 Port of Long Beach	150 miles	 Ontario Airport	160 miles
Interstate 10	123 miles	 Port of Los Angeles	128 miles	 Subject Property	

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts to legal, tax, environment, building construction, soil-drainage or other such matters.