

Regional Distribution Center

FOR LEASE ■ 5408 Express Avenue ■ Shafter, CA 93263



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

■ Development Started Q3 2022



Wesley M. McDonald ■ Senior Vice President ■ 661 559 2134 ■ wesley.mcdonald@asuassociates.com ■ CA RE #01511739
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2433 Pomona Road ■ Corona, CA 92878 ■ 951 280 1733 telephone



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Location Map | Property Details



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 Door (107 Per Side)
- **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 Trailer Parking** Additional 12.94 Acres
Available for Trailer Parking (555 Trailer Stalls)
- **Storage** 44 Box Trailer (10' x 40')
- **Lease Rate** Call Brokers For Details



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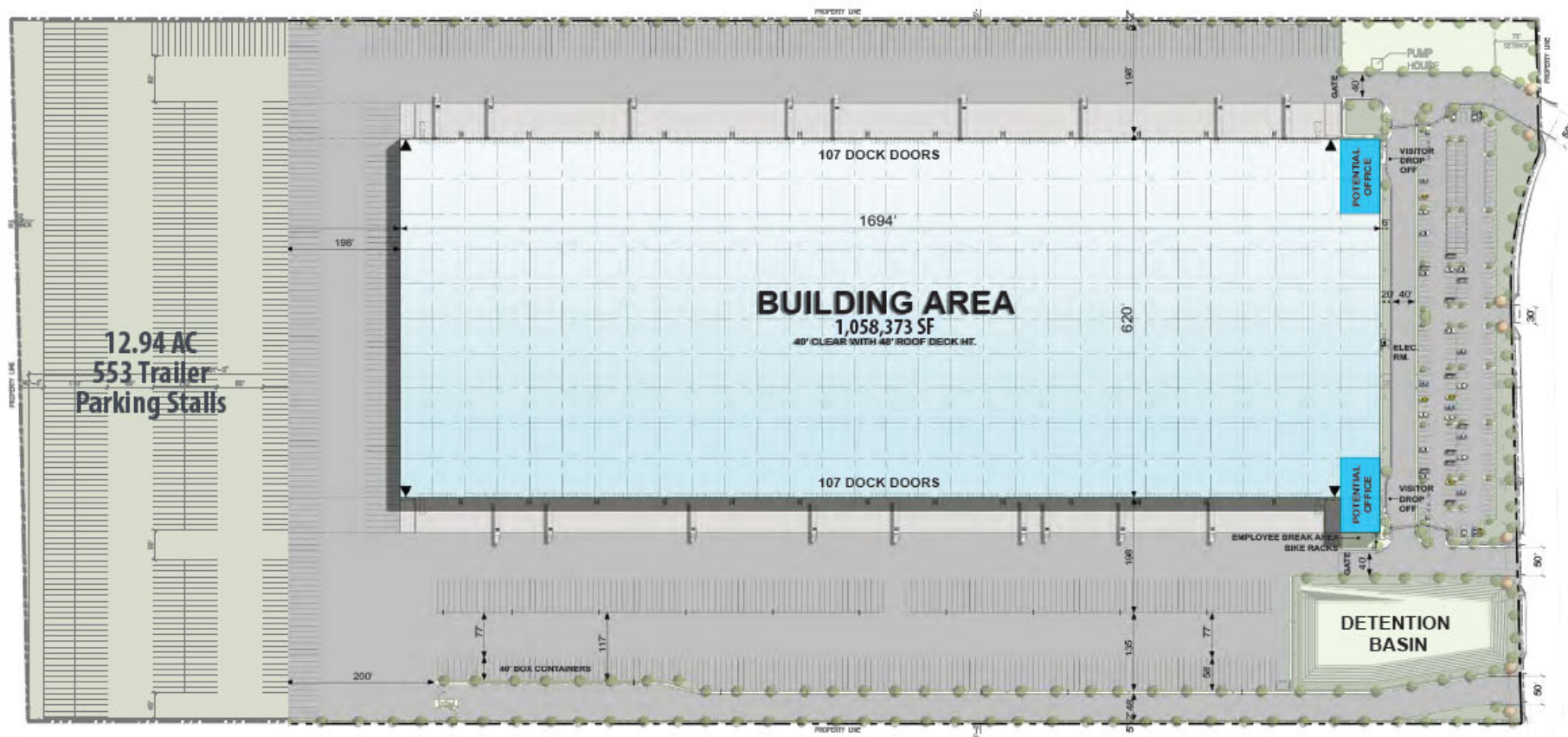


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Site Plan

WEST BELTWAY



Utilities

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



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